

**DEED OF SALE**

THIS DEED OF SALE is entered into on this Thirteenth day of June Two Thousand Twenty Two (13.06.2022) at Bengaluru

BY

**THIMMAIAH EDUCATIONAL TRUST**

A Trust Registered under Indian Trust Act, 1882,  
Having its registered office at #32/3,  
Site No.1 Sy. No.32/3,  
Basapura Village, Begur Hobli,  
Bengaluru South Taluk, Bengaluru District

PAN No. AABTT7193G

Represented by its Board of Trustees

1. Dr. T. Manjunatha,  
S/o. late. P Thimmaiah,  
Aged about 52 years.

PAN No. AILPM5671J  
AADHAAR No.7005 0944 1309

2. Smt. Lakshmi Devi M,  
Wife of Dr. T. Manjunath  
Aged about 50 years.

PAN No. ADDPL8800F  
AADHAAR No.7241 7395 1123

For **PAKT EDUCATIONAL TRUST**

*Gee De-5*  
Managing Trustee

For Thimmaiah Educational Trust

*G. Y. W.*  
Four

*Lakshmi Devi M.*  
*H. Prasad*  
*J. Krishna M*  
*W. S. S. S. S.*

*[Signature]*  
Page 1 of 17

2145  
22-23



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri PAKT EDUCATIONAL TRUST, Represented by its Managing Trustee Smt. Geethanjali.  
S W/o Shri. PR. Sathiamoorthy , ಇವರು 5983350.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ  
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	5453850.00	Challan No CR0522003000224896 Rs.5453850/- dated 11/May/2022
ಚೆಲನ್	529500.00	Challan No CR0522003000224896 Rs.529500/- dated 11/May/2022
ಒಟ್ಟು :	5983350.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 13/06/2022

ಹಿರಿಯ ಉಪನಿರೀಕ್ಷಕರು  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ).  
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC Pune.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

22-23

₹ 8/-

I.R.P./ಉB:



3. Smt. Supriya M,  
Daughter of Dr. T. Manjunath  
Aged about 25 years.

PAN No. ERXPM3919N  
AADHAAR No.9724 7105 7900

4. Shri. Sai Krishna M  
Son of Dr. T. Manjunath  
Aged about 21 years.

PAN No. ERXPM3916D  
AADHAAR No.9682 5678 3898

Trustee Nos. 1 to 4  
are residents of No. 32/3,  
Site No.1, Sy. No.32/3,  
Basapura Village, Begur Hobli,  
Bengaluru South Taluk, Bengaluru District

5. Shri. N. Muniraju,  
Son of Sri Narayanappa,  
Aged about 65 years.  
Resident of Kothur Vilage,  
Muthusandra Post, Varthur Hobli,  
Bengaluru – 560 087

PAN No. AHUPM6833E  
AADHAAR No.7756 8704 3899

For Thimmaiah Educational Trust

Foundr

Kalshani devi M.  
Supra  
S. Krishna  
Willesdote

For PAKT EDUCATIONAL TRUST

Managing Trustee

Dr. J. J. J.



ಶ್ರೀ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2145  
22-23

Print Date & Time : 13-06-2022 12:02:41 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2145

ಚಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-06-2022 ರಂದು 11:21:29 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1059000.00
2	ಸೇವಾ ಶುಲ್ಕ	1000.00
	ಒಟ್ಟು :	1060000.00

ಶ್ರೀ Sri PAKT EDUCATIONAL TRUST, Represented by its Managing Trustee Smt. Geethanjali. S W/o Shri. PR. Sathiamoorthy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri PAKT EDUCATIONAL TRUST, Represented by its Managing Trustee Smt. Geethanjali. S W/o Shri. PR. Sathiamoorthy			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),  
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Sri PAKT EDUCATIONAL TRUST, Represented by its Managing Trustee Smt. Geethanjali. S. ವಿನೆ Shri. PR. Sathiamoorthy (ಬರೆಸಿಕೊಂಡವರು)			
2	Sri PAKT EDUCATIONAL TRUST, Represented by its Secretary and Trustee Shri. PR Sathiamoorthy . ವಿನೆ late. SP. Periasamy, (ಬರೆಸಿಕೊಂಡವರು)			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),  
ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

22-23



I.R.P./ಉB:

hereinafter called the "VENDOR", which term shall wherever the context permits shall mean and include successors, assigns and administrators of the Trust and successors, assigns, administrator, legal representatives of the respective Trustees of the Trust and any one claiming through or under the Trust and under or through the respective Trustees of the Trust on the ONE PART:

**IN FAVOUR OF**

**PAKT EDUCATIONAL TRUST,**

A Trust Registered under Indian Trust Act, 1882,  
Having its registered office at No.10/3,  
Maris Avenue, Collector's office Road,  
Cantonment, Trichy- 620 001

**PAN No. AAAEP4494R**

Represented by its Managing Trustee

**Smt. Geethanjali. S**

Aged about 61 years,  
Wife of Shri. PR. Sathiamoorthy

**PAN No. ABDPS0865K**

**AADHAAR No.3064 4362 7995**

and its Secretary and Trustee

**Shri. PR Sathiamoorthy,**

Aged about 67 years,  
Son of late. SP. Periasamy,

**PAN No. AAKPS4119A**



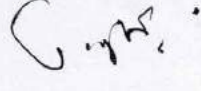


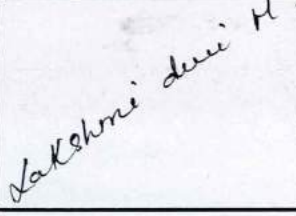


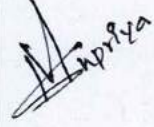


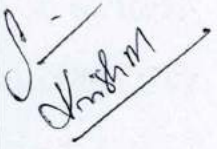


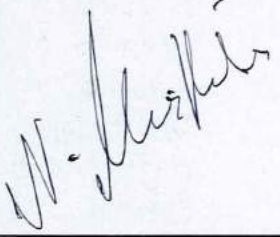
**AADHAAR No.8561 8564 0724**

For Thimmajiah Educational Trust

Founder Chairman

For PAKT EDUCATIONAL TRUST

Managing Trustee

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	Sri THIMMAIAH EDUCATIONAL TRUST REP BY ITS FOUNDER CHAIRMAN DR T MANJUNATHA . (ಬರೆದುಕೊಡುವವರು)			
4	Sri THIMMAIAH EDUCATIONAL TRUST REP BY ITS SECRETARY LAKSHMIDEVI M . (ಬರೆದುಕೊಡುವವರು)			
5	Sri THIMMAIAH EDUCATIONAL TRUST Represented by its Board of Trustee Smt. Supriya M, D/o Dr. T. Manjunath . (ಬರೆದುಕೊಡುವವರು)			
6	Sri THIMMAIAH EDUCATIONAL TRUST Represented by its Board of Trustee Shri. Sai Krishna M S/o Dr. T. Manjunath . (ಬರೆದುಕೊಡುವವರು)			
7	Sri THIMMAIAH EDUCATIONAL TRUST Represented by its Board of Trustee Shri. N. Muniraju, S/o Sri Narayanappa . (ಬರೆದುಕೊಡುವವರು)			

6ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2145 ಬುಕ್ 22-23

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸವನಗುಡಿ (ಬಾಮರಾಜಪೇಟೆ).  
ಬೆಂಗಳೂರು.



Both are residing at No.10,  
 Maris Avenue, Collector's office Road,  
 Cantonment, Trichy- 620 001

hereinafter called the "PURCHASER", which term shall wherever the context permits shall mean and include successors, assigns and administrators of the Trust and successors, assigns, administrator, legal representatives of the respective Trustees of the Trust and any one claiming through or under the Trust and under or through the respective Trustees of the Trust on the OTHER PART:

WITNESSETH

I The Vendor is the full and absolute owner of the immovable property bearing Grama Panchayath Property No. 150200102401020696, as per Samanduru Gramapanchayath record Property No. 200/149, comprised in Survey No. 68/3 measuring 8296 Square Meter equivalent to an extent of 02 acre 02 gunta, surrounded by compound wall, together with a RCC School building consisting of Ground and First Floor each measuring 6000 Sq. ft and Administrative block measuring 700 Sq. ft in all measuring 12,700 Sq. ft, situated in Hompalaghatta Village, Samanduru Gramapanchayath, Anekal Block, Bengaluru District, permission to change of use which property from Agriculture to Non-agricultural Educational purpose is accorded under Official Memorandum bearing No. ALN (A&K) SR114/2011-12 dated 06.01.2012 by the Deputy Commissioner, Bengaluru District, Bengaluru, which is more fully described in the Schedule hereunder, hereinafter referred as the 'Schedule Property', having acquired title hereto and come into possession thereof as follows;

1. The Vendor is a Trust constituted under the Declaration of Trust dated 05.03.2009 registered as Document No. BGR-4-00088-2008-09 of Book 4 stored in CD No. BGRD20 in the office of Sub Registrar, Begur, Bengaluru with the

For Thimmaiah Educational Trust

Founder Chairman

*N. Shrikant*

*Lakshmi Devi H.*

*Shrisha*  
*Shrisha*


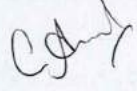
For PAKT EDUCATIONAL TRUST

Managing Trustee

*Sh. Jeevan*

2  
ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2145  
22-23

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Maheshawarr, S/o Shri. PR Sathiamoorthy No. 10. Maris Avenue, Collectors Office Road, Cantonment, Trichy ಖಿ 620 001.	
2	Amaresh Chandrashekhar S/o Shri Baluswami Chandrashekhar No. 123, Sai Krupa I Main, 5th Cross, Jayanagar 1st, Block East, Bengaluru ಖಿ 560 011	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),  
ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ CMP-1-02145-2022-23 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ CMPD1068 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 13-06-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),  
ಬೆಂಗಳೂರು.



aforementioned Dr. T. Manjunath as the Author and Founder Chairman along with four other Trustees/members as Board of Trustees with the basic objective of promotion of quality education.

2. The Board of Trustees of the Vendor came to be reconstituted on retirement of one of the Trustee and on induction of another Trustee as substitute to the outgoing Trustee by carrying out amendment to the aforesaid Trust Deed dated 05.03.2009 under Amendment of Trust Deed dated 30.12.2011 registered as Document No. BGR-4-00144-2011-12 of Book 4 stored in CD no. BGRD 127 in the office of Sub Registrar, Begur, Bengaluru.

3. The present Board of Trustees of the Vendor came to be constituted on further reconstitution of the Board of Trust on account of retirement of two of the Trustees under the Amendment Deed of Trust dated 08.02.2021 registered as Document No. BGR-4-00201-21 of Book 4 stored in CD No. BGRD 848 in the office of Sub Registrar, Begur, Bengaluru and the present Board of Trustees have passed Special resolution on 10.10.2020 for selling one of the property of the Vendor, the Schedule Property, to the Purchaser by fixing best sale consideration by entering into Sale Agreement with the Purchaser and executing Sale Deed for selling the Schedule Property belonging to the Vendor as per terms and conditions enumerated in the said Resolution of Board of Trustee dated 10.10.2020 and the terms and conditions to be agreed hereunder with the Purchaser.

4. Originally the larger extent of Schedule Property comprised as Survey No. 68/3 was measuring to an extent of 02 acre 17 gunta, hereinafter referred to the "Larger Property" and was then used for agriculture purpose, was belonging to one Chengaiah, S/o. late Kammeyengama Naidu and his sister Chengamma, who in turn transferred the same along another item of property in favour of Muniswamy, S/o. Munnivenkatappa and his wife Thimmakka under Gift Deed dated 02.12.1932, registered as document No. 722 of Book 1 Volume 388 at Pages 154- 161 in the office of Sub Registrar, Anekal.

For Thimmaiah Educational Trust

Founder Chairman

*W. Manjunath*

*Lakshmi Devi M.*

*S. Krishna*

For PAKT EDUCATIONAL TRUST

Managing Trustee

*G. Srinivas*

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5. The aforesaid Muniswamy along with his wife Thimmakka, having acquired the Larger Property, died leaving behind his widow, the aforesaid Thimmakka and his two children M. Narasimhaiah and M. Srinvasaiah, who having succeeded to undivided interest left behind by their predecessor in interest, the aforesaid Muniswamy, over the Larger Property, got divided the Larger Property and certain other item of property under Partition Deed dated 28.01.1992 registered as Document No. 2423 of 1991-92 Volume 1648 at Pages 108 to 113 in the office of the Sub Registrar, Anekal by joining children of M. Narasimaiah and M. Srinivasaiah and in the said partition, amongst other items of property, the Larger Property came to be allotted to the share of aforesaid M. Narasimaiah and his children, N. Munniraju and N. Suresh, as item 2 of A Schedule to the Partition Deed.

6. The aforementioned Founder and Managing Trustee of Vendor, Dr. Manjunath, as an author has also created a Trust by name Premier Lotus Foundation by appointing himself and four other Trustees as first members of Board of Trustees under Trust Deed dated 08.09.2011 registered as Document No. BGR-4-00091-2011-12 of Book4 stored in CD No. BGRD106 in the office of the Sub Registrar, Begur, Bengaluru with basic objective and intent to provide quality education which is accessible to all the sections of the Society.

7. The aforesaid M. Narsimaiah and his children, N. Munniraju and N. Suresh having got the Larger Property to their joint share secured permission for change of use of a portion measuring to an extent of 02 acre 02 gunta, hereinafter referred to as the "Said Property", out of the Larger Property from Agriculture to Non-agriculture Education purpose from the Deputy Commissioner, Bengaluru District, Bengaluru under Official Memorandum bearing No. ALN(A & K)SR 114/2011-12 dated 06.01.2012.

For Thimmaiah Educational Trust

Founder Chairman

*N. Thimmaiah*

*Lakshmi Devi M.*

*S. Krishna*

For PAKT EDUCATIONAL TRUST

Managing Trustee

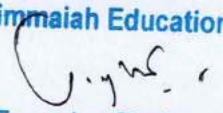
*N. Suresh*



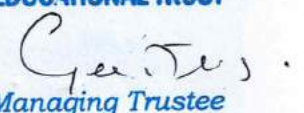
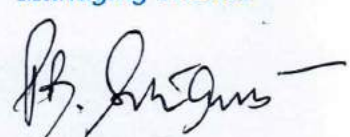
8. The aforesaid Premier Lotus Foundation intended to achieve its aforesaid basic objective and intent to provide quality education, which is accessible to all the section of the Society, by establishing an International School by name Moulya Gurukul International School and under a Lease Deed dated 14.06.2012 registered as Document No. ANK-1-01512-2012-13 of Book 1 stored in CD No. ANKD317 in the office of Sub Registrar, Anekal took on Lease the Said Property from the aforesaid M. Narasimaiah and his children, N. Munniraju and N. Suresh, permission for change of use of which portion of property from agriculture use to non-agriculture education purpose was accorded by the competent authority, out of the Larger Property for a period of 25 years with right to develop "the Said Property" by putting up construction of School and ancillary buildings thereon and with an obligation to hand over the same on expiry of period of lease to the aforesaid Lessors, M. Narasimaiah and his children, N. Muniraju and N. Suresh together with development thereon.

9. The aforesaid Premier Lotus Foundation having obtained the "Said Property" on lease for a period of 25 years from the aforesaid M. Narasimaiah and his children, N. Muniraju and N. Suresh, in terms of indenture of the aforesaid Lease Deed dated 14.06.2012, has developed the Said Property by putting up construction of School Building consisting of ground and first floor, each measuring 6000 Square feet and Administrative Building measuring 700 Square Feet in all measuring 12,700 Sq. ft together with all ancillary infrastructure required for running a School, being the Schedule Property, was running School by name and style Moulya Gurukul International School.

10. The aforesaid M. Narasimaiah and his son N. Muniraju during subsistence of the aforesaid lease over the Said Property in favour of the Schedule Property Lessee Trust for running School by name and style Moulya Gurukul International School relinquished their respective subsisting undivided right and interest over the Larger Property, comprising the Said Property, in favour of aforesaid N. Suresh under

For Thimmaiah Educational Trust  
  
 Founder Chairman

Lakshmi Devi M.  
  


For PAKT EDUCATIONAL TRUST  
  
 Managing Trustee  
  
 Page 7 of 17



the Release Deed dated 02.02.2015 registered as Document No. BSG -1-06764-2014-15 of Book 1 stored in CD No. BSGD265 in the office of Sub Registrar, Anekal. Thus, the aforesaid N. Suresh got enlarged his undivided right, title and interest to the entire extent of Larger Property, including the Schedule Property.

11. The aforesaid N. Suresh having got enlarged right, title and interest over the aforesaid Larger Property by retaining southern portion measuring to an extent of 15 gunta thereon sold and transferred remaining portion of the Said Property, being the Schedule Property, subject to the leasehold right of the aforesaid Premier Lotus Foundation over the same with prior consent of the in writing of the aforesaid Premier Lotus Foundation, in favour of the Vendor, then represented by Dr. T. Manjunath, its founder Chairman and its Secretary Smt. Lakshmidevi M under Sale Deed dated 01.10.2015 registered as Document No. ANK-1-02944 - 2015-16 of Book 1 stored in CD No. ANKD395 in the office of Sub Registrar, Anekal, Bengaluru. Thus, the Vendor acquired absolute right, title and interest over the Schedule Property along with the subsisting leasehold, right and interest of the aforesaid Premier Lotus Foundation under the aforesaid Lease Deed dated 14.06.2012.

12. The aforesaid Premier Lotus Foundation, on sale and transfer of the Schedule Property along with the subsisting its leasehold right and interest in favour of the Vendor and as per the terms and condition of the Lease Deed dated 14.06.2012, on furnishing of copy of the aforesaid Sale Deed dated 01.10.2015 by the aforesaid N. Suresh, attorn the Tenancy to the Vendor together with obligation to refund of interest free refundable security deposit to the aforesaid Premier Lotus Foundation by the Vendor, accordingly, the aforesaid Premier Lotus Foundation was paying rent to the Vendor Trust.

13. The Vendor for its Trust activities and for better management of its Educational Institutions has availed credit facility in a sum of Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lakh only) from Bank of Maharashtra, Anekal Branch, Anekal on creating Mortgage over the Schedule Property as security for

For Thimmaiah Educational Trust

Founder Chairman

*[Handwritten signature]*

Lakshmi devi M.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

For PAKT EDUCATIONAL TRUST

Managing Trustee

*[Handwritten signature]*



repayment of the loan amount availed from the said Bank under Memorandum of Deposit of Title Deed made and entered on 07.10.2015 registered as Document No. ANK-02951-2015-16 of Book 1 stored in CD No. ANKD395 and by way of Rectification Deed dated 06.11.2020 registered as Document No. ANK-1- 03955-2020-21 of Book 1 stored in CD No. ANKD906 is both registered in the office of the Sub Registrar Anekal.

14. The Vendor for the purpose of clearing its outstanding loan amount payable towards the loan availed by the Vendor from Bank of Maharashtra and also raising fund for expansion of Educational Institution run by it at Electronic City, Bengaluru the Board of Trustee of the Vendor under Special Resolution dated 10.10.2020 authorized the Author and Founder Chairman of the Vendor, Dr. T. Manjunatha, to sell the Schedule Property for best prevailing market price to an intended Purchaser, having experience of running Education Institution individually or as a Trust and the aforesaid Dr. T. Manjunath, Author and Founder Chairman of the Vendor, having been authorized to sell the Schedule Property was looking for an intended purchaser for the Schedule Property.

15. The Purchaser, running Educational Institution at Trichy, Tamil Nadu, intending to acquire appropriate property for establishing Education Institution through its trustees in and around Anekal and Bengaluru approached the aforesaid Dr. T. Manjunath, the Author and Founder Chairman of the Vendor to purchase the Schedule Property and negotiated the terms of sale.

16. The Purchaser as per negotiated terms with the aforesaid Dr. T. Manjunath and on instruction of the Vendor as a part of Sale consideration directly remitted a sum of Rs. 78,00,000/- (Rupees Seventy Eight Lakh only) to Bank of Maharashtra, Anekal Branch, Anekal for clearing of outstanding amount due to be payable on Term Loan amount of sum of Rs. 2, 25,00,000/- from the Vendor to Bank of Maharashtra, Anekal Branch and on such remittance of the aforesaid outstanding

For Thimmaiah Educational Trust

Founder Chairman

*W. Meetha*

Lakshmi devi M.

*Prishma*

For PAKT EDUCATIONAL TRUST

Managing Trustee

*Gee P. S.*  
*P. S. Srinivas*

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sum of Rs. 78,00,000/- (Rupees Seventy Eight Lakh only) by the Purchaser Bank of Maharashtra, Anekal Branch, Anekal discharged the Schedule Property from the Mortgage under Deed of Discharge dated 23.11.2021 registered as Document No. ANK-1-06023-2021-22 of Book1 stored in CD No. ANKD1160 in the office of Sub Registrar, Basavanagudi (Anekal).

17. The Vendor for vesting of clear and fullest right, title and interest in favour of the purchaser over the Schedule Property got terminated the subsisting Lease with the aforesaid Premier Lotus Foundation created under the aforesaid Lease Deed dated 14.06.2012 by entering into a Termination of Lease dated 10.05.2022 registered as Document No. ANK -1- 01261-2022-23 of Book1 stored in CD No. ANKD1287 in the office of Sub Registrar, Basavanagudi (Anekal).

II. The Vendor is therefore the true, lawful and absolute owner of the Schedule Property and is fully entitled in fact and in law to deal with and dispose of the same.

III. The Vendor is in possession, occupation and enjoyment and is fully entitled over the Schedule Property in fact and in law to deal with and dispose of the same, to sell the Schedule Property.

IV. The Vendor for the purpose of clearing the outstanding loan amount payable towards the loan availed by the Vendor from Bank of Maharashtra and also raising fund for expansion of Educational Institution run by it at Electronic City, Bengaluru under Special Resolution dated 10.10.2020 passed by the incumbent Board of Trustee authorized the Author and Founder Chairman, Dr. T. Manjunath to sell the Schedule Property for best prevailing market price to an intended Purchaser, having experience of running education institutions individual capacity or as a Trust has offered to sell and transfer the Schedule Property to the Purchaser herein for the consideration of sum of Rs. 10,59,00,000/- (Rupees Ten Crore Fifty Nine Lakh only).

For Thimmaiah Educational Trust

Founder Chairman

*W. Hari Kumar*

Lakshmi devi H.

*Shrini*  
*Shrini*

For PAKT EDUCATIONAL TRUST

Managing Trustee

*Sh. Srinivas*



V. The Vendor having offered the aforesaid Sale Consideration offer of sum of Rs. 10,59,00,000/- (Rupees Ten Crore Fifty Nine Lakh only) has represented that the Vendor has clear and marketable title to the Schedule Property and that the Schedule Property is free from all encumbrances, liens, charges, mortgages, restrictive covenants, lease, tenancies, acquisition and requisition proceedings or claims by tenants.

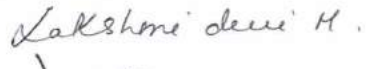

VI. Based on the above representations of the Vendor the Purchaser herein has agreed to purchase the Schedule Property for the aforesaid consideration of sum of Rs. 10,59,00,000/- (Rupees Ten Crore Fifty Nine Lakh only).

VII. In the premises aforesaid the Purchaser requires the Vendor to execute and present for registration a Deed of Sale in favour of the Purchaser conveying to the said Purchaser all the right, title and interest of the Vendor in and to the Schedule Property along with all the rights, benefits, additions and appurtenances of whatsoever nature of the Vendor therein which the appearing Vendor has agreed to do in the manner and for the consideration hereinafter. The parties hereto having negotiated terms of the sale fixed sale price at a sum of Rs. 10,59,00,000/- (Rupees Ten Crore Fifty Nine Lakh only).

VIII. NOW THIS DEED OF SALE WITNESSETH that in pursuance of the aforesaid understanding between the parties and in consideration Rs. 10,59,00,000/- (Rupees Ten Crore Fifty Nine Lakh only) paid by the Purchaser to the Vendor in the manner following;

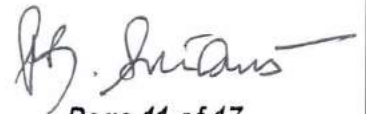
- a). on 27.10.2021 has paid a sum of Rs. 4,22,00,000/ (Rupees Four Crore Twenty Two Lakh only) through RTGS transaction on 27.10.2021 from the account of the Purchaser Trust with Equitas Small Finance Bank, Thillai Nagar, Trichy to Current Account No. 395205000279 of the Vendor Trust with ICICI Bank. AECS Layout Branch, Bengaluru;

For Thimmajiah Educational Trust  
  
 Founder Chairman

  
 Lakshmi Devi H.  
  
 Krishna

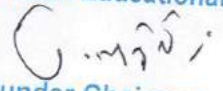
For PAKT EDUCATIONAL TRUST  
  
 Managing Trustee




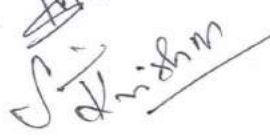
  
 Page 11 of 17



- b). as desired and instructed by the Trustees of the Vendor Trust remitted a sum of Rs. 78,00,000/- ( Rupees Seventy Eight Lakh only) through RTGS transaction on 27.10.2021 from the account of the Purchaser Trust to the Loan Account of the Vendor Trust with the Bank of Maharashtra, Anekal Branch, Anekal towards full and final payment of amount due from of the Vendor to Bank of Maharashtra, Anekal Branch, Anekal, as part payment of Sale Consideration in advance;
- c). on 27.03.2022 has paid a sum of Rs.1,50,00,000/-(Rupees One Crore Fifty Lakh only) by way of Cheque bearing No. 000351 dated 27.03.2022 for a sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh only) drawn on Equitas Small Finance Bank, Thillai Nagar, Trichy in favour of the Vendor;
- d). out of the balance sale consideration of sum of Rs. 4,09,00,000/- (Rupees Four Crore Nine Lakh only) the Purchaser, as per norm of Deduction of Tax at Source of the Income Tax Department of Government of India, the Purchaser has tendered a sum of Rs. 10,59,000 /- (Rupees Ten Lakh Fifty Nine Thousand only) being 1% of the aforesaid total sale consideration payable to the Vendor to the Income Tax Department vide Challan No. 20371; BSR Code: 6360218; Tender Date 10052022; Challan Serial No. ITNS280; Assessment Year 2023-24; Bank Reference No. 712157520; Drawn on AXIS BANK Limited, Grai Branch, Kolkata (Internet Collection Branch) and as per Acknowledgement Slips for TDS on sale of Immovable property bearing Acknowledgment No. AJ1195880 through Tax Information Network of Income Tax Department and the Certificates of Deduction of Tax at Source in Form 16B will be delivered by the Purchaser to the Vendor to the said effect, and;

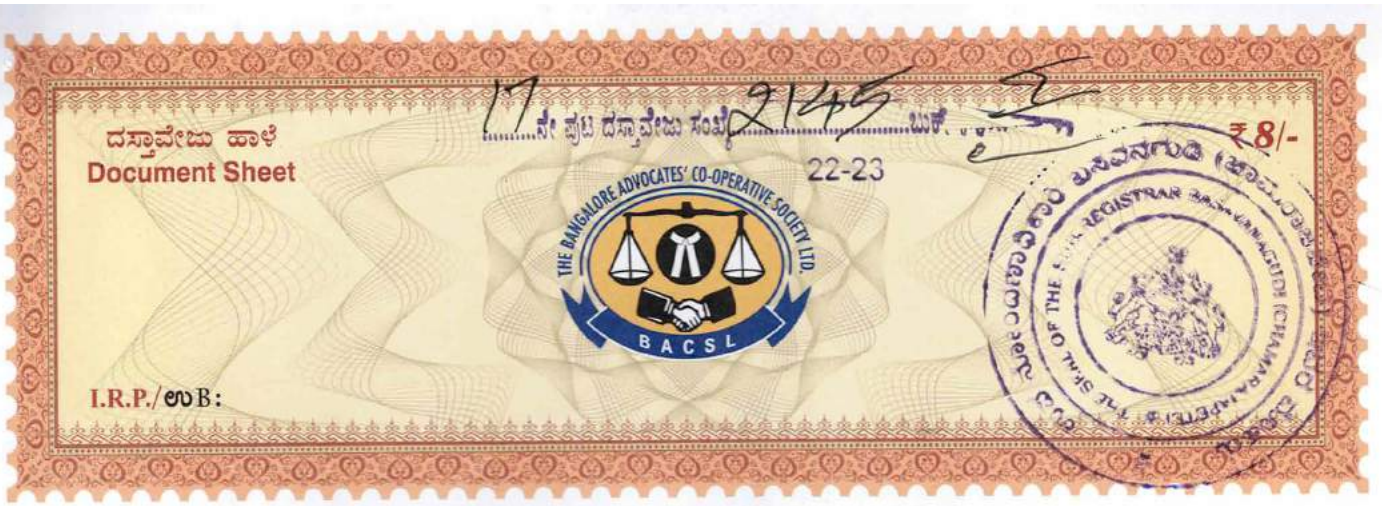
For Thimmaiah Educational Trust  
  
 Founder Chairman



Lakshmi Devi H.  
  


For PAKT EDUCATIONAL TRUST  
  
 Managing Trustee





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e). out of the remaining balance sum of Rs. 3,98,41,000/- (Rupees Three Crore Ninety Eight Lakh Forty One Thousand only) has paid a sum of Rs. 2,00,00,000/- (Rupees Two Crore only) by way of two Demand Draft bearing Nos.003129 and 003130 both dated 07.05.2022 drawn on Equitas Small Finance Bank, Thillai Nagar, Trichy each for a sum of Rs. 1,00,00,000/- (Rupees One Crore) in favour of the Vendor, a sum of Rs. 1,98,26,000/- (Rupees One Crore Ninety Eight Lakh only) by way of Four Demand Drafts, out of which, one bearing No. 003175 for a sum of Rs. 48,26,000/- and three other Demand Drafts bearing Nos. 003176, 003177 and 003178 each for a sum of Rs. 50,00,000/- all dated 25.05.2022 on Equitas Small Finance Bank, Thillai Nagar, Trichy in favour of the Vendor and a sum of Rs.15,000/- (Rupees Fifteen Thousand only) by way of Cheque bearing No.076207 dated 10.05.2022 drawn on AXIS BANK LTD., Cantonment Trichy in favour of the Vendor.

The receipt whereof the Vendor hereby accepts, admits and acknowledges and the Vendor hereby and forever acquits, releases and discharges the Purchaser and the Schedule Property, THE VENDOR hereby sells, grants, conveys, transfers, assigns and assures UNTO THE PURCHASER BY WAY OF SALE all and singular the Vendor's right, title and interest in and to the Schedule Property free from all encumbrances TOGETHER WITH all the ways, waters, water courses, rights, lights, liberties, privileges, easements and appurtenances whatsoever in or to the Schedule Property or any part thereof belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim, charge and demand whatsoever of the Vendor into or upon the Schedule Property and every part thereof in law and equity TO ENTER UPON AND TO HAVE, HOLD, OWN, POSSESS AND ENJOY all and singular the Schedule Property hereby sold, granted, conveyed, transferred, assigned and assured unto and to the use and benefit of the Purchaser as the absolute owner thereof.

For Thimmaiah Educational Trust

*G. M. S.*  
Founder Chairman

*M. Srinivas*

*Lakshmi Devi H.*

*S. Srinivas*

For PAKT EDUCATIONAL TRUST

*Gee D. S.*  
Managing Trustee

*P. Srinivas*  
Page 13 of 17



IX. The Vendor hereby covenants with the Purchaser as follows;

1. That the Purchaser shall be entitled to hold, possess, own and enjoy the Schedule Property hereby sold and to appropriate the rents, income and profits received therefrom without any disturbance or interference from or by the Vendor or any person or persons claiming through or under the Vendor or any predecessor-in-title of the Vendor and without any lawful disturbance or interference from any other person whomsoever.

2. That the Title of the Vendor to the Schedule Property hereby sold is good, valid, marketable and subsisting and that the Vendor has the power to convey the same in the manner contemplated herein.

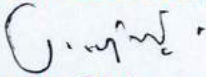
3. That the Schedule Property hereby sold is not subject to any easement or right of way of any person.

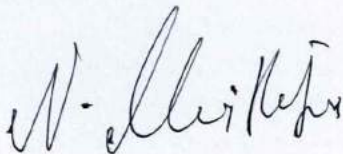
4. That the Schedule Property sold is not the subject matter of any attachment, acquisition or other proceedings and that the same is free from all encumbrances, liens, charges and minors claims of any nature whatsoever.

5. That all rates, taxes, cesses and other public charges payable to the government or to any other public, local and statutory bodies or authority in respect of the Schedule Property hereby sold and the rent, income or profit there from have been paid up to date and that there are no arrears of any manners in this behalf. The Vendor further covenants that if any claim or demand arises in future in that behalf the Vendor will satisfy the same at the Vendor's own cost and responsibility and keep the Purchaser fully indemnified and harmless in respect thereof.

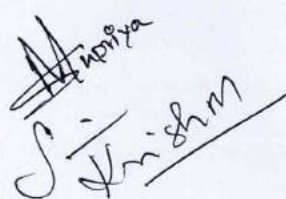
6. That the Vendor shall whenever so required by the Purchaser, sign all and any applications, instruments and forms required to cause the transfer of the Khata of the Schedule Property hereby sold to the name of the Purchaser in the Revenue and other Government records. The Vendor further covenants that the Vendor shall do

For Thimmaiah Educational Trust

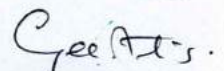
  
Founder Chairman

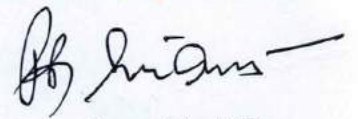


Lakshmi Devi H.



For PAKT EDUCATIONAL TRUST

  
Managing Trustee

  
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Document Sheet



I.R.P./ಲಬ:

and execute all such further and other acts, deeds and things as and when necessary and required for more fully assuring and perfecting the title of the Schedule Property hereby sold to the Purchaser, at the cost of the Purchaser.

7. That the Vendor has not at any time heretobefore made, done, executed, omitted or knowingly or willfully permitted, suffered or been party to or privy to any act, deed, matter or thing whereby or by reason or means whereof the Vendor is prevented from conveying, transferring and assuring by way of sale the Schedule Property to the Purchaser in the manner aforesaid or whereby or by reason or by any means whereof the same or any part thereof is, can, shall or may be charged, acquired, encumbered, impeached or prejudicially affected in estate, title or otherwise however.

X. The Vendor hereby confirms, acknowledges and declares:

1. That the Vendor has not entered into any agreement of sale or any other agreement/ arrangement/ understanding with any other person or persons in respect of the Schedule Property / or any portion thereof whereby the title of the Schedule Property could in any way be affected.

2. That the Vendor has on this day handed over to the Purchasers all the documents of title pertaining to the Schedule Property in original.

3. That the Vendor has on this day delivered full, free, vacant, untenanted and encumbrance-free possession of the Schedule Property to the Purchaser.

**SCHEDULE**

All that piece and parcel of the immovable property bearing No. 150200102401020696, as per Samanduru Grampanchayath record Property No. 200/149, bearing Survey No. 68/3 measuring 8296 Sq. mtr, equivalent to 02 acre 02 gunta, together with a RCC School building consisting of Ground and First Floor each measuring 6,000 Sq. ft and administrative block building measuring 700 Sq. ft in all measuring 12,700 sq. ft situated in Hompalaghatta Village, Samanduru Grampanchayath, Anekal Block, Bengaluru District, permission to change of use the same from Agriculture use to

For Thimmaiah Educational Trust

*[Signature]*  
Founder Chairman  
*[Signature]*

*Lakshmi devi H.*  
*[Signature]*  
*[Signature]*

For PAKT EDUCATIONAL TRUST

*[Signature]*  
Managing Trustee  
*[Signature]*  
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Non-agricultural Educational purpose is accorded under Official Memorandum bearing No. ALN (A&K) SR114/2011-12 dated 06.01.2012 by the Deputy Commissioner, Bengaluru District, Bengaluru Bounded on;

- East by : Boundary of Anekal Village;  
West by : Property bearing Survey No. 65;  
North by : Property bearing Survey No. 85 and Road; and  
South by : Remaining Portion bearing Survey No. 68/3.

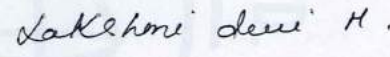
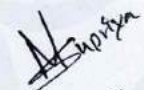
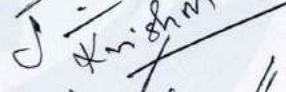
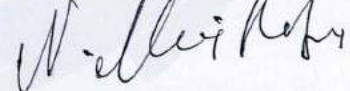
IN WITNESS WHEREOF THE BOARD OF THE TRUSTEES OF THE VENDOR TRUST AND THE MANAGING TRUSTEE AND SECRETARY OF THE PURCHASER HEREIN HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES;

For Thimmaiah Educational Trust

WITNESSES:

1. Signature:   
Name: Shri. Maheshawarr,  
Age: 34 years  
Father's Name: Shri. PR Sathiamoorthy  
Address: No. 10. Maris Avenue,  
Collector's Office Road,  
Cantonment, Trichy - 620 001.

  
Founder Chairman

- 1.
2.  Lakshmi Devi H.
3.  Anurupa
4.  J. Krishna
5.  W. Srinivas

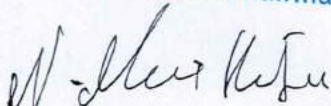
BOARD OF TRUSTEES  
For and on behalf of the Vendor Trust

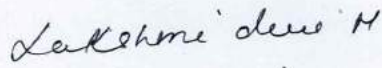
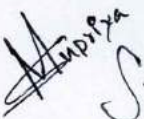
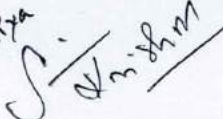
For PAKT EDUCATIONAL TRUST

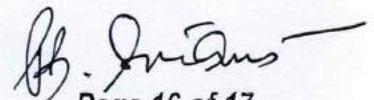
  
Managing Trustee

For Thimmaiah Educational Trust

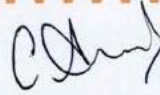
  
Founder Chairman

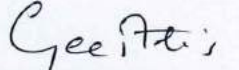
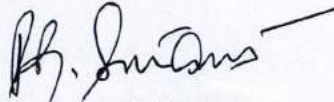



 Lakshmi Devi H.  
 Anurupa  
 J. Krishna

  
Page 16 of 17

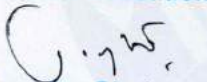


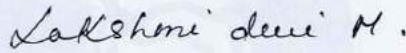
2. Signature:   
Name: Amaresh Chandrashekar  
Age: 36 years  
Father's Name: Shri Baluswami Chandrashekar  
Address: No. 123, Sai Krupa  
I Main, 5<sup>th</sup> Cross,  
Jayanagar 1<sup>st</sup> Block East,  
Bengaluru - 560 011.

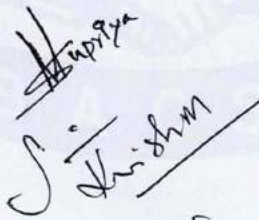
1.   
Managing Trustee  
2.   
Secretary & Trustee  
For and on behalf of the Purchaser Trust

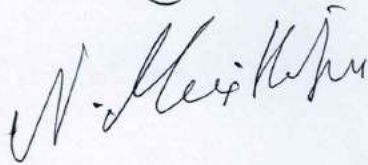
Draft by:   
Shri. Giridhar H, Advocate, No. 27/1, Ground Floor, Chandralok Apartment, 5<sup>th</sup> Cross,  
Gandhinagar, Bengaluru 560 009

For Thimmaiah Educational Trust

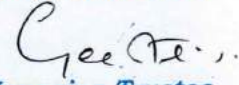
  
Founder Chairman

  
Lakshmi Devi M.

  
J. Krishna

  
N. Meenakshi

For PAKT EDUCATIONAL TRUST

  
Managing Trustee

