

REPORT ON VALUATION OF COFFEE ESTATE LAND OF M/S. HIMATSINGKA SEIDE LTD SITUATED AT KANACHUR VILLAGE, GONIBEDU HOBLI, MUDIGERE TALUK, CHIKMAGALUR DISTRICT, KARNATAKA, INDIA AS ON 27TH SEPTEMBER 2022



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EXECUTIVE SUMMARY

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1. EXECUTIVE SUMMARY

To,
Himatsingka Seide Ltd.,
Bengaluru,

Dear Sir/Ma'am,

RBSA Valuation Advisors LLP ("RBSA Advisors") has been appointed by M/s. Himatsingka Seide Ltd., (hereinafter referred to as 'Client') vide mail dated 21st September, 2022 to determine the Market value of Coffee Estate Land bearing survey no. 18 (New no.18/1) & 19 situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District, Karnataka, India as on 27th September, 2022 ("Valuation Date") for the purpose of internal management review.

PROPERTY DETAILS

Property Valued	Coffee Estate Land
Location	Land bearing survey no. 18 (New no.18/1) & 19 situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District – 577 132, Karnataka, India
Owner Name	M/s. Himatsingka Seide Ltd.,
Land Area	14.28 Acre (As per Ownership Document excluding Kharab-B)

VALUATION

Purpose of Valuation	To ascertain the market value of subject property for the purpose of internal management review.
Date of Valuation	27 th September, 2022
Date of Inspection	27 th September, 2022
Fair Value	The Market Value of Coffee Estate land parcel bearing survey no. 18 (New no.18/1) & 19 situated at situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District – 577 132, Karnataka, India is estimated at INR 2,71,00,000/- [INR Two Crore Seventy One Lakh Only]
Valuation Done by	RBSA Valuation Advisors LLP
Valuation Done for	M/s. Himatsingka Seide Ltd.,

LOCATION

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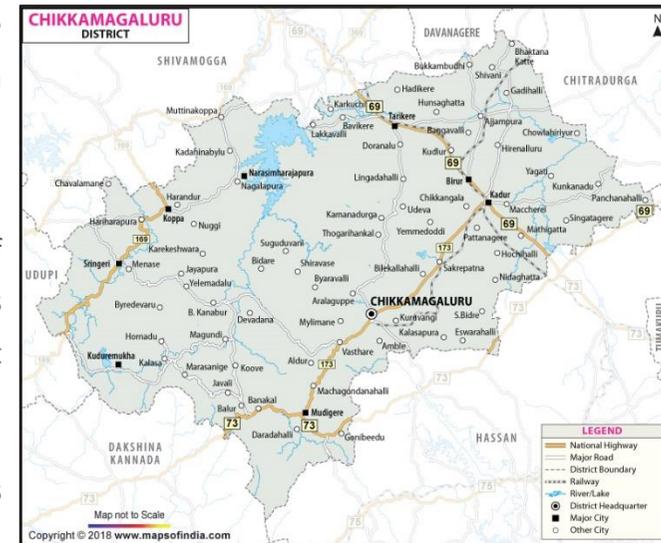
2. LOCATION

Chikmagalur District:

Chikmagalur, officially Chikkamagaluru is an administrative district in the Malnad sub region of Karnataka, India. Coffee was first cultivated in India in Chikmagalur. Chikmagalur literally means "The town of the younger daughter" in the Kannada language.

The hills of Chikmagalur are parts of the Western Ghats and the source of Tunga and Bhadra rivers. Mullayanagiri, the highest peak in Karnataka is located in the district. The area is well known for the Sringeri Mutt that houses the Dakshina Peeta established by Adi Shankaracharya.

Chikmagalur city is 251 Km from the state capital of Bengaluru and is surrounded by Chandra Drona hills and dense forests.



The district borders Shimoga to the north, Davanagere to the north-east, Chitradurga and Tumkur districts to the east, Hassan to the south, Dakshina Kannada to the south-west and Udupi to the west. The rivers Bhadra, Tunga, Hemavathi, Netravati, and Vedavathi originate in the district.

The Coffee Board located in Chikmagalur town is the government authority that oversees the production and marketing of coffee. Coffee is cultivated in around 85,465 hectares with Arabica being the dominant variety grown in upper hills and Robusta being the major variety in the low level hills.

Chikmagalur district falls under the Mysore Division of Karnataka. It is divided into two Revenue Sub-divisions, Chikmagalur Sub-Division and Tarikere Sub-Division. Chikmagalur Sub-Division comprises the taluks of Chikmagalur, Koppa, Mudigere and Sringeri whereas the Tarikere Sub-Division comprises the taluks of Tarikere, Kadur, Ajjampura and Narasimharajapura.

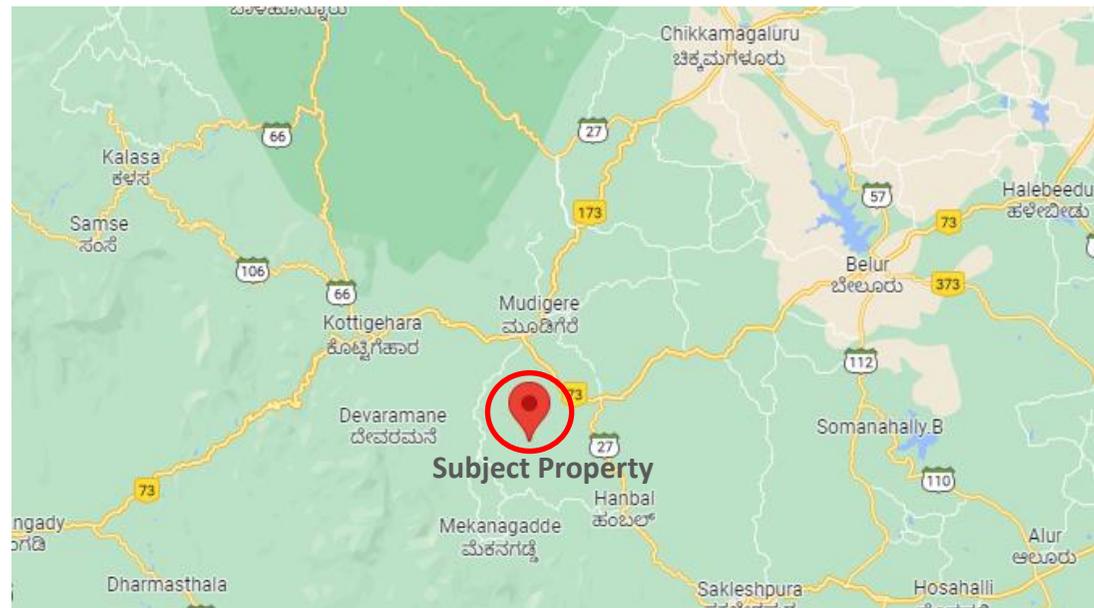
MICRO-LOCATION

3

3. MICRO-LOCATION

Micro Location – Kanachur Village, Gonibeedu Hobli, Mudigere Taluk

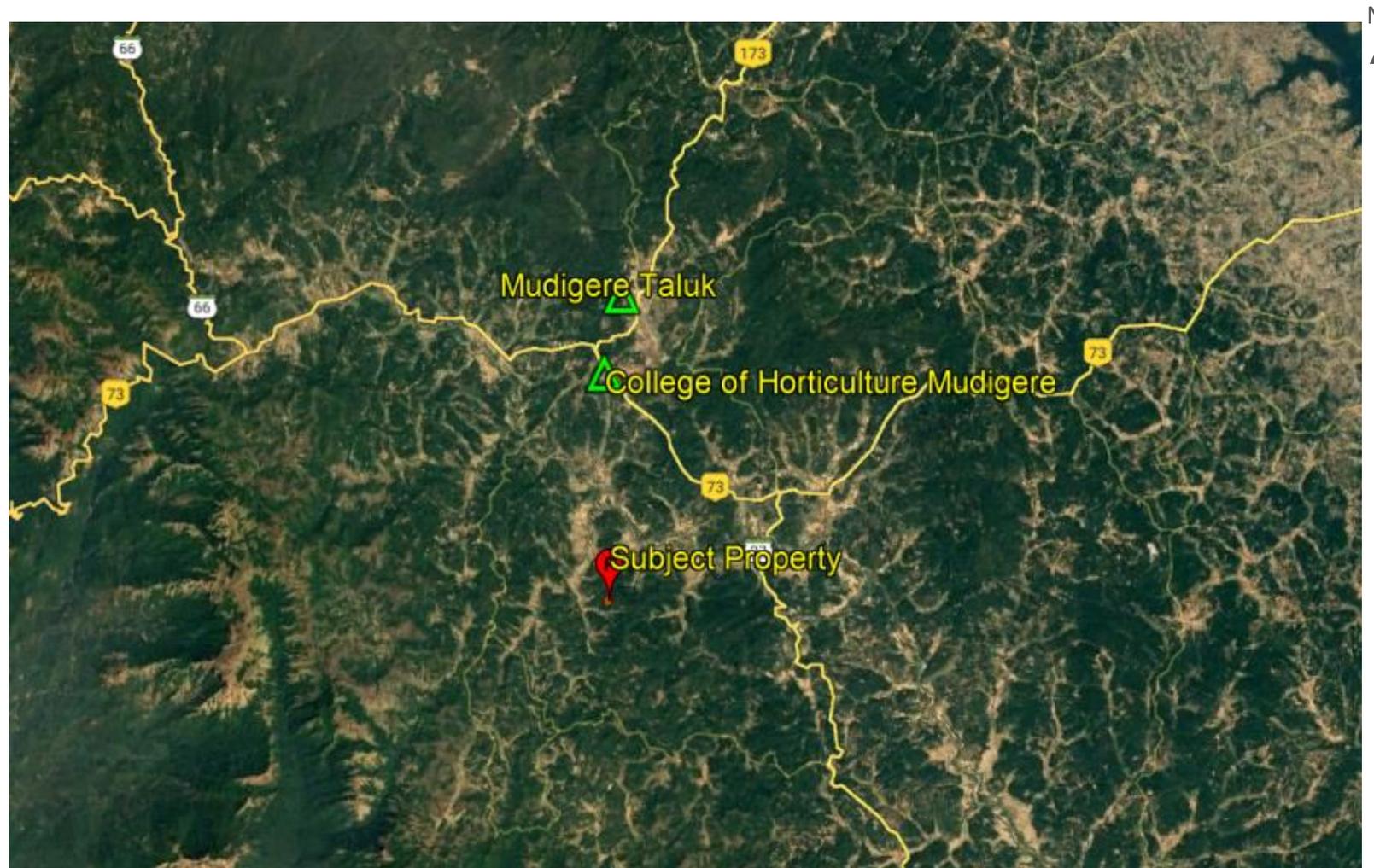
- The property under valuation comprises of Land bearing survey no. 18 (New no.18/1) & 19 situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District – 577 132, Karnataka, India.
- Subject property land is abutting to an internal mud road off Devarunda – Jannapura Road which further connects to Angadi village and other parts of Mudigere taluk.
- The subject property micro location is an agriculture dominated rural area where Coffee, Arecanut & Pepper are the major crops of locality along with paddy fields in valley areas.
- Basic amenities like banks, post office, bus stand, hotels, movie theatres, restaurants, schools, hospitals, petrol pump and public transport facilities etc. are available within 10 to 15 km radius of subject property.
- Kanachur Grampanchayath provides basic infrastructure and Chamundeshwari Electricity Supply Corporation Limited (CESCOM) provides electricity to subject property micro location.



Road Map indicating subject property micro location

3. MICRO-LOCATION

Few landmarks in subject property location is represented as below;



The satellite image showing location is for representation purpose only.

CONNECTIVITY

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3. CONNECTIVITY

Connectivity to the Subject Property:

Mode of Transport	Airport 	Bus Station 	Railway Station 	Port 
		Mangaluru International Airport	Mudigere KSRTC Bus Station	Sakleshpura Railway Station
Distance from Subject Property (Approx. in Km)	130.00	15.00	35.00	135.00

Nearby Cities	Sakleshpura	Hassan	Mangaluru	Bengaluru
Distance from Subject Property (Approx. in Km)	35.00	75.00	135.00	260.00

INSPECTION & BACKGROUND

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5. INSPECTION & BACKGROUND

- Subject property under valuation comprises of Coffee Estate land parcel bearing Survey No. 18 (New No.18/1) & Survey No. 19 situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District – 577 132, Karnataka, India. Geographical coordinates of subject property is 13° 3'4.56"N & 75°37'56.37"E.
- The site inspection was done under the supervision of client’s representative (Mr. Kalpesh) as on 27th September, 2022.
- Subject property land is irregular in shape with hilly topography and abutting to internal mud road which is off Devarunda - Jannapura Road further connects to Angadi village and other parts of Mudigere taluk. Further we have observed that, subject property is bounded by barbed wire fencing supported by RCC fencing pole.
- As per copies of ‘Deed of Absolute Sale’ dated 27th July 2021, the summary of the subject property is as below:

Purchaser	Document No. & Date	Village	Survey No	Total	Kharab-B	Remaining
				Acre	Acre	Acre
M/s. Himatsingka Seide Ltd.,	592/2021-22, Dated 27 July 2021	Kanachur Village	19	1	0	1
			18 (new 18/1)	13.36	0.08	13.28
Total				14.36	0.08	14.28

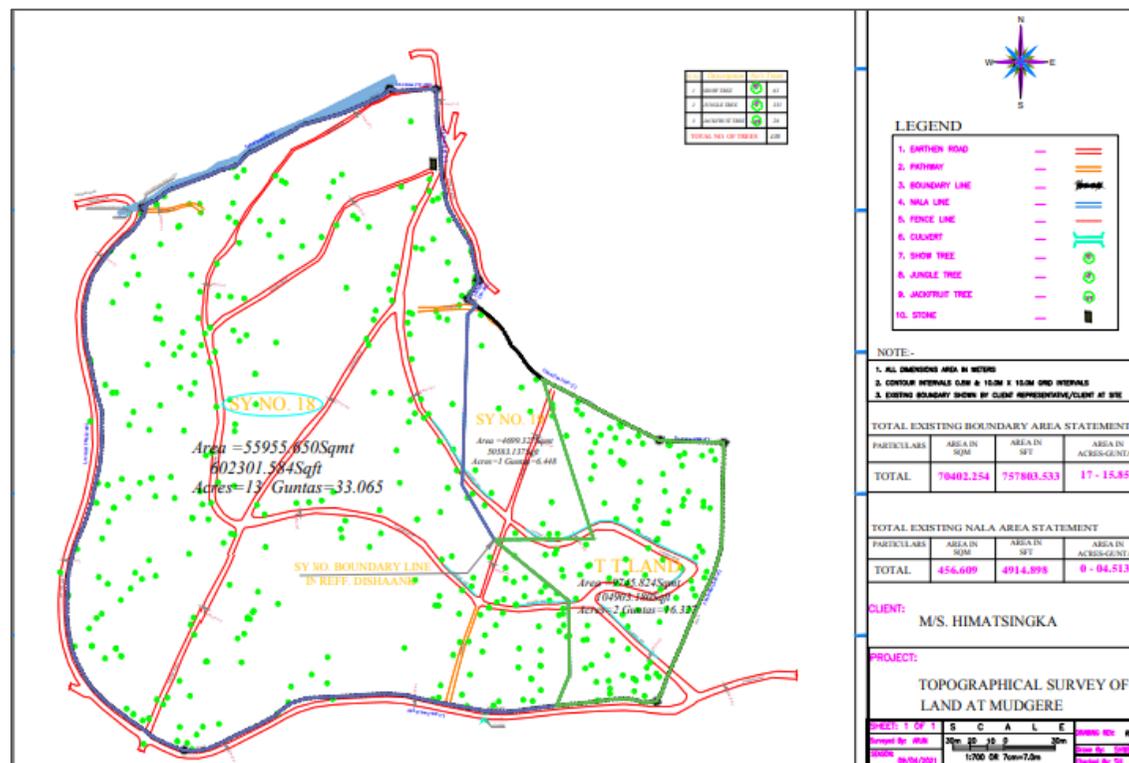
- As per the draft survey sketch provided, land area summary is as follows:

Owner Name	Sy.no	Total	
		Acre	Guntas
M/s. Himatsingka Seided Ltd.,	18	13	33.065
	19	1	6.448
Total Land Area		14	39.513

- Survey sketch provided to us is not approved. Hence, we have considered only documented area i.e., 14.28 Acre which is excluding kharab B land area for the valuation exercise.

5. INSPECTION & BACKGROUND

- As per draft survey sketch provided, all the survey numbers of subject property are contiguous in nature and same has been considered for this valuation exercise. Please refer the draft survey sketch below;

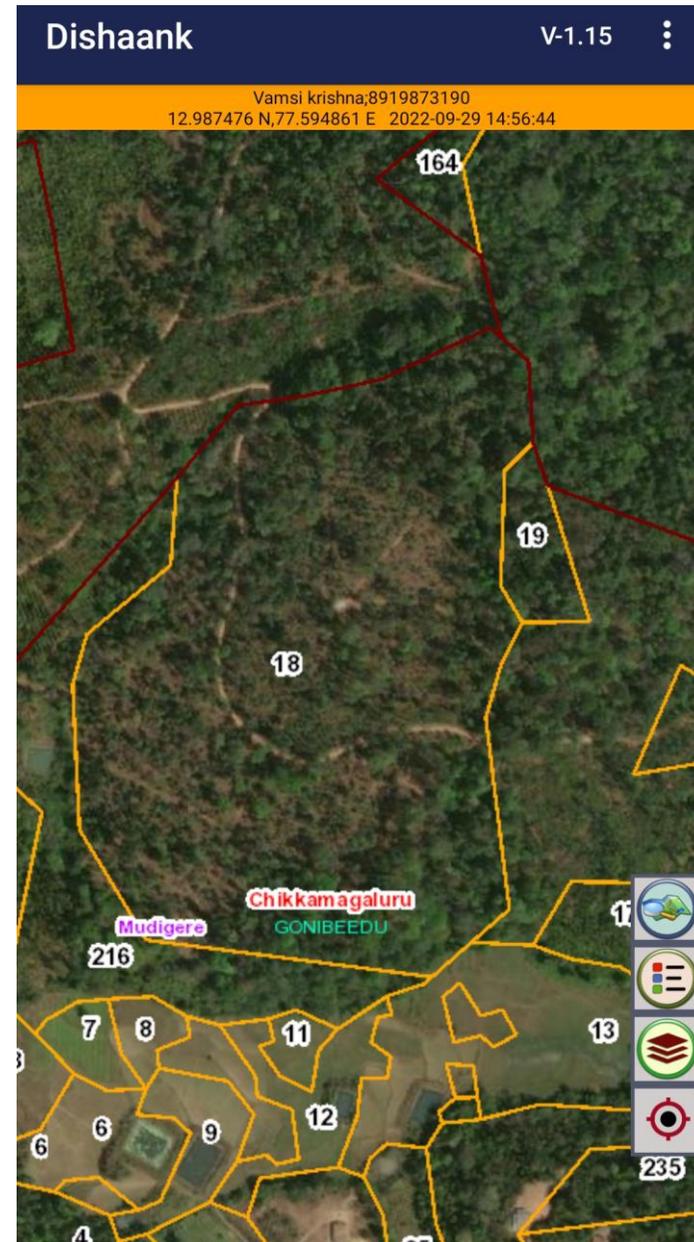


- Due to large size of the property, physical measurement of the land was not feasible and hence we have relied upon the documented land area i.e., 14.28 Acre for this valuation exercise.
- During site visit, it was observed that, subject property has been developed with Coffee plantations (Arabica & Robusta).
- Further, we have observed two bore wells and a nala passing northern side of the subject property which collect the rainwater which will be often utilized for irrigation purpose.

5. INSPECTION & BACKGROUND

- We have not been provided with a copy of approved survey map or layout map of entire land parcel demarcating the land boundary with respect to survey numbers of the subject property land.
- During site visit, we didn't observe any name board indicating owner's name or land survey number or address of subject property. Further, we have identified the subject property based on draft layout sketch, Dishaank (Government's Mobile Application) and verbal information provided by client's representative.
- Gram Panchayat provides basic infrastructure facilities. Chamundeshwari Electricity Supply Corporation Limited (CESC) provides electricity facility in this area.
- Demarcation of the subject property under valuation as per physical site inspection is as follows ;

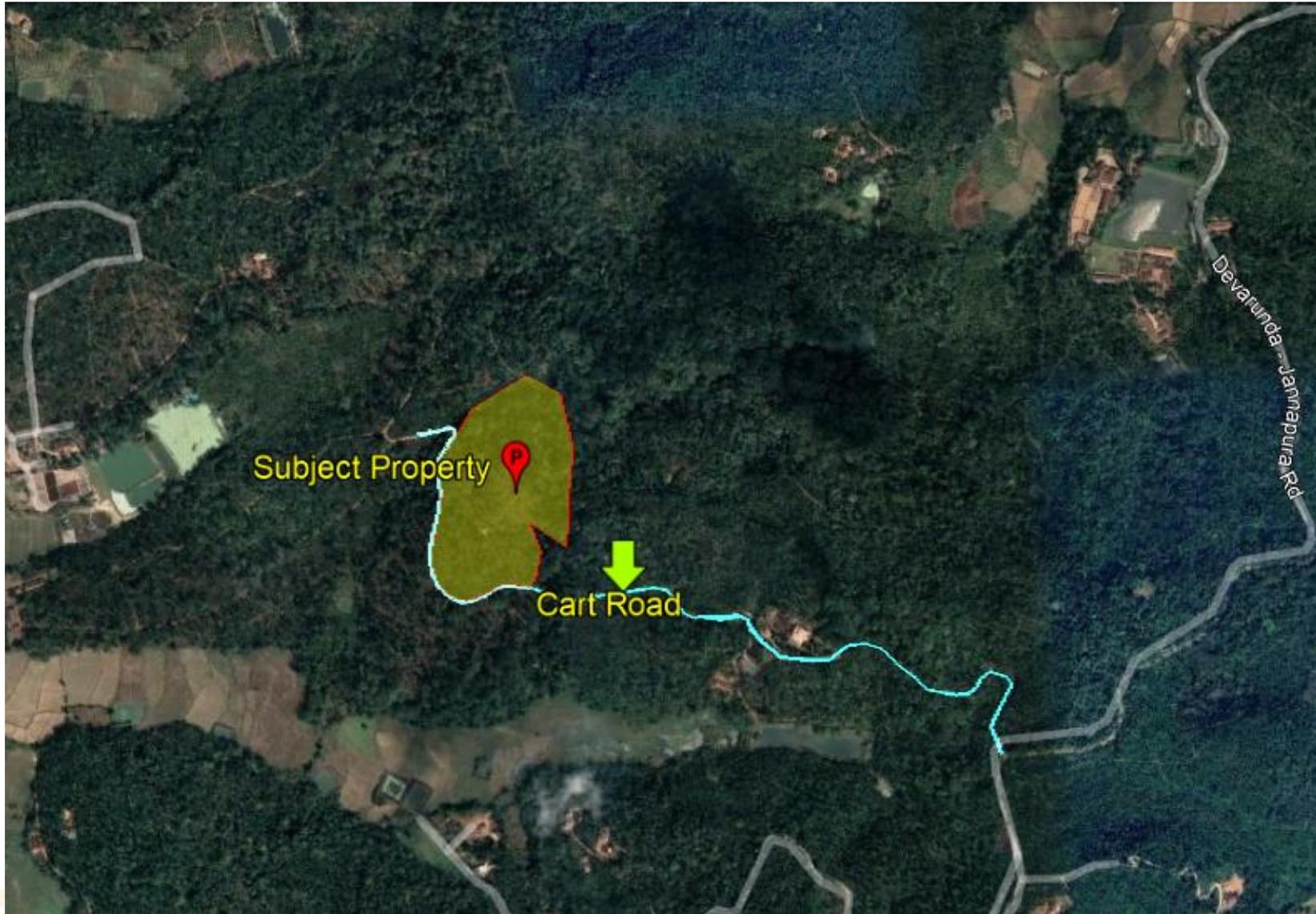
North:	Coffee Plantations
South:	Earthen Road and Coffee Plantations
East:	Coffee Plantations
West:	Earthen Road and Coffee Plantations



Dishaank App's screenshot of subject property location.

5. INSPECTION & BACKGROUND

- Approximate demarcation of subject property land on Google Earth is as follows,



The satellite images shown in the report along with boundary area of the property under valuation are approximate and it does not indicate the actual area of the property.

PHOTOGRAPHS

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6. PHOTOGRAPHS

Photographs of the Property:



Approach Road



Internal Road



Boundary Fence and Coffee Plantation



Coffee Plantation

OBSERVATIONS, ASSUMPTIONS AND LIMITING CONDITIONS

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7. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

The following Observations, assumptions and limiting conditions also form the basis of this valuation exercise.

- We have not received the latest legal search report pertaining to title of the property.
- We assume the photocopies of any/ all documents received by the Bank/ client to be a copy of the original without any alterations/ modifications and genuine.
- The Real Estate market in India lacks transparency; the market is largely fragmented with limited availability of authentic, credible and reliable data with respect to market transactions. The actual transaction value may be significantly different from the value that is documented in official transactions. We believe that the market survey amongst actual sellers, brokers, developers and other market participants would give a fair representation of market trends. This valuation is therefore based on our verbal market survey of the real estate market in the subject area.
- As per copies of Absolute Sale Deeds provided to us, M/s. Himatsingka Seide Ltd., has purchased total land area of 14.28 Acre which is excluding kharab B land area of coffee cultivated land bearing survey no. 18 (New no.18/1) & 19 at Kanachur village.
- As per the draft survey sketch total land area is 14 acre and 39.513 Guntas. Survey sketch provided to us is not approved. Hence, we have considered documented area (i.e., 14.28 Acre) for the valuation exercise.
- Due to large size of the property, physical measurement of the land was not feasible and hence we have relied upon the documented land area i.e., 14.28 Acre for this valuation exercise.
- During site visit, it was observed that, subject property has been developed with only Coffee plantations (Arabica & Robusta). Further, we have not separately estimated the market value of these plantations. However, we have given due weightages based on the type of crop, age, breed of plantations while estimating the market rate of subject property land.
- We have not been provided with a copy of approved survey map or layout map of entire land parcel demarcating the land boundary with respect to survey numbers of the subject property land.
- During site visit, we didn't observe any name board indicating owner's name or land survey number or plot no or address of subject property. Further, we have identified the subject property based on draft layout sketch, Dishaank (Government's Mobile Application) and verbal information provided by client's representative.

7. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

- Valuation may be significantly influenced by adverse legal, title or ownership, encumbrance issues; we reserve our right to alter the conclusions should any such issues are brought to our knowledge at a later date.
- Transaction Costs like Stamp Duty, Registration Charges, Brokerage etc., pertaining to the sale/purchase of this property have not been considered while estimating at the Market Value.
- In the course of this exercise we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the client without further verification. We have assumed that the information provided to us is reliable, accurate and complete in all respects. We reserve our right to alter our conclusions at a later date, if it is found that the data provided to us by the client was not - reliable, accurate or complete.
- No soil analysis or geological or other technical studies were made in conjunction with the report, nor were any water, oil, gas or other subsurface mineral and use rights or conditions investigated.
- This valuation is valid only for the purposes mentioned in this report; and neither intended nor valid to be used for banking, financial reporting or any other purposes. This report shall not be provided to any third party or external party without our written consent. In no event, regardless of whether consent has been provided, shall we assume any responsibility to any third party or external party to whom the report is disclosed or otherwise made available.
- Possession of this report or any copy thereof does not carry with it right of publication. No portion of this report shall be disseminated to third parties through prospectus, advertising, public relations, news or any other means of communication without the written consent and approval of RBSA.
- The condition assessment and the estimation of residual economic life are based on visual observations and review of maintenance, performance & service records. We have not carried out any structural design or stability study; we have also not carried out any physical tests to assess structural integrity & strength. We have also not carried out any physical testing and performance analysis of plant, machinery and equipment for the purpose of this exercise.
- Any matters related to legal title and ownership are outside the purview and scope of this Valuation exercise. Further, no legal advice regarding the title and ownership of the subject property has been obtained while conducting this valuation exercise. The client are hereby advised to take an appropriate legal opinion on the matter while taking any decision on the basis of this report.

7. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

- The subject valuation exercise is based on prevailing market dynamics as on the date of the valuation and does not take into account any unforeseeable developments which could impact the same in the future.
- Any environmental due diligence or study is outside the scope of this Engagement; therefore no such due diligence or study has been carried out by RBSA. We have assumed that the subject asset complies with all environmental laws and regulations, and that there are no substances, environmental or pollution related encumbrances / issues which may adversely affect its value, utility or marketability. We have not carried out any due diligence with respect to any asset retirement obligations (ARO). Any such liability would have to be adjusted against the valuation.
- The inspection, due diligence and condition assessment of the asset was made by individuals generally familiar with valuation assessment of such assets. However, we do not opine on, nor are we responsible for its conformity to any health, safety, environmental or any other regulatory requirements that were not readily apparent to our team of experts during their inspection.
- Other observations, assumptions and limiting conditions, as appropriate, are also mentioned in respective sections of this report and annexures.
- This report is further governed by our standard terms and conditions of professional engagement; offer or contract.
 - The entire and collective liability of RBSA and / or its Partners, Officers and Executives arising out of or relating to the Valuation and/or other Services provided, regardless of the form of the cause of action, whether in contract, tort (including negligence), statute or otherwise, shall in no event exceed the total professional fees paid to RBSA for this service.
 - Notwithstanding anything to the contrary, RBSA and / or its Partners, Officers and Executives shall not under any circumstance, be liable or responsible for any consequential, incidental, indirect, punitive, exemplary or special damages of any nature whatsoever, or for any damages arising out of or in connection with any bad debts, non-performing assets, any financial loss including that of loss of principal, loss of interest or loss of profit, malfunctions, delay, loss of data, interruption of service or loss of business or anticipatory profits.

7. OBSERVATIONS, ASSUMPTIONS & LIMITING CONDITIONS

- The Valuation Services (including Deliverables submitted by RBSA herein under) are not for the benefit of any third party. RBSA accepts no liability or responsibility to any third party who benefits from, or uses, the Services or gains access to the Valuation.
- Commencement of Legal Proceeding. Any legal proceeding Client brings arising from, or in connection with, the Services or the Agreement must be commenced within six (6) months from the date when Client become aware of, or ought reasonably to have become aware of, the facts which give rise to the alleged liability and, in any event, not later than one (1) year from the date of the Deliverable which has given rise to the alleged liability.
- If Client has any concerns or complaints about the Services, it should not hesitate to discuss them with the officials of RBSA. Any service related issue by Client arising from or in connection with this Agreement (or any variation or addition thereto) shall be brought to the notice, in writing, of RBSA within one month from the date when Client has the knowledge of or ought reasonably to have such knowledge of the facts which give rise to the alleged service related issue and in no event, later than six months from the date of completion of Services.
- DISPUTE RESOLUTION: Any dispute arising out of the Valuation or other Services rendered shall be referred to the nominated senior representatives of both the Parties for resolution through conciliation. In case, any such difference or dispute is not amicably resolved within forty five (45) days of such referral, it shall be resolved through Arbitration, in India, in accordance with the provisions of Arbitration and Conciliation Act 1996. The venue of the arbitration shall be at Ahmedabad, Gujarat, India. The authority of the arbitrator(s) shall be subject to the terms of these standard terms of service, including the provision of limitation of liability. The proceedings of arbitration, including arbitral award, shall be kept confidential.
- The User of the report, while having acted on the basis of this report, is deemed to have read, understood and agreed RBSA's standard terms and conditions of business and the assumptions and limiting conditions mentioned in this document.

BASIS AND METHODOLOGY OF VALUATION

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7. BASIS AND METHODOLOGY

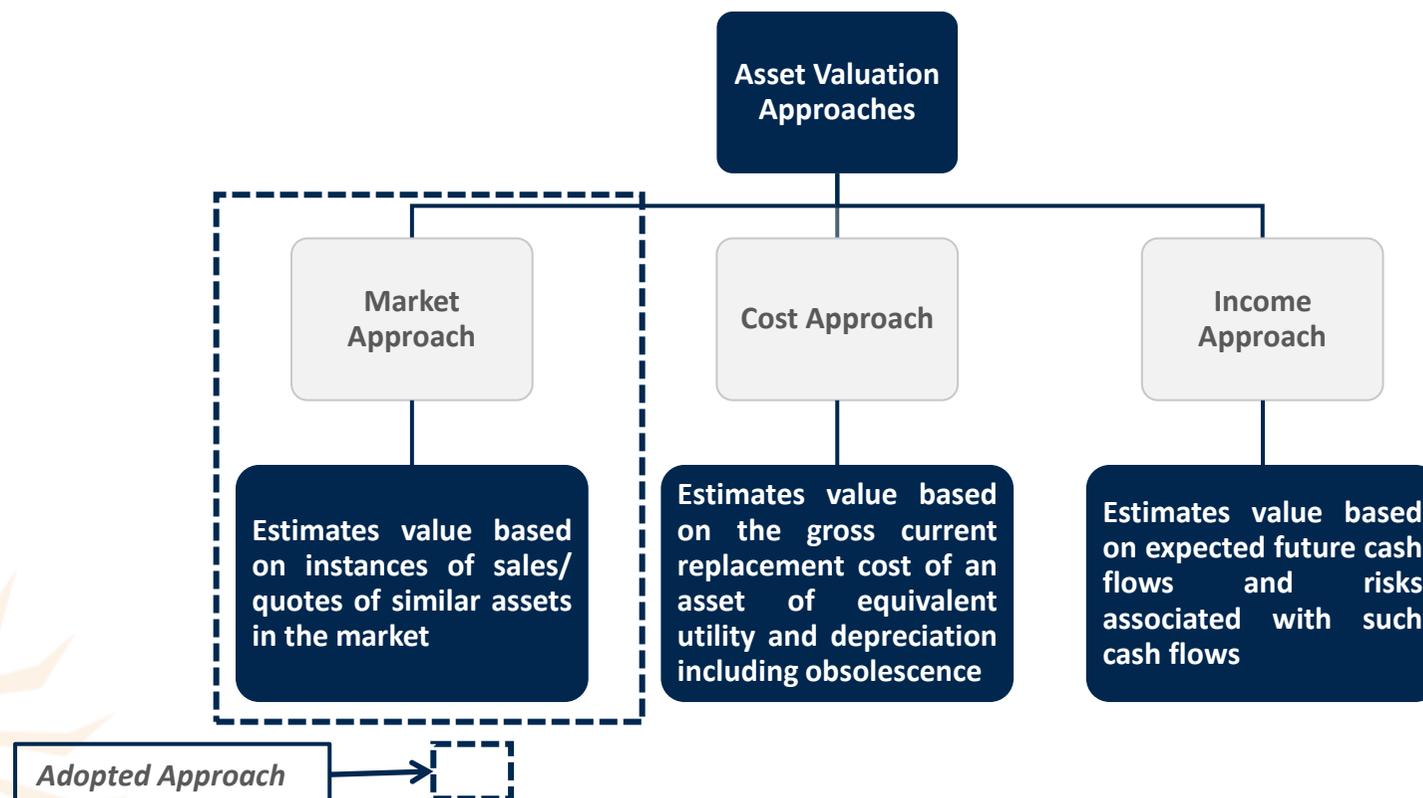
Basis of Valuation:

- The 'Market Value' basis of valuation is adopted as per the framework and guidelines provided in International Valuation Standards.

- The definition of Market Value as per the International Valuation Standards is as under:

'Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Approach and Methodology of Valuation:



8. Basis And Methodology of Valuation

The Valuation is carried out by Market Approach using Sales Comparison Method wherein comparable properties available for sale are identified by conducting a market survey and appropriate adjustments are made for different factors by assigning weightages.

Valuation of Land:

The Sales Comparison Method of Valuation under Market Approach is adopted in which due weightages have been given to factors such as:

- The Right to Sell / Transfer / Lease the Land.
- Demand and Prospective buyers for such type of Land Parcels
- Shape, Size, Prominence and Location of Land.
- The Marketability, Utility, Demand and Supply of similar properties in the surrounding area.
- The Land rates as evident from the Sale Instances of comparable land found upon market enquiry.
- Legal and Physical Encumbrance on Land.
- Freehold or Leasehold nature of Land etc.



VALUATION ANALYSIS

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9. VALUATION ANALYSIS

Area Verification:

- As per copies of Absolute Sale Deeds, total land area of subject property is 14.28 Acre, and the details are as follows:

Purchaser	Document No. & Date	Village	Survey No	Total	Kharab-B	Remaining
				Acre	Acre	Acre
M/s. Himatsingka Seide Ltd.,	592/2021-22, Dated 27 July 2021	Kanachur Village	19	1	0	1
			18 (new 18/1)	13.36	0.08	13.28
Total				14.36	0.08	14.28

- Due to large size of the property, physical measurement of the land was not feasible and hence we have relied upon the documented land area (i.e., 14.28 Acre) for this valuation exercise.

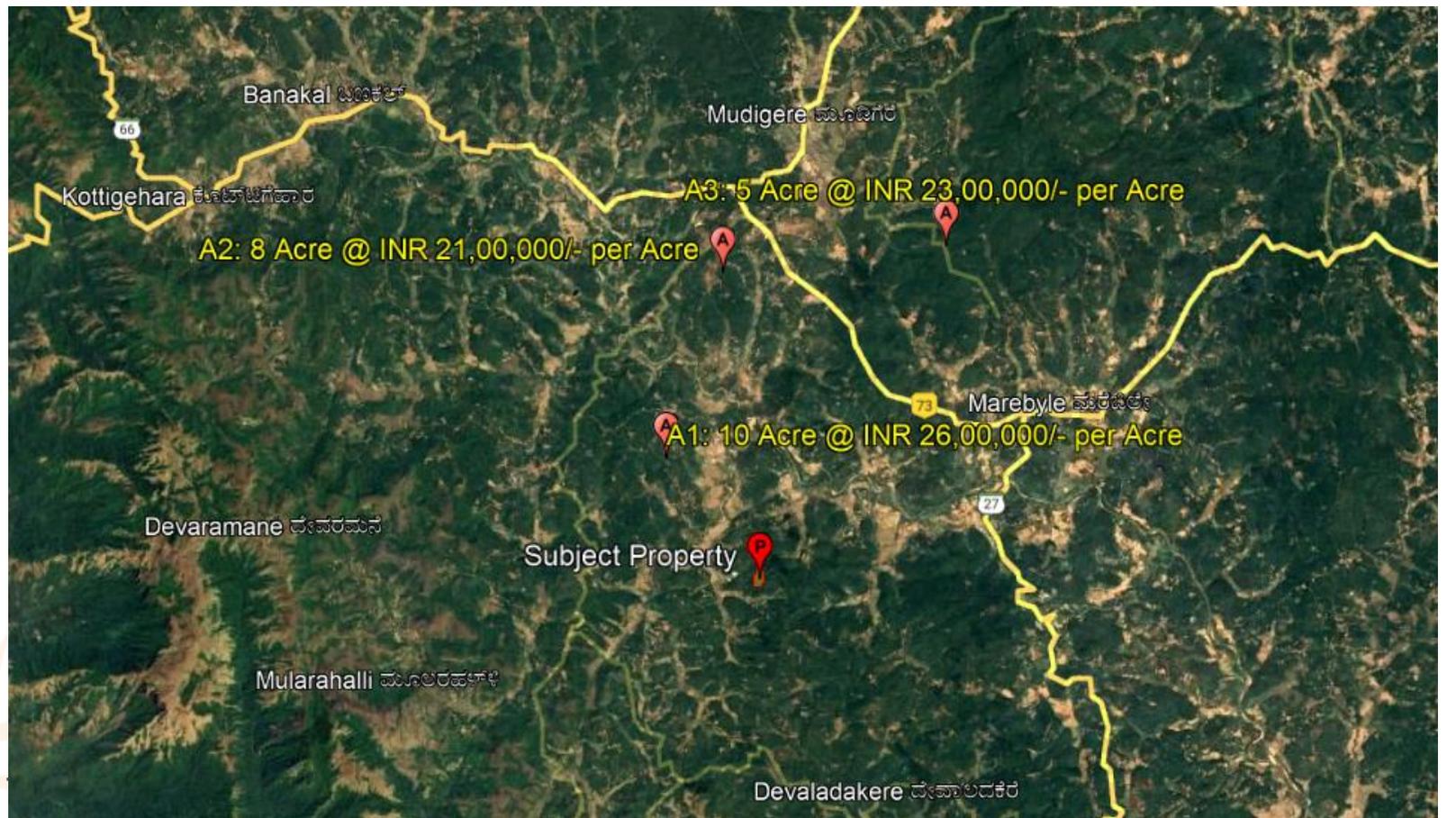
Guideline Value:

As per Karnataka Sub Register web site (<https://kaverionline.karnataka.gov.in/>), the guideline rate of subject property land i.e. Chikkamagalur District> Chikkamagalur SRO> Gonibeedu Hobli, Mudigere Taluk, Kanachur Village for Plantation land Coffee/Pepper is INR 4,70,000/- per Acre.

9. VALUATION ANALYSIS

Market Survey & Comparable :

In order to estimate the prevailing fair rate of the subject property, market enquiry was conducted amongst property brokers, real estate agent and other local people in the vicinity. It reveals that similar land parcels are available for sale in nearby area in the range of INR 18,00,000/- to INR 22,00,000/- per Acre depending upon various comparable factors such as size, shape, location, frontage, distance, type of crop, type of inter crop, terrain, maintenance status, age of crop & access from the main road, distance from the civic amenities, demand & supply of similar land parcels etc. in vicinity of the subject property.



9. VALUATION ANALYSIS

List of Instances

List of comparable properties available for sale in the vicinity of the subject property:

Sr. No.	Description	Land Area	Negotiated Rate
		(In Acre)	(In INR/Acre)
A1	A well maintained agricultural land developed as coffee plantation (Robusta) in a hilly terrain with Arecanut and black pepper as intercrop which is located at off Mangloe Villupuram road is available for sale. It is situated in Konagere village and at a distance of 14.00 km from subject property. A natural lake located adjacent to the property.	10	26 00 000
A2	A well maintained agricultural land developed as coffee plantation (Robusta) in a sloping terrain with pepper as intercrop which is located off Manglore Villupuram road adjacent to college of horticulture Mudigere is available for sale. It is situated in Halekote village, at a distance of 13.00 km from subject property. It consists of bore well within the estate.	8	21 00 000
A3	A well maintained agricultural land developed as coffee plantation (mixed Arabica and Robusta) pepper as intercrop abutting to Kunnahalli Main road is available for sale. It is situated in Kunnahalli village, at a distance of 20.00 km from subject property.	5	23 00 000

9. VALUATION ANALYSIS

Description of Instances available for Sale:

COMPARISON ELEMENTS	SUBJECT PROPERTY	A1	A2	A3
Location	Kanchur	Konagere	Halekote	Kunnahalli
Type of property	Agricultural Land	Agricultural Land	Agricultural Land	Agricultural Land
Negotiated Rate in INR Per Acre		26 00 000	21 00 000	23 00 000
Property Rights	Freehold	Freehold	Freehold	Freehold
Internal Development and Maintenance	Average	Very good	Good	Good
Intercrop	No Intercrop	Arecanut & Pepper	Pepper	Pepper
PHYSICAL SITE INFORMATION				
Shape of Plot	Irregular	Irregular	Irregular	Irregular
Access – Type	Secondary	Primary	Secondary	Primary
Size - Acres	14.28	10	8	5.0
Topography	Hilly	Hilly	Sloped	Hilly
Visibility	Average	Average	Average	Average

9. VALUATION ANALYSIS

Weightage analysis of Instances available for Sale:

COMPARISON ELEMENTS	A1	A2	A3
Negotiated Price per Acre	26 00 000	21 00 000	23 00 000
Property Rights	0%	0%	0%
Adjusted Price	26 00 000	21 00 000	23 00 000
Internal Development and Maintenance	-10%	0%	0%
Adjusted Price	23 40 000	21 00 000	23 00 000
Intercrop	-10%	-5%	-5%
Adjusted Price	21 06 000	19 95 000	21 85 000
Location and Physical Adjustments:			
Location	0%	-10%	-5%
Shape of Plot	0%	0%	0%
Access – Type	-5%	0%	-5%
Size - Acres	-3%	-3%	-3%
Topography	0%	10%	0%
Visibility	0%	0%	0%
Final Adjusted Price INR Per Acre	19 37 520	19 35 150	19 00 950
Weighting	30%	30%	40%
Weighted Reconciliation	5 81 256	5 80 545	7 60 380
Total of Weighted Reconciliation		19 22 181	
Or Say INR Per Acre		19 00 000	

Market Value:

Fair Value of subject property land parcel is estimated below:

Particulars	Land Area	Estimated Rate	Market Value
	In Acre	In INR/Acre	In INR
Land parcel bearing survey numbers 18 (new no. 18/1) & 19 situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District, Karnataka, India	14.28	19 00 000	2 71 00 000

CONCLUSION

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10. CONCLUSION



The Market Value of Coffee Estate land bearing survey no. 18 (new no. 18/1) & 19 situated at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District – 577 132, Karnataka, India is estimated at **INR 2,71,00,000/- [INR Two Crore Seventy One Lakh Only]**.

For RBSA Valuation Advisors LLP

(IBBI Reg. No. – IBBI/RV-E/05/2019/110)

For RBSA Valuation Advisors LLP

Dattatraya Kota

Partner

Reg. No.: IBBI/RV/08/2018/10123

Asset Class: Land and Building

Doppalapudi Vamsi Krishna

Associate- Valuation

EXHIBITS

11

11. EXHIBIT

Copy of Ownership documents:

BK-I
592
2021-22

"ಪೂರ್ಣ ಪ್ರತಿ"
ಈ ದಾಖಲೆಯನ್ನು 18
ಜುಲೈ 2021-22 ರ
ಮುಖಾಂತಿ

DEED OF ABSOLUTE SALE

This DEED OF ABSOLUTE SALE is made on this the 27th day of July, 2021 at Mudigere, Chikmagalur District, Karnataka, ("Sale Deed")

BY

Ms. NAMITA GOWDA (Aadhaar No.: 4211 4653 1427), daughter of Late Mr. H. A. Moganna Gowda, residing at No. 301/B, Royal Residency, Beantons Road, M G Road, Ashok Nagar, Bangalore - 560025, having Permanent Account Number ABMPCS605J, represented by her general power of attorney holder Mr. H. M. Deepak (Aadhaar No.: 8137 7734 7921 and Permanent Account Number: ACIPD9759Q), son of Late Mr. H. A. Moganna Gowda, residing at Kanachur Estate, Kanachur Village, Hanthar Post, Mudigere Taluk, Chikmagalur, vide the General Power of Attorney dated 21st April, 2021, registered as Document No. 12 of 2021-22 in Book IV at the office of the Sub-Registrar, Mudigere (hereinafter referred to as the "Vendor", which term shall, unless repugnant to the context or meaning thereof, mean and include her heirs, executors, administrators, legal representatives and assigns) of the First Part;

IN FAVOUR OF

HIMATSingka Seide Ltd., a company incorporated under the Companies Act, 1956 having its registered office at No. 10/24, Kumara Krupa Road, High Grounds, Bangalore - 560001, having Permanent Account Number AAACH3507N, represented by its authorised signatory Mr. Dinesh Kumar Himatsingka - Executive Chairman, working at No. 10/24, Kumara Krupa Road, High Grounds, Bangalore - 560001 (hereinafter referred to as the "Purchaser", which term shall, unless repugnant to the context or meaning thereof, mean and include its executors, administrators, legal representatives and assigns) of the Other Part.

(The Vendor and the Purchaser shall hereinafter individually be referred to as "Party" and jointly as the "Parties")







Page 1 of 15

ಮುಖಾಂತಿ
2021-22 ರ
ಮುಖಾಂತಿ

SCHEDULE A

All that piece and parcel of the property bearing Survey No. 18 located at Kanachur Village, Gosibeebu Hobli, Mudigere Taluk, Chikmagalur District, Karnataka, comprising of land measuring 29.6 Acres, together with Arabica/Robusta coffee plants, fruit trees and shade trees.

Bounded as follows:

East by : Sy. No. 19 of Kanachur Estate and Rosodale Estate

West by : Sy. No. 216 of Kanachur Estate belonging to H. M. Deepak and wet lands belonging to Charne Gowda

North by : Sy. No. 1/P of Kanachur Estate Village belonging to H. A. Krishna Kumar and H. M. Deepak

South by : Sy. No. 234 (Government land) of Kanachur village and property belonging to Chandrapoojar and Yegesh

SCHEDULE B

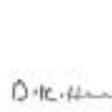
All that piece and parcel of land, forming part of the Schedule A property, bearing Survey No. 18 (New No. 18/1), located at Kanachur Village, Gosibeebu Hobli, Mudigere Taluk, Chikmagalur District, Karnataka, comprising of land measuring 14 Acres, together with Arabica/Robusta coffee plants, fruit trees and shade trees.

Bounded as follows:

East by : Sy. No. 19 of Kanachur Estate and Rosodale Estate

West by : Sy. No. 18 of Kanachur Village belonging to T. J. Yashodamma and Road

North by : Sy. No. 1/P of Kanachur Estate Village belonging H. A. Krishna Kumar




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11. EXHIBIT

Copy of Ownership documents:

15/12/2021

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South by : Sy. No. 234 (Government land) of Kanachur village and property belonging to Chandrapoojar and Yogesh

SCHEDULE C
(Description of the property conveyed under this Sale Deed)

All that piece and parcel of the property bearing Survey No. 19, located at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District, Karnataka, comprising of land measuring 1 Acre, together with Arabica/Robusta coffee plants, fruit trees and shade trees.

Bounded as follows:

East by : Rosedale Estate

West by : Sy. No. 18 of Kanachur Village

North by : Rosedale Estate

South by : Sy. No. 234 (Government land) of Kanachur Village


D.K. Himatsingka



VENDOR

PURCHASER

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15/12/2021

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SCHEDULE D
(Description of the property conveyed under this Sale Deed)

All that piece and parcel of land, forming part of the Schedule B property, bearing Survey No. 18 (New No. 18/1), located at Kanachur Village, Gonibeedu Hobli, Mudigere Taluk, Chikmagalur District, Karnataka, comprising of land measuring 13.36 Acres (of which 13.28 Acres comprises of private plantation, and 0.08 Acres comprises of B Kharab land), together with Arabica/Robusta coffee plants, fruit trees and shade trees.

Bounded as follows:

East by : Sy. No. 19 of Kanachur Estate and Rosedale Estate

West by : Sy. No. 18 of Kanachur Village belonging to T. J. Yashodamma and Road

North by : Sy. No. 1/P of Kanachur Estate Village belonging H. A. Krishna Kumar

South by : Sy. No. 234 (Government land) of Kanachur village and property belonging to Chandrapoojar and Yogesh

SIGNATURE PAGE TO FOLLOW


D.K. Himatsingka



VENDOR

PURCHASER

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