



**DELPER Ecom™ Private Limited**  
**No. 5, Second Floor, F Cross, 26<sup>th</sup> Main, 9<sup>th</sup> Block, Jayanagar, Bangalore 560 041**  
**Delivered Across India™**

www.delperecom.com

With Assisted E-Commerce, Groceries and Pre-Cooked Food are sold across India

With an Initial Investment of Rs. 4069 Crores 1632 Trucks and 12 Kiosks in 12 Taluks would grow to achieve 5650 Kiosks and 7,96,625 Tata Ace Trucks catering to 82.52 Crore Adults and 26 Crore Children Per Day Across 5650 Taluks and 2,00,000 Kms of Highways in India managed by 79,71,900 Personnel. An USD 585 Billion PA Net Profit Initiative as against an Investment of USD 263 Billion in 5 Years

Each Kiosk is built to serve 1000 Rotis and 50 KGs of Steamed Rice per hour plus Groceries Delivery to 1363 people per Truck



**A Super Saver Healthy Eco-System would transform the lives of our members worldwide by way of social inclusion, employment generation and financial independence.**

**Pilot Project Bangalore - December 2021 to December 2023**

**Groceries from Big Basket, Delivery from Ship Rocket and Instalments funded by Zest Money Across India**

**26 Lakhs Government and Large Corporate Employees in Bangalore Groceries from Delper Ecom and Pre-Cooked Food from Shetty'sKitchen worth Rs. 10,000-00 for the Month Every Month and Pay in 10 EMIs of Rs. 1,113 Each**

|                | Month 1 | 2       | 3       | 4       | 5       | 6       | 7       | 8       | Total    |
|----------------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| Sip Investment | ₹ 8,887 | ₹ 7,774 | ₹ 6,661 | ₹ 5,548 | ₹ 4,435 | ₹ 3,322 | ₹ 2,209 | ₹ 1,096 | ₹ 39,932 |

| Delper Groceries EMI Chart |            |         |         |         |         |         |         |         |         |          |          |          |         |         |         |         |          |         |         |         |          |
|----------------------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|----------|----------|----------|---------|---------|---------|---------|----------|---------|---------|---------|----------|
| 1                          | ₹ 10,000   | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 2                          | ₹ 10,000   |         | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 3                          | ₹ 10,000   |         |         | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 4                          | ₹ 10,000   |         |         |         | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 5                          | ₹ 10,000   |         |         |         |         | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 6                          | ₹ 10,000   |         |         |         |         |         | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 7                          | ₹ 10,000   |         |         |         |         |         |         | ₹ 1,113 | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 8                          | ₹ 10,000   |         |         |         |         |         |         |         | ₹ 1,113 | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 9                          | ₹ 10,000   |         |         |         |         |         |         |         |         | ₹ 1,113  | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| 10                         | ₹ 10,000   |         |         |         |         |         |         |         |         |          | ₹ 1,113  | ₹ 1,113  | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 1,113 | ₹ 11,130 |         |         |         |          |
| Total                      | ₹ 1,00,000 | ₹ 1,113 | ₹ 2,226 | ₹ 3,339 | ₹ 4,452 | ₹ 5,565 | ₹ 6,678 | ₹ 7,791 | ₹ 8,904 | ₹ 10,017 | ₹ 11,130 | ₹ 10,017 | ₹ 8,904 | ₹ 7,791 | ₹ 6,678 | ₹ 5,565 | ₹ 4,452  | ₹ 3,339 | ₹ 2,226 | ₹ 1,113 | ₹ 11,130 |

**Rs. 40,000 residue funds for the first 8 months invested in a 10 Year SIP would earn a 15% PA Return.**

**So it's Free Food plus Profit for the Customers**



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With Assisted E-Commerce, Groceries and Pre-Cooked Food are sold across India

With an Initial Investment of Rs. 4069 Crores 1632 Trucks and 12 Kiosks in 12 Taluks would grow to achieve 5650 Kiosks and 7,96,625 Tata Ace Trucks catering to 82.52 Crore Adults and 26 Crore Children Per Day Across 5650 Taluks and 2,00,000 Kms of Highways in India managed by 79,71,900 Personnel. An USD 585 Billion PA Net Profit Initiative as against an Investment of USD 263 Billion in 5 Years

Each Kiosk is built to serve 1000 Rotis and 50 KGs of Steamed Rice per hour plus Groceries Delivery to 1363 people per Truck



**Pilot Project across Bangalore, Hyderabad, Mumbai, Pune, Chennai, Delhi, Mysore, Madurai, Coimbatore, Vijayawada and Guntur, Kolkata, Ahmedabad and Gandhinagar, Nashik, Lucknow and Kanpur, Gurgaon, Vadodara, Visakhapatnam, Surat, Nagpur, Patna, Indore, Chandigarh Tricity, Jaipur, Bhopal, Noida, Ghaziabad, Kochi, Krishna District, Bhubaneshwar, Cuttack, Guwahati** for our groceries and pre-cooked food display and deliveries for our customers.

**2024 to 2029 Phase 1 – Groceries for the Govt. Employees – Pan India - with an Investment of USD 364 Billion, an USD 219 Billion RevenueInitiative, by the 5<sup>th</sup> Year 20% of the Indian Population to be served**

| All India Affordable Customers Groceries Sale @ 18.2% Interest PA for 2 Years |             |              |                     |                      |       |                      |                      |                     |
|---|-------------|--------------|---------------------|----------------------|-------|----------------------|----------------------|---------------------|
| Area  | People      | Groceries PM | Total Sale PM       | PA                   | EMI   | Receipts PA          | Receipts for 2 Years | Profit for 2 Years  |
| Each State  | 18,054,878  | ₹ 6,454      | ₹ 116,524,390,244   | ₹ 1,398,292,682,927  | ₹ 323 | ₹ 839,768,487,805    | ₹ 1,679,536,975,610  | ₹ 281,244,292,683   |
| India   | 595,810,976 | ₹ 6,454      | ₹ 3,845,304,878,049 | ₹ 46,143,658,536,585 | ₹ 323 | ₹ 27,712,360,097,561 | ₹ 55,424,720,195,122 | ₹ 9,281,061,658,537 |
|   |             |              |                     | \$ 607,153,401,797   |       |                      |                      |                     |

| Delper Ecom Proposed Market share of All India Affordable Customers Groceries Sale @ 18.2% Interest PA for 2 Years |             |                   |                     |                      |       |                      |                      |                     |
|--|-------------|-------------------|---------------------|----------------------|-------|----------------------|----------------------|---------------------|
| Area   | People      | Avg. Groceries PM | Total Sale PM       | PA                   | EMI   | Receipts PA          | Receipts for 2 Years | Profit for 2 Years  |
| Each State   | 10,832,927  | ₹ 6,454           | ₹ 69,914,634,146    | ₹ 838,975,609,756    | ₹ 323 | ₹ 503,861,092,683    | ₹ 1,007,722,185,366  | ₹ 168,746,575,610   |
| India  | 357,486,585 | ₹ 6,454           | ₹ 2,307,182,926,829 | ₹ 27,686,195,121,951 | ₹ 323 | ₹ 16,627,416,058,537 | ₹ 33,254,832,117,073 | ₹ 5,568,636,995,122 |
|  |             |                   | \$ 30,357,670,090   | \$ 364,292,041,078   |       | \$ 218,781,790,244   | \$ 437,563,580,488   | \$ 73,271,539,409   |

#### **Our Vision:**

To create an AI and IoT enabled ecosystem providing Assisted Rural and Semi-Urban E-Commerce plus Groceries Kiosk and Food Trucks for Last Mile Connectivity (30 Crore Affordable Rural and Semi-Urban Household).

#### **Our mission:**

-To build a mobile food truck and groceries kiosk business to support the cost-effective ecosystem that will meet the needs of our customers in the regions/cities where our trucks can reach.

-To Promote Indian food and handicraft globally regularly at various trade fares by way of selling “handheld wooden handicraft collage” for living room collection and with “Live Food Counters selling various Indian Cuisine”.



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### **Road Map:**

To deploy Digital Signage for selling Ready to Cook Groceries through Digitally Assisted E-Commerce initiative in Rural India, by Digitally onboarding 300 Million Rural Families to Digitally shop from and pay online our Kirana Shop stationed at our proprietary Digital Groceries Kiosks which are easily found at designated 5650 Locations across India. The Groceries Kiosks are also digitally equipped to assist E-Shopping on various web seller's online portals. Digitally Tracked Trucks are used for the Last Mile Connectivity to deliver groceries and also to sell pre-cooked local delicacies across India.

### **Procurement:**

Procurement would be done by way of auction on Delper Ecom Portal from the 3<sup>rd</sup> Year onwards.

### **1 Master Franchise in each of the 25 Locations with following terms:**

- Shop Space required (2000 sft) with 200 sft for washroom, and 1000 sft for live cafeteria which is independently operated by the franchise.
- Plus 500 sft would be earmarked for the robot kitchen to dispense 24/7 the items out of our standard menu and 300 sft space for our groceries delivery counter and waiting lounge with 2 Acres parking space for 30 EV Charging Stations.
- We provide manpower and infra for our grocery's delivery counter and robot kitchen.
- Rent for the place would be shared on prorate between us and franchise.
- Monthly footfall would be around 2000 families to pick up grocery packs and regular EV Charging Customers.
- These families would generate business for the live cafeteria operated by the franchise. Infra, working capital and personnel for the live cafeteria the franchise should manage.
- We need 200 lakhs deposit to cover the risk of EV Infra, Groceries and Robot Kitchen Equipment along with the Ingredients Stock.
- We don't need any revenue sharing from the live cafeteria operated by the franchise.
- We would have one free family event every month per pin-code to increase foot fall.
- We plan to sell the groceries and Pre-Cooked food to 30 crore people across India.
- 50-Seater 6am to 8 pm Contact Center to resolve customer issues.



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### **Franchise Terms:**

- Shop Space required (2000 sft) with 200 sft for washroom, and 1000 sft for live cafeteria which is independently operated by the franchise.
- Plus 500 sft would be earmarked for the robot kitchen to dispense 24/7 the items out of our standard menu and 300 sft space for our groceries delivery counter and waiting lounge, parking space for 3 Two-Wheeler EV Charging Stations.
- We provide manpower and infra for our grocery's delivery counter and robot kitchen.
- Rent for the place would be shared on prorate between us and franchise.
- Monthly footfall would be around 2000 families to pick up grocery packs and regular EV Charging Customers.
- These families would generate business for the live cafeteria operated by the franchise. Infra, working capital and personnel for the live cafeteria the franchise should manage.
- We need 25 lakhs Fees to cover the risk of EV Infra, Groceries and Robot Kitchen Equipment along with the Ingredients Stock.
- We don't need any revenue sharing from the live cafeteria operated by the franchise.
- We would have one free family event every month per pin-code to increase foot fall.



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**Franchise Opportunity Across 25 Cities of India for Groceries, Pre-cooked Food and EV Charging Stations**  
**www.delperecom.com is interested to appoint 2 franchises in all the 39732 pin-codes Across India**

| <b>Delper Franchisee Matrix</b> |              |                             |                   |                 |                   |                              |                   |                  |                  |                 |  |
|---------------------------------|--------------|-----------------------------|-------------------|-----------------|-------------------|------------------------------|-------------------|------------------|------------------|-----------------|--|
| Area                            | Post Offices | Franchisees per Post Office | Total Franchisees | Franchisee Fees | Total             | Expected Customers Per Month | Revenue Per Month | Profit Per Month | Revenue Per Fran | Profit Per Fran |  |
| Bangalore                       | 452          | 2                           | 904               | ₹ 25,00,000     | ₹ 2,26,00,00,000  | 18,08,000                    | ₹ 18,08,00,000    | ₹ 2,71,20,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Hyderabad                       | 234          | 2                           | 468               | ₹ 25,00,000     | ₹ 1,17,00,00,000  | 9,36,000                     | ₹ 9,36,00,000     | ₹ 1,40,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Mumbai                          | 239          | 2                           | 478               | ₹ 25,00,000     | ₹ 1,19,50,00,000  | 9,56,000                     | ₹ 9,56,00,000     | ₹ 1,43,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Pune                            | 792          | 2                           | 1584              | ₹ 25,00,000     | ₹ 3,96,00,00,000  | 31,68,000                    | ₹ 31,68,00,000    | ₹ 4,75,20,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Chennai                         | 112          | 2                           | 224               | ₹ 25,00,000     | ₹ 56,00,00,000    | 4,48,000                     | ₹ 4,48,00,000     | ₹ 67,20,000      | ₹ 2,00,000       | ₹ 30,000        |  |
| Delhi                           | 545          | 2                           | 1090              | ₹ 25,00,000     | ₹ 2,72,50,00,000  | 21,80,000                    | ₹ 21,80,00,000    | ₹ 3,27,00,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Mysore                          | 389          | 2                           | 778               | ₹ 25,00,000     | ₹ 1,94,50,00,000  | 15,56,000                    | ₹ 15,56,00,000    | ₹ 2,33,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Madurai                         | 399          | 2                           | 798               | ₹ 25,00,000     | ₹ 1,99,50,00,000  | 15,96,000                    | ₹ 15,96,00,000    | ₹ 2,39,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Coimbatore                      | 613          | 2                           | 1226              | ₹ 25,00,000     | ₹ 3,06,50,00,000  | 24,52,000                    | ₹ 24,52,00,000    | ₹ 3,67,80,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Krishna                         | 818          | 2                           | 1636              | ₹ 25,00,000     | ₹ 4,09,00,00,000  | 32,72,000                    | ₹ 32,72,00,000    | ₹ 4,90,80,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Guntur                          | 856          | 2                           | 1712              | ₹ 25,00,000     | ₹ 4,28,00,00,000  | 34,24,000                    | ₹ 34,24,00,000    | ₹ 5,13,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Kolkata                         | 241          | 2                           | 482               | ₹ 25,00,000     | ₹ 1,20,50,00,000  | 9,64,000                     | ₹ 9,64,00,000     | ₹ 1,44,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Ahmedabad                       | 511          | 2                           | 1022              | ₹ 25,00,000     | ₹ 2,55,50,00,000  | 20,44,000                    | ₹ 20,44,00,000    | ₹ 3,06,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Gandhinagar                     | 201          | 2                           | 402               | ₹ 25,00,000     | ₹ 1,00,50,00,000  | 8,04,000                     | ₹ 8,04,00,000     | ₹ 1,20,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Nashik                          | 671          | 2                           | 1342              | ₹ 25,00,000     | ₹ 3,35,50,00,000  | 26,84,000                    | ₹ 26,84,00,000    | ₹ 4,02,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Lucknow                         | 291          | 2                           | 582               | ₹ 25,00,000     | ₹ 1,45,50,00,000  | 11,64,000                    | ₹ 11,64,00,000    | ₹ 1,74,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Kanpur                          | 474          | 2                           | 948               | ₹ 25,00,000     | ₹ 2,37,00,00,000  | 18,96,000                    | ₹ 18,96,00,000    | ₹ 2,84,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Gurgaon                         | 171          | 2                           | 342               | ₹ 25,00,000     | ₹ 85,50,00,000    | 6,84,000                     | ₹ 6,84,00,000     | ₹ 1,02,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Vadodara                        | 660          | 2                           | 1320              | ₹ 25,00,000     | ₹ 3,30,00,00,000  | 26,40,000                    | ₹ 26,40,00,000    | ₹ 3,96,00,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Vizag                           | 698          | 2                           | 1396              | ₹ 25,00,000     | ₹ 3,49,00,00,000  | 27,92,000                    | ₹ 27,92,00,000    | ₹ 4,18,80,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Surat                           | 651          | 2                           | 1302              | ₹ 25,00,000     | ₹ 3,25,50,00,000  | 26,04,000                    | ₹ 26,04,00,000    | ₹ 3,90,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Nagpur                          | 346          | 2                           | 692               | ₹ 25,00,000     | ₹ 1,73,00,00,000  | 13,84,000                    | ₹ 13,84,00,000    | ₹ 2,07,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Patna                           | 447          | 2                           | 894               | ₹ 25,00,000     | ₹ 2,23,50,00,000  | 17,88,000                    | ₹ 17,88,00,000    | ₹ 2,68,20,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Amritsar                        | 377          | 2                           | 754               | ₹ 25,00,000     | ₹ 1,88,50,00,000  | 15,08,000                    | ₹ 15,08,00,000    | ₹ 2,26,20,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Jaipur                          | 589          | 2                           | 1178              | ₹ 25,00,000     | ₹ 2,94,50,00,000  | 23,56,000                    | ₹ 23,56,00,000    | ₹ 3,53,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Bhopal                          | 138          | 2                           | 276               | ₹ 25,00,000     | ₹ 69,00,00,000    | 5,52,000                     | ₹ 5,52,00,000     | ₹ 82,80,000      | ₹ 2,00,000       | ₹ 30,000        |  |
| Noida                           | 108          | 2                           | 216               | ₹ 25,00,000     | ₹ 54,00,00,000    | 4,32,000                     | ₹ 4,32,00,000     | ₹ 64,80,000      | ₹ 2,00,000       | ₹ 30,000        |  |
| Gaziabad                        | 224          | 2                           | 448               | ₹ 25,00,000     | ₹ 1,12,00,00,000  | 8,96,000                     | ₹ 8,96,00,000     | ₹ 1,34,40,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Kochi                           | 410          | 2                           | 820               | ₹ 25,00,000     | ₹ 2,05,00,00,000  | 16,40,000                    | ₹ 16,40,00,000    | ₹ 2,46,00,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Cuttak                          | 396          | 2                           | 792               | ₹ 25,00,000     | ₹ 1,98,00,00,000  | 15,84,000                    | ₹ 15,84,00,000    | ₹ 2,37,60,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Guwahati                        | 312          | 2                           | 624               | ₹ 25,00,000     | ₹ 1,56,00,00,000  | 12,48,000                    | ₹ 12,48,00,000    | ₹ 1,87,20,000    | ₹ 2,00,000       | ₹ 30,000        |  |
| Total                           | 13365        |                             | 26730             |                 | ₹ 65,26,50,00,000 | 5,34,60,000                  | ₹ 5,34,60,00,000  | ₹ 80,19,00,000   | ₹ 62,00,000      | ₹ 9,30,000      |  |



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**VISION 2023 to 2031**

**Purchase Goods or Service from Ecommerce, Real Estate Rentals, Solar Power Generation, EV Charging Stations, Container Rentals WorldWide.**

**Delper Utility Token LLC to be registered in Lithuania, has a total supply of DPR 5,000,000,000**

**Initial private offer of DPR 551,859,340 € 2.52 Each with a Soft Cap Offer of DPR 390,000**

| Project Name                                   | Ready to Launch Projects in India 1 to 5 Years |                   |                   |                   |                   |                     | World Wide Year 6   |                     |                     |
|--|--|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|
|  | Year 1   | Year 1            | Year 3            | Year 4            | Year 5            | Total               | Year 7              |                     | Year 8 Onwards      |
| Ecommerce: Delper Ecom Across India            |  |                   |                   |                   |                   |                     |                     |                     |                     |
| Investment                                     | € 1,16,77,97,442                               | € 1,16,77,97,442  | € 1,16,77,97,442  | € 1,16,77,97,442  | € 1,16,77,97,442  | € 5,83,89,87,209    | 82.41%              | € 27,85,39,56,872   | € -                 |
| Revenue Per Year                               | € 7,00,67,84,651                               | € 7,00,67,84,651  | € 7,00,67,84,651  | € 7,00,67,84,651  | € 7,00,67,84,651  | € 35,03,39,23,256   | 99.68%              | € 1,67,12,37,41,232 | € 2,02,15,76,64,488 |
| Real Estate: Privada Bangalore                 |  |                   |                   |                   |                   |                     |                     |                     |                     |
| Investment                                     | € 10,46,51,163                                 | € 10,46,51,163    | € 10,46,51,163    | € 10,46,51,163    | € 10,46,51,163    | € 52,32,55,814      | 7.38%               | € 2,49,61,08,375    |                     |
| Revenue Per Year                               | € -  | € -               | € -               | € -               | € 10,72,09,302    | € 10,72,09,302      | 0.31%               | € 51,14,24,872      | € 61,86,34,174      |
| Solar Project: Tamil Nadu                      |  |                   |                   |                   |                   |                     |                     |                     |                     |
| Investment                                     | € 5,81,39,535                                  | € -               | € 5,81,39,535     | € 5,81,39,535     | € 5,81,39,535     | € 23,25,58,140      | 3.28%               | € 1,10,93,81,500    | € -                 |
| Revenue Per Year                               | € 7,00,000                                     | € 7,00,000        | € 7,00,000        | € 7,00,000        | € 7,00,000        | € 35,00,000         | 0.01%               | € 1,66,96,192       | € 2,01,96,192       |
| EV Charging Station: Across India              |  |                   |                   |                   |                   |                     |                     |                     |                     |
| Investment                                     | € 4,90,60,210                                  | € -               | € 9,81,20,421     | € 14,71,80,631    | € 19,62,40,841    | € 49,06,02,103      | 6.92%               | € 2,34,03,39,055    | € -                 |
| Revenue  | € 1,11,919                                     | € 1,11,919        | € 2,23,837        | € 3,35,756        | € 4,47,674        | € 12,31,105         | 0.00%               | € 58,72,788         | € 71,03,893         |
| Total Investment                               | € 1,37,96,48,350                               | € 1,27,24,48,605  | € 1,42,87,08,560  | € 1,47,77,68,770  | € 1,52,68,28,981  | € 7,08,54,03,265    | 100.00%             | € 33,79,97,85,802   | € -                 |
| Total Revenue                                  | € 7,00,75,96,570                               | € 7,00,75,96,570  | € 7,00,77,08,488  | € 7,00,78,20,407  | € 7,11,51,41,628  | € 35,14,58,63,663   | 100.00%             | € 1,67,65,77,35,084 | € 2,02,80,35,98,747 |
| Total Utility Tokens to be issued @ € 2.5 each | 55,18,59,340                                   | -                 | -                 | -                 | -                 | 55,18,59,340        | -                   | -                   | -                   |
| Project NPV @6%PA for 5 Year Term              | € 30,21,03,66,312                              | € 30,21,03,66,312 | € 30,21,08,48,803 | € 30,21,13,31,294 | € 30,67,40,02,535 | € 1,51,51,69,15,256 | € 7,22,78,72,69,718 | € 7,22,78,72,69,718 | € 8,74,30,41,84,974 |
| NPV of each issued Token                       | € 6.042073262                                  | € 6.042073262     | € 6.042169761     | € 6.042266259     | € 6.134800507     | € 30                | € 145               | € 79,79,57,14,577   | € 175               |
| NPV of 4,448,140,660 Tokens                    | € 6.042073262                                  | € 6.042073262     | € 6.042169761     | € 6.042266259     | € 6.134800507     | € 30                | € 145               | € 6,42,99,15,55,129 | € 175               |



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www.delperecom.com

With Assisted E-Commerce, Groceries and Pre-Cooked Food are sold across India

With an Initial Investment of Rs. 4069 Crores 1632 Trucks and 12 Kiosks in 12 Taluks would grow to achieve 5650 Kiosks and 7,96,625 Tata Ace Trucks catering to 82.52 Crore Adults and 26 Crore Children Per Day Across 5650 Taluks and 2,00,000 Kms of Highways in India managed by 79,71,900 Personnel. An USD 585 Billion PA Net Profit Initiative as against an Investment of USD 263 Billion in 5 Years



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## **\$BUSD Reflections**

Earn automatic Binance pegged USD (\$BUSD), rewards by holding your Delper Utility Token (DPR) – 12% of every buy, transfer and sell transaction within the community is redistributed automatically to DPR eligible holders\*. You will receive the rewards automatically in your wallet or claim your rewards manually in our dApp Dashboard anytime from the 10<sup>th</sup> month.

## **Liquidity Pool**

Our Smart contract deposits 2% from every buy/transfer/sell transaction as \$BUSD into a liquidity pool which has been locked and certified. Pancakeswap fixes the low liquidity problems of DEXs through their Liquidity Pools, ensuring traders can always Buy & Sell without liquidity issues. A bigger liquidity pool will provide more stability to the DPR price.

## **BuyBack & Store**

10% DPR is collected from every transaction, converted to BNB & stored in our contract. When buyback is enabled on the 60<sup>th</sup> Month it purchases DPR from exchanges & removes them permanently from supply. This generates further \$BUSD rewards & Green Candles, leaving less Tokens receiving rewards in future.

## **Anti-Whale Mechanism**

Our Anti-Whale Mechanism ensures that no single sell order can amount to more than 0.125% of the total supply of DPR. The Anti-Whale Mechanism won't necessarily stop Whales from selling, but having a maximum limit helps to prevent large selloffs and price manipulation.

## **TOKENOMICS**

- DPR Token is the next evolution of reflection token on the Binance Smart Chain (BSC): the first \$BUSD reflection token to maximize your earnings both now & in the future. Simply hold DPR in an eligible wallet\* and automatically receive 4% \$BUSD rewards from every transaction.
- Delper token (DPR) is priced at Euro 2.52 for each token, by the 5<sup>th</sup> year of operation the issued tokens would be valued at 23.42 times.
- DPR can be swapped with BNB.
- DPR cannot be bought by paying cash.
- With the existing tokens we would complete projects world over by way of pledging the same at NPV.



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- Profits from the operations from such projects would help gain value for the issued tokens and it goes on. next evolution of reflection token on the Binance Smart Chain (BSC): the first \$BUSD reflection token to maximize your earnings both now & in the future. Simply hold DPR in an eligible wallet\* and automatically receive 4% \$BUSD rewards from every transaction.
- 12% of every buy/transfer/sell is redistributed to all holders in \$BUSD
- 2% of every transaction is transferred into the Liquidity Pool on Pancakeswap to create a stable price floor.
- 10% of every transaction is used for strategic BuyBack.
- 1% DPR is collected from every transaction, converted to BNB & stored in our contract.
- 1% of every transaction is sent to the marketing wallet to fund marketing, utility development and community management.
- Any transaction between two wallets is taxed 14% by the contract and distributed as above.

## **IMPORTANT INFORMATION**

Our Centralised Exchange (CEX) listings have been designed to allow users to invest in Delper Utility Token tax free, which opens DPR up to 50 million investors worldwide! Delper Utility Token levies tax on holders who wish to receive rewards – this is how the rewards are paid for, and the longer you hold, the more rewards you accumulate. As CEX investors don't pay tax, they don't receive rewards. If after investing via a CEX you wish to participate in our record breaking rewards – which pay Binance-pegged USD (BUSD) – you will have to transfer your DPR to an eligible wallet – for example, Trust Wallet or Metamask.

1. If you Buy and Sell on a centralised exchange, you won't pay any taxes, but won't receive rewards. Over 90% of Crypto investors only trade on CEX, and this allows a huge number of new potential long term investors to discover Delper Utility Token without barriers.
2. Delper Utility Token pays significant BUSD to our holders on decentralised wallets, creating a stable passive income for long-term investors.
3. When you transfer to a decentralised wallet, you won't pay any transfer charges, but the value of your coins will be less in a decentralised wallet – this reflects the tax you didn't directly pay when buying on a centralised exchange (as all coins on CEX have already been taxed). You will receive rewards whilst holding in a decentralised wallet.
4. If you swap (to a stable coin or other crypto) on a decentralised wallet, you will pay 14% tax, which again contributes towards everyone's rewards.



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### **Few points to remember:**

When you trade on a CEX there are two parties involved – the Buyer and the Seller. The trade is between those two parties, and the price is dictated by Supply and Demand. All coins on a CEX have been subjected to the full Buy and Sell tax when they were originally deposited. So buyers on CEX can trade – Buy and Sell – without paying taxes, but if they wish to participate in rewards they must follow point 3.

Our entire CEX arrangement has been designed to allow a huge number of new investors easy access to DPR, whilst increasing the rewards of our holders outside of CEX in decentralised wallets (DEX). Every DPR held on a CEX is excluded from rewards, which means those holding on DEX receive a bigger share of rewards. This ultimately makes it more attractive for CEX holders to move to DEX, because they want those big rewards. In the longer term this generates more DPR holders and more rewards.

Beyond this, CEX prices will always be higher than DEX prices, that moving from DEX to CEX is double taxed! When the price difference exceeds that double taxation, this creates an arbitrage opportunity, which will encourage even more trading and even more rewards!

We understand this arrangement is complex, and definitely difficult to understand at first, but it has been designed to bring in huge numbers of new Delper Utility Token investors via CEXs and to make rewards more and more attractive over time, whilst keeping taxation and rewards 100% fair for everyone.

### **Token Sale Terms and Giveaways:**

- 12% of every transaction is redistributed to holders in Binance pegged BUSD, which is automatically paid every 60 Minutes.
- 2% of every transaction is transferred into Liquidity Pool for Pancakeswap to create a stable price floor.
- 10% of every transaction is transferred into Smart Contract for strategic BuyBack reserve.
- 1% DPR is collected from every transaction, converted to BNB & stored in our contract.
- 1% of every transaction is sent to the marketing wallet to fund marketing, utility development and community management.
- DPR can be sold on the 60<sup>th</sup> Month from the date of purchase by the Eligible Holders\*, whereas the rewards may be withdrawn as BNB from the 10<sup>th</sup> Month onwards.
- As soon as somebody has bought DPR automatically the above giveaways are credited to the concerned account heads, which will be visible to all the DPR Holders.

[info@delpertoken.com](mailto:info@delpertoken.com)



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## VISION 2031

| High Way - EV Charging Point Profitability Analysis - Pan India |   |
|---|---|
| Permissible Ev Charging Stations Per 25 KMS on High way         | 2                                       |
| Total KMS of High Way In India                                  | 2,00,000                                |
| Total Number of High Way Charging Stations                      | 16,000                                  |
| Land Required in Acres (2 Acres for each Charging Station)      | 32,000                                  |
| Land Cost   | ₹ 3,20,00,00,00,000                     |
| Cost of Hi Speed Charging Point                                 | ₹ 64,00,00,00,000                       |
| Number of Charging Points per Station                           | 30                                      |
| Number of Vehicles Per Day                                      | 2,30,40,000                             |
| Units Per Day   | 23,04,00,000                            |
| Revenue Per Day @ Rs. 20 Per Unit                               | ₹ 4,60,80,00,000                        |
| MW Solar Power Generation                                       | 60,069                                  |
| Cost of Solar Power Generation Including Land Cost              | ₹ 36,04,11,42,85,714                    |
| Land Required in acres for Solar Power Generation               | 3,60,411                                |
| Charging Duration - 30 Min Per vehicle for 24 Hours per day     |   |
| Land Cost   | ₹ 3,20,00,00,00,000                     |
| Cost of Hi Speed Charging Points                                | ₹ 64,00,00,00,000                       |
| Cost of Solar Power Generation Including Land Cost              | ₹ 36,04,11,42,85,714                    |
| Total Project Cost  | ₹ 39,88,11,42,85,714 \$ 52,47,51,87,970 |
| Repayment Per Day @ 6% PA Interest for 180 Months               | ₹ 23,21,84,736 \$ 30,55,062             |
| Gross Profit Per Day  | ₹ 4,37,58,15,264 \$ 5,75,76,517         |

|                       |                    |
|-----------------------|--------------------|
| Total Project Cost    | \$ 71,65,96,99,248 |
| Emi Per Day           | \$ 34,98,671       |
| Gross Revenue Per Day | \$ 6,18,90,802     |

| Taluk Level - EV Charging Point Profitability Analysis - Pan India  |   |
|---|---|
| Permissible Ev Charging Stations Per 3 KMS inside city              | 2                                       |
| Number of Taluks in India   | 5,650                                   |
| Total Number of City Charging Stations                              | 11,300                                  |
| Land Required in Sft (2594.123 Acres) (20,000 sft for each station) | 22,60,00,000                            |
| Cost of Land  | ₹ 11,30,00,00,00,000                    |
| Cost of Hi Speed Charging Point                                     | ₹ 45,20,00,00,000                       |
| Number of Charging Points per Station                               | 10                                      |
| Number of Vehicles Per Day  | 18,08,000                               |
| Units Per Day   | 1,80,80,000                             |
| Revenue Per Day @ Rs. 20 Per unit                                   | ₹ 36,16,00,000                          |
| MW Solar Power Generation   | 4,714                                   |
| Cost of Solar Power Generation Including Land Cost                  | ₹ 2,82,82,28,57,143                     |
| Land Required in acres for Solar Power Generation                   | 28,282                                  |
| Charging Duration - 30 Min Per vehicle for 16 Hours per day         |   |
| Land Cost   | ₹ 11,30,00,00,00,000                    |
| Cost of Hi Speed Charging Points                                    | ₹ 45,20,00,00,000                       |
| Cost of Solar Power Generation Including Land Cost                  | ₹ 2,82,82,28,57,143                     |
| Total Project Cost  | ₹ 14,58,02,28,57,143 \$ 19,18,45,11,278 |
| Repayment Per Day @ 6% PA Interest for 180 Months                   | ₹ 3,37,14,282 \$ 4,43,609               |
| Gross Profit Per Day  | ₹ 32,78,85,718 \$ 43,14,286             |

| 500 Acre - 50 Gwh Lib Plant - Bangalore - India Market Size - 2310 Gwh by 2030 |                           |                              |
|--|---------------------------|------------------------------|
| 50% Production Capacity kwh  | 2,19,15,00,00,000         |                              |
| Sale Value 4383 Hours  | ₹ 2,49,83,10,00,00,00,000 | \$ 3,28,72,50,00,00,00,000   |
| R&D & Production Cost PA   | ₹ 1,71,00,00,00,00,000    | \$ 2,25,00,00,00,00,000      |
| Depreciation PA  | ₹ 23,30,66,66,667         | \$ 30,66,66,667              |
| Profit in 20 Years   | ₹ 2,49,81,15,69,33,33,330 | \$ 3,28,69,94,33,33,333      |
| Capital Required   |                           |                              |
| Working Capital PA   | ₹ 1,71,00,00,00,00,000    | \$ 2,25,00,00,00,00,000      |
| Total Capital Required   | ₹ 5,20,60,00,00,00,000    | \$ 6,85,00,00,00,00,000      |
| 4383 2310  |                           |                              |
| % Capex in 10 Years  |                           |                              |
| Solar Power Generation   | ₹ 53,36,93,71,42,857      | \$ 70,22,28,57,143 71.10%    |
| Cost of Hi Speed Charging Points   | ₹ 1,09,20,00,00,00,000    | \$ 1,43,68,42,105 1.45%      |
| Cost of LiB Battery Production   | ₹ 20,59,60,00,00,00,000   | \$ 27,10,00,00,00,000 27.44% |
| Total  | ₹ 75,05,73,71,42,857      | \$ 98,75,96,99,248 100.00%   |

# NEELAKARI MAHINDARAKAR ASSOCIATES

CHARTERED ACCOUNTANTS

NO.5/A 1sr A MAIN HANUMANTHA NAGAR, BANGALORE - 560 019

PHONE: 080-42459023

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## Certificate For Requirement of Funds and Project Viability

To Whom So Ever It May Concern

Subject: Funds Required for Real Estate, E commerce, Solar Power Generation and Electric Vehicle Charging Stations across India.

With reference to the above subject please find below the chart explaining the amount of investment required with timelines and the income from the business venture which clearly forecasts the viability of the said projects:

- |                        |   |
|------------------------|---|
| Ecommerce              | : Selling Groceries, Pre-cooked Food, Medicines, and Apparel on 10 Monthly Installments every month to salaried employees across India.                             |
| Real Estate            | : Hi Class, Mixed Development with customization and cutting-edge technologies, style, quality and function to surpass every expectation of livable sophistication. |
| Solar Power generation | : Installation of Solar Power Generation Units across India to cater to Electric Vehicle (EV) Charging Units.   |
| EV Charging Stations   | : Installation of EV charging facilities across India combined with Ecommerce Product delivery and family entertainment centers.                                    |



... 2

| Ready to Launch Projects                   |                       |                       |                       |                       |                       |                         |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| Project Name                               | Year 1                | Year 1                | Year 3                | Year 4                | Year 5                | Total                   |
| <b>Ecommerce: Delpor Ecom Across India</b> |                       |                       |                       |                       |                       |                         |
| Investment                                 | € 2,91,949            | € 2,91,949            | € 2,91,949            | € 2,91,949            | € 2,91,949            | € 14,59,747             |
| Revenue Per Year                           | € 70,06,78,465        | € 70,06,78,465        | € 70,06,78,465        | € 70,06,78,465        | € 70,06,78,465        | € 3,50,33,92,326        |
| <b>Real Estate: Privada Bangalore</b>      |                       |                       |                       |                       |                       |                         |
| Investment                                 | € 10,46,51,163        | € 10,46,51,163        | € 10,46,51,163        | € 10,46,51,163        | € 10,46,51,163        | € 52,32,55,814          |
| Revenue Per Year                           | € -                   | € -                   | € -                   | € -                   | € 9,30,23,256         | € 9,30,23,256           |
| <b>Solar Project: Tamil Nadu</b>           |                       |                       |                       |                       |                       |                         |
| Investment                                 | € 5,81,39,535         | € -                   | € 5,81,39,535         | € 5,81,39,535         | € 5,81,39,535         | € 23,25,58,140          |
| Revenue Per Year                           | € 7,00,000            | € 7,00,000            | € 7,00,000            | € 7,00,000            | € 7,00,000            | € 35,00,000             |
| <b>EV Charging Station: Across India</b>   |                       |                       |                       |                       |                       |                         |
| Investment                                 | € 4,90,60,210         | € -                   | € 9,81,20,421         | € 14,71,80,631        | € 19,62,40,841        | € 49,06,02,103          |
| Revenue                                    | € 1,11,919            | € 1,11,919            | € 2,23,837            | € 3,35,756            | € 4,47,674            | € 12,31,105             |
| <b>Total Investment</b>                    | <b>€ 21,21,42,857</b> | <b>€ 10,49,43,112</b> | <b>€ 26,12,03,068</b> | <b>€ 31,02,63,278</b> | <b>€ 35,93,23,488</b> | <b>€ 1,24,78,75,803</b> |
| <b>Total Revenue</b>                       | <b>€ 70,14,90,384</b> | <b>€ 70,14,90,384</b> | <b>€ 70,16,02,302</b> | <b>€ 70,17,14,221</b> | <b>€ 79,48,49,395</b> | <b>€ 3,60,11,46,686</b> |

By analyzing the project forecast document and by virtue of the features incorporated in the activity, which is advantageous as per the current customer preference, the project would be viable by deriving the required revenue as per the timelines, as the users would pay and use the facilities of the above-mentioned Projects daily basis.

The Market Share for deriving the above revenue is based on 35% of the customer base.

Hence, I am of the opinion, that the above-mentioned projects would be of primary necessity for the public in their everyday life, thereby, the “buy now pay later” feature offered by the promoter would generate the required number of users by outperforming the available competition and thereby generate revenues to achieve the anticipated results, provided the timelines are adhered to for initiation and completion of the facilities and upon diligent management of day-to-day business operations are followed.

Thanking You,

Yours faithfully,



|                   |                         |
|-------------------|-------------------------|
| Name              | : CA VIVEK MAHINDRA.KAR |
| Membership Number | : 039997                |
| Firm Reg. Number  | : 0024595               |
| Mail ID           | : CAVIVEK3939@GMAIL.COM |
| Date              | : 27/12/2021            |
| Place             | : BANGALORE             |

## **PRIVADA BANASAWADI**

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.



## PRIVADA BANASAWADI

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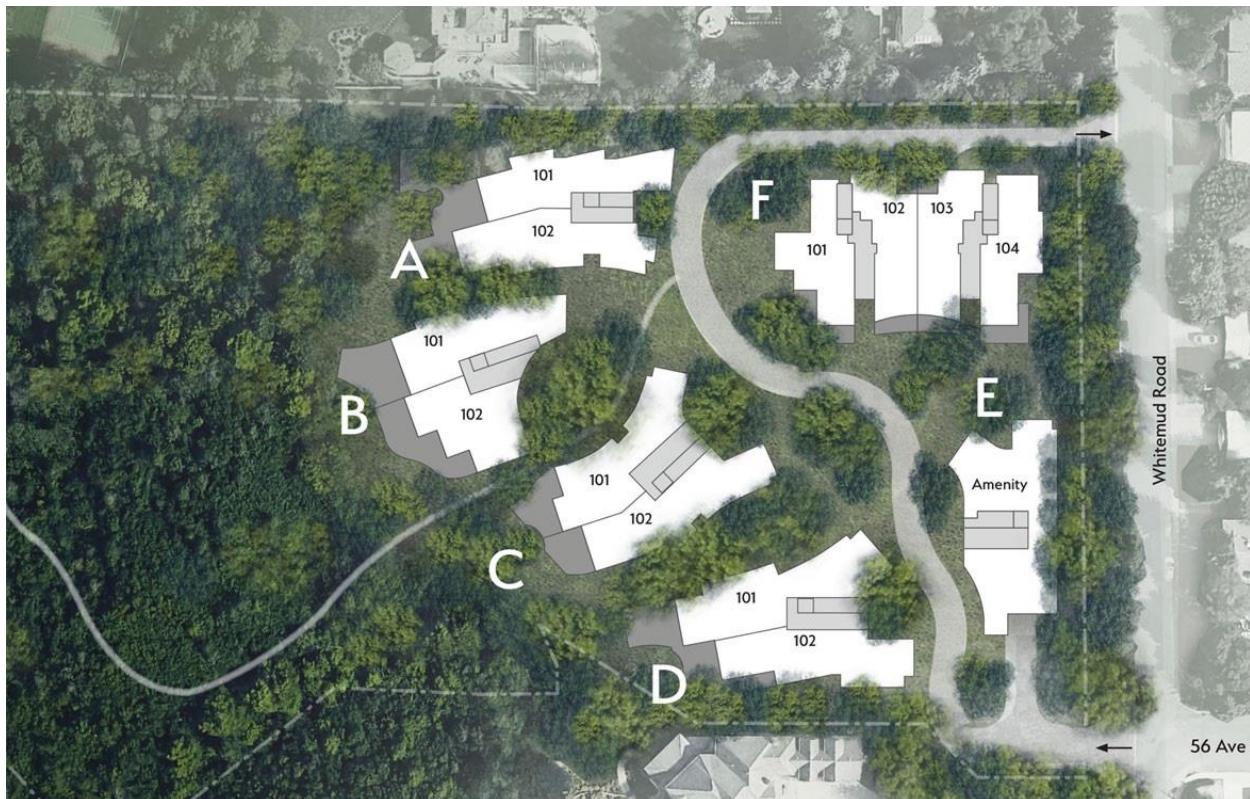
### Master Plan



## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

### Placement



## PRIVADA BANASAWADI

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**Villaments (A,B)**



|  |               |
|--|---------------|
| <b>Each Slab per Block in Sft</b>        | <b>68,213</b> |
| <b>Number of Blocks</b>                  | <b>4</b>      |
| <b>Number of Floors in Each Block</b>    | <b>12</b>     |
| <b>Number of Vilaments in each Floor</b> | <b>16</b>     |

| <b>Event</b>            | <b>Villaments</b> |
|-------------------------|-------------------|
| <b>Break Even</b>       | <b>701</b>        |
| <b>Total Villaments</b> | <b>768</b>        |

## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.



**831.06 Sft INR 82,03,705**



**900 Sft INR 88,84,238**



**1198.88 Sft INR 1,18,34,595**

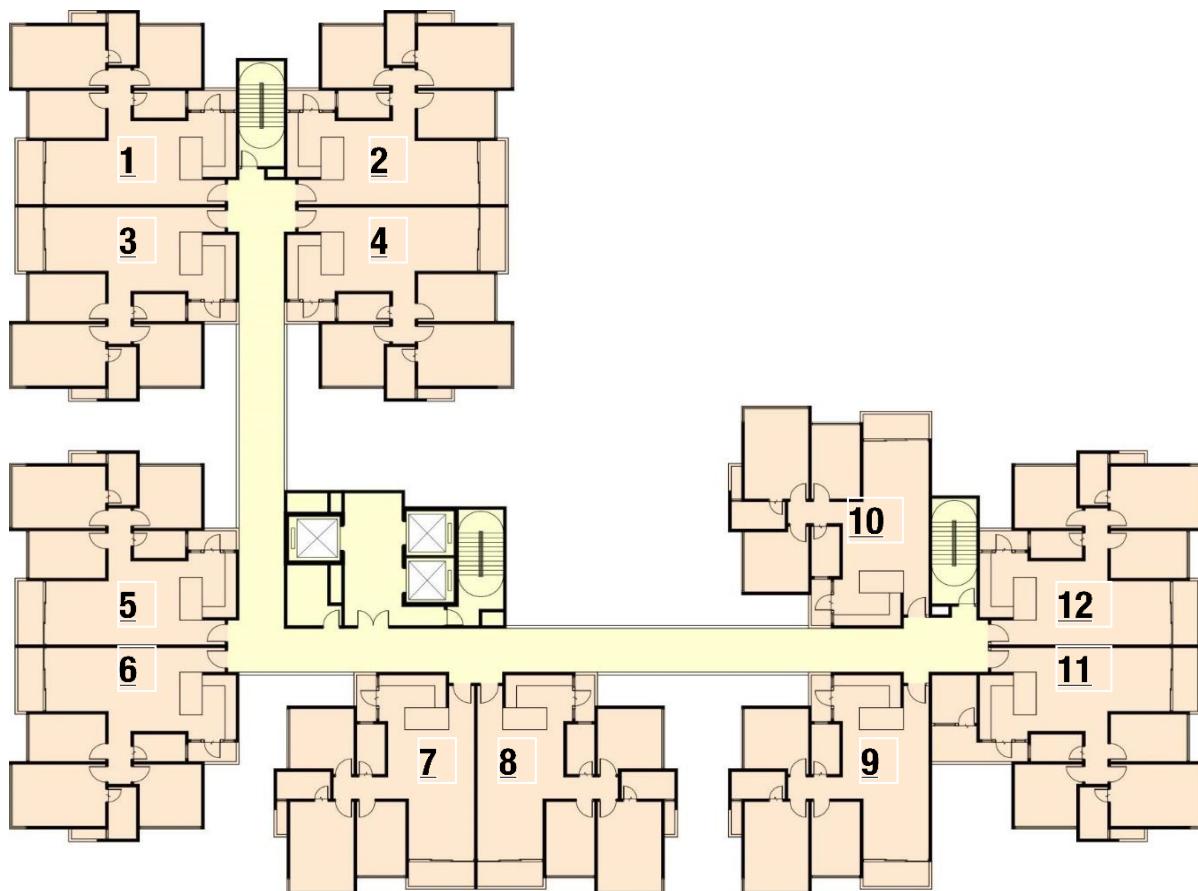


**1333.38 Sft INR 1,31,62,295**

## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

**Serviced Apartment (C)**

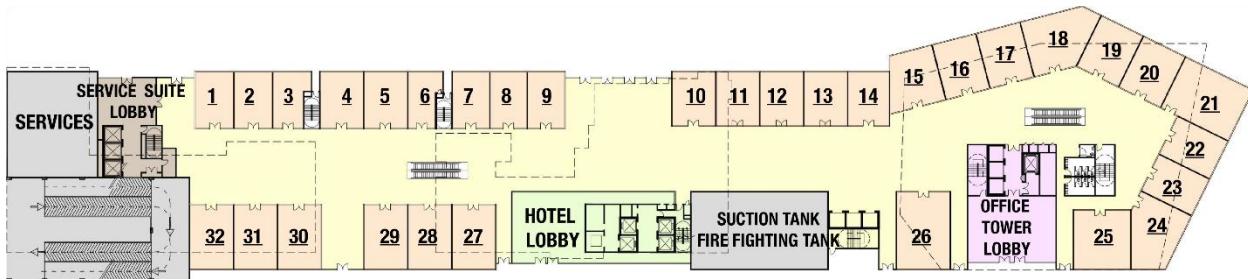


| Serviced Apartment |                         |
|--------------------|-------------------------|
| Sft                | 200000                  |
| Total Floors       | 10                      |
| Floor Plate        | 20000                   |
| Rent PA            | <b>INR 12,00,00,000</b> |

## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

**Managed Private Residences, Hotel, Office Tower, Private Mall (F)**



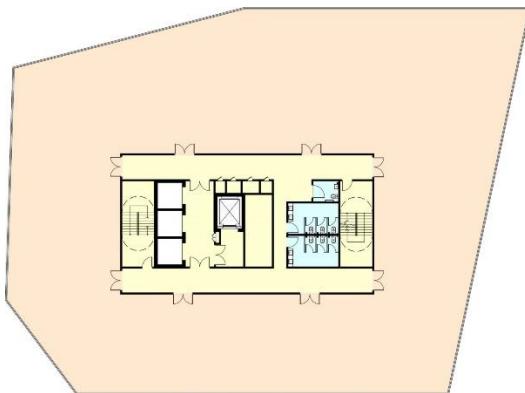
**Hotel**

| <b>Hotel</b> |                         |
|--------------|-------------------------|
| <b>Sft</b>   | 200,000                 |
| Total Floors | 10                      |
| Floor Plate  | 20,000                  |
| Rent PA      | INR <b>68,43,75,000</b> |

**Office Tower**

| <b>Private Mall</b> |                         |
|---------------------|-------------------------|
| <b>Sft</b>          | 200,000                 |
| Total Floors        | 10                      |
| Floor Plate         | 20,000                  |
| Rent PA             | INR <b>12,00,00,000</b> |

**Amenity (E)**



## **PRIVADA BANASAWADI**

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

**Romanspa (E) only for Members 100 Keys Hotel and Spa**



## **PRIVADA BANASAWADI**

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.



## **PRIVADA BANASAWADI**

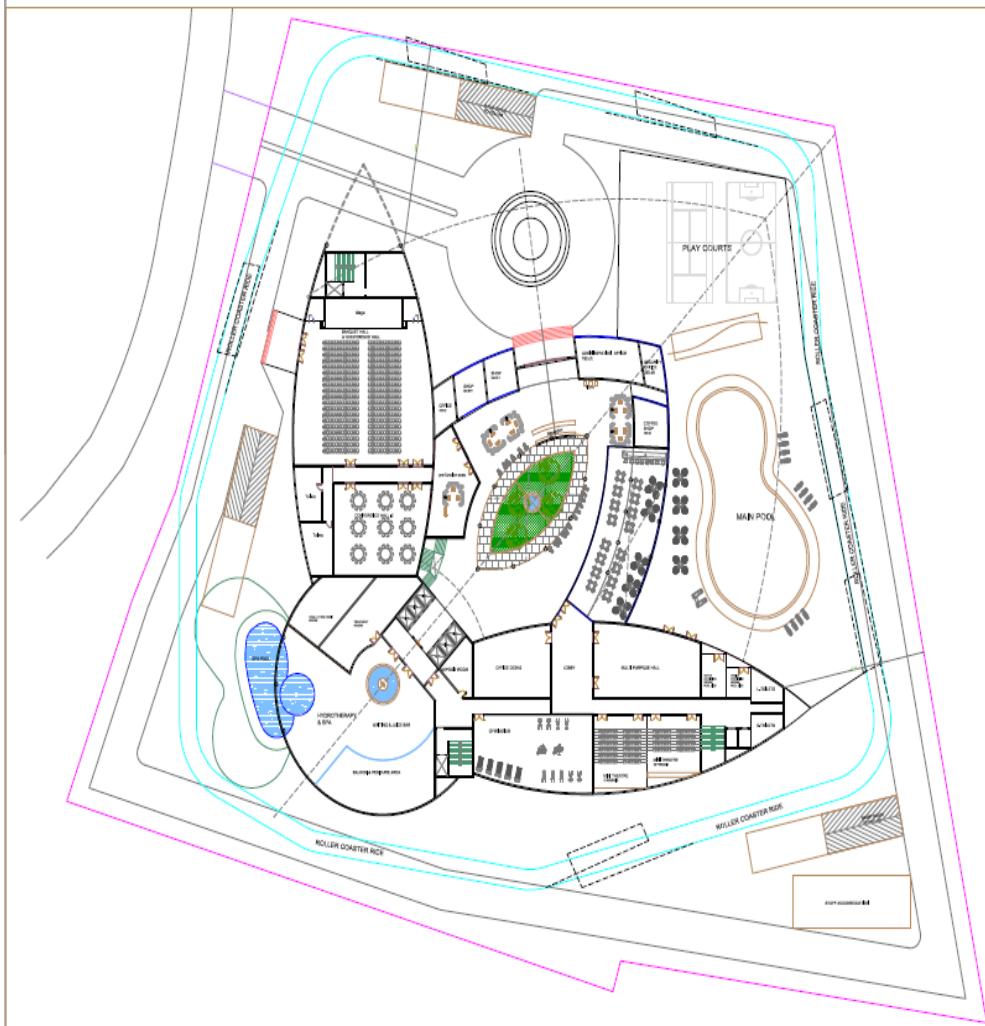
THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.



## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

### GROUND FLOOR PLAN



#### GROUND FLOOR

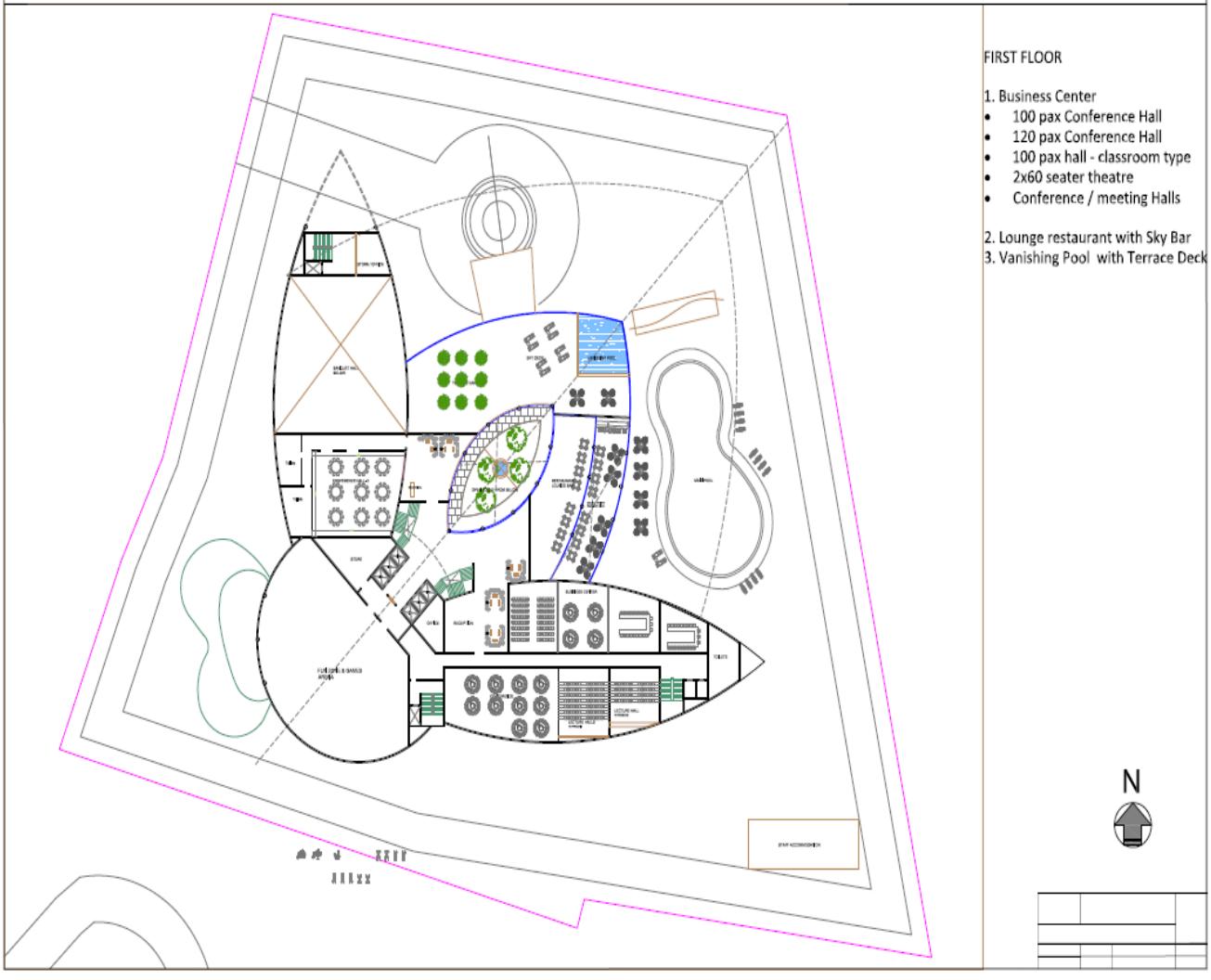
1. Reception /Entrance area
  - Kiosks
  - Waiting area
  - Concierge
  - ATM
  - Front Office
  - Display shop fronts
  - Tourism office
  - Coffee Shop
  - Restaurant with pool view
  - 500 seats Auditorium
  - Central Roman courtyard
  - SPA & Health center-12,500sqft Treatment Rooms Gymnasium Indoor Temp.control Pool AquaTherapy/Hydrotherapy Massage Rooms Pedicure Saloon
  - Mini Theatre -2no's - 50 & 70 persons
  - Multi purpose Hall for Corporate bookings -100persons
  - Conference Hall-100 pax
  - Main Pool with Roman Theme
  - Roller Coaster Ride around the Theme resort



## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

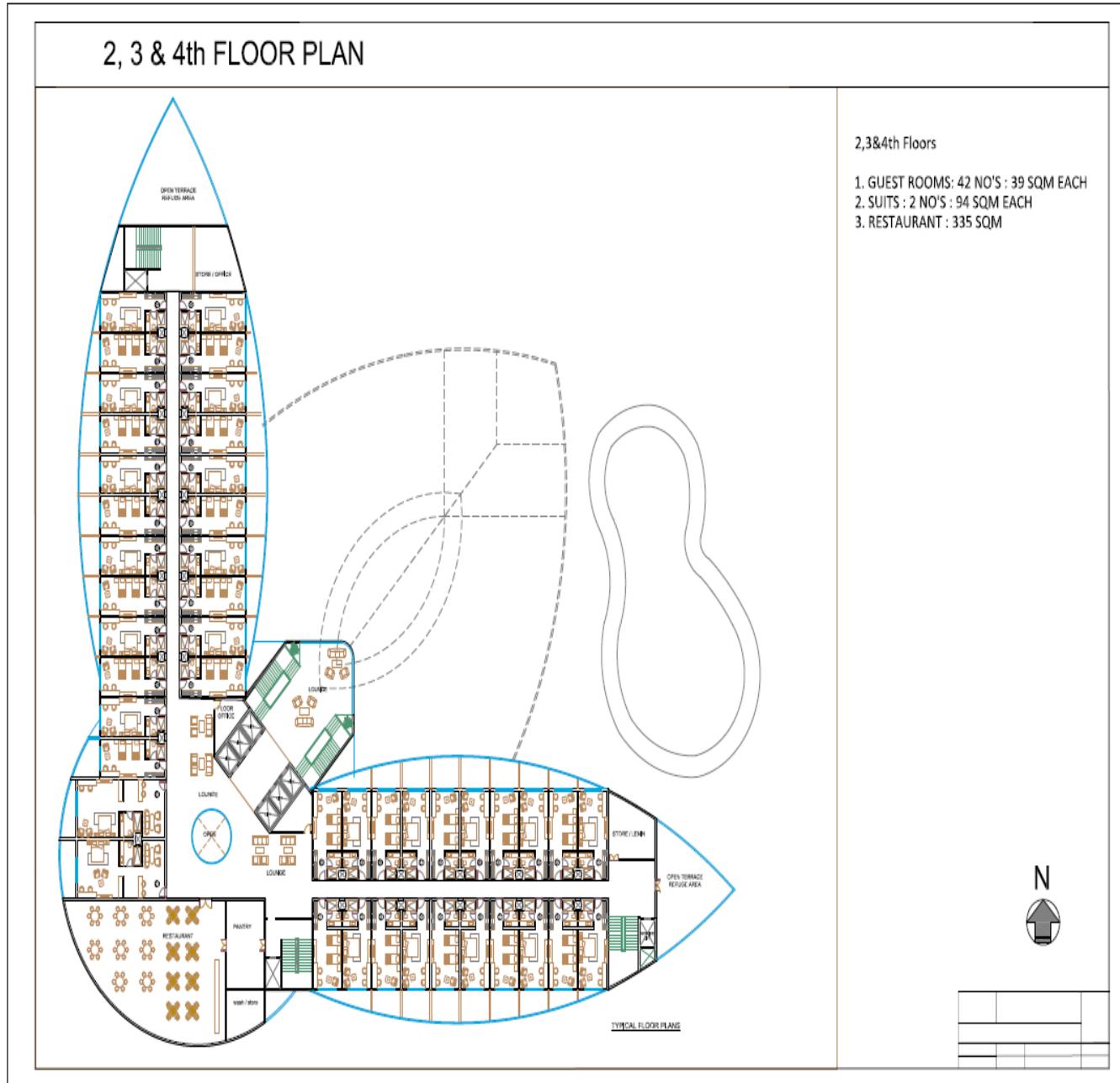
### FIRST FLOOR PLAN



## PRIVADA BANASAWADI

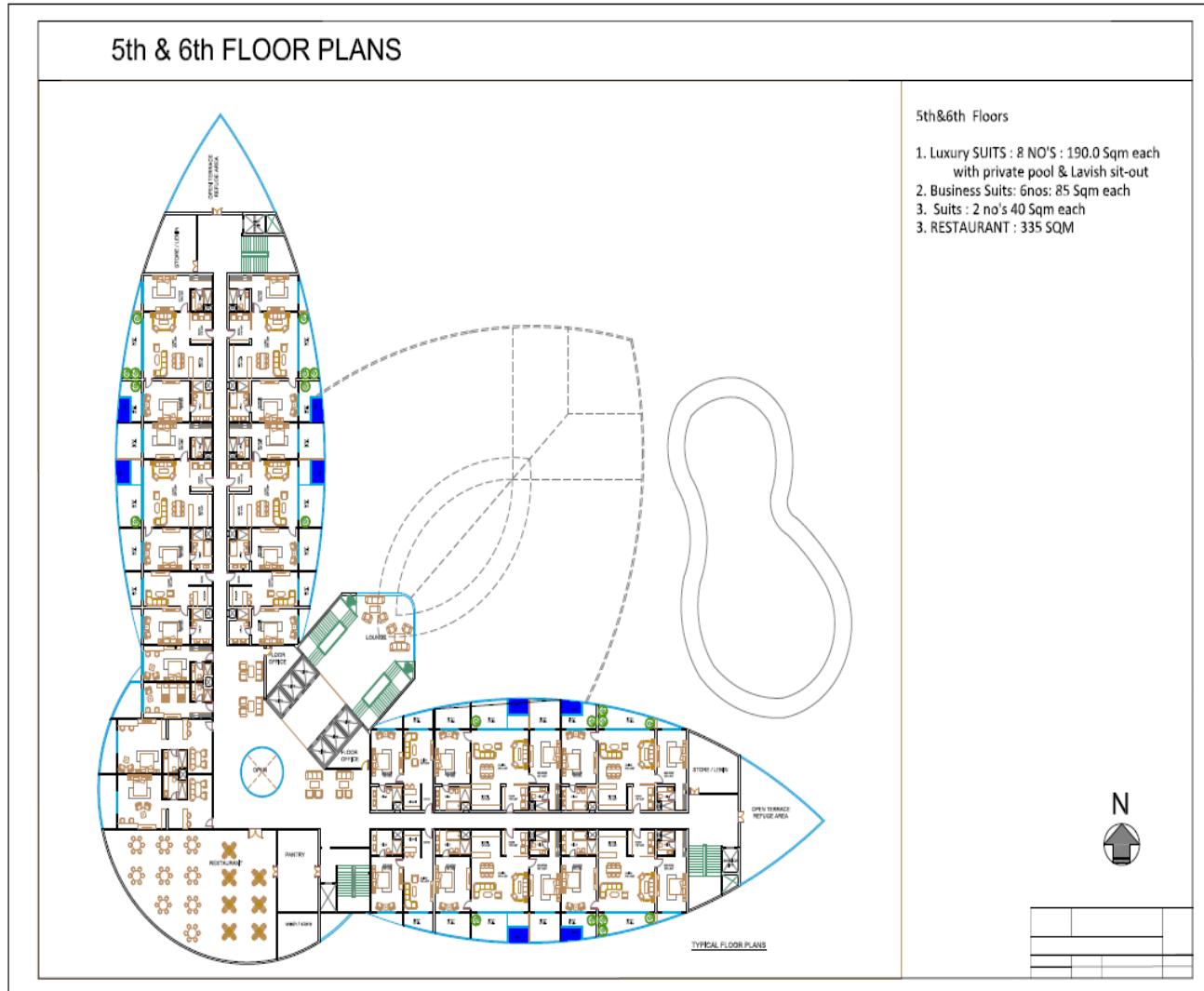
THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

### 2, 3 & 4th FLOOR PLAN



## PRIVADA BANASAWADI

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.



## **PRIVADA APARTMENTS**

THE ULTIMATE IN LUXURY LIVING IN BANGALORE WITH THE HIGHEST LEVEL OF CUSTOMIZATION AND CUTTING EDGE TECHNOLOGIES. LUXURIOUS INTERIORS COMBINE STYLE, QUALITY AND FUNCTION TO SURPASS EVERY EXPECTATION OF LIVABLE SOPHISTICATION.

### **DESIGN**

Natural, lush landscaping maintaining existing mature trees and river valley features Private and monitored access controlled gates and secured site perimeter with wrought iron fencing State-of-the-art concrete and steel construction with sculpted building design Accommodates cutting edge home automation Modern glass railings surrounding expansive porcelain tile terraces Unobtrusive solar energy heating and air conditioning Heated driveway.

### **GARAGES**

Spacious and secure heated private 3 and 4 car garages with sealed concrete floors Guest stalls Each garage wired for electric car chargers with 2 super chargers in the guest stalls Under carriage wash on parkade entry Two bay car wash Air compressor Two pet grooming stations Custom storage cabinets Secure, warm underground walking access to the amenity center during inclement weather.

### **LIVING**

Premium luxury engineered wide plank hardwood floors throughout each residence Walls finished with quality latex eggshell paint 12' smooth ceilings in penthouse residences and 10' smooth ceilings in all other residences Recessed LED pot-lights throughout each residence 9' tall aluminum framed glass vestibule doors with glass transom above and stainless steel finish hardware 8' solid core wood doors throughout each residence Oversized windows throughout each residence 48" gas fireplace in living room.

### **KITCHEN**

Italian-inspired Snaidero cabinetry Under mount contemporary stainless steel Kohler double sinks with polished chrome Kohler faucets Instant hot water and contemporary faucet LED lighting mounted beneath upper cabinets Soft-close hinges on all cabinet doors and drawers Oversized island cantilever top for seating Quartz countertops and luxury porcelain tile backsplash.

### **BATHROOMS**

Italian inspired Snaidero vanity with quartz vanity tops and integrated lighting Luxury porcelain tile in showers Steam shower with tiled seating\* Luxury stone tile floors with under tile warming Contemporary oval shaped vessel or undermount Kohler sinks with polished chrome Kohler faucets Low flow, wall mounted toilets with soft-close seats Frameless glass shower enclosures with polished chrome hardware Anti-fog vanity mirrors with built-in medicine cabinets 66" oval-shaped freestanding Kohler bathtub in Master Ensuite Pressure-balanced shower system and shower control Contemporary polished chrome towel bars, toilet roll holder and robe hooks.

### **BEDROOMS**

Italian-inspired crafted Snaidero closet organization system and cabinetry 48" gas fireplace in master suite Private terrace access from master suite Integrated safe In-floor heating in the master ensuite.

The developer reserves the right to make changes without notice to the aforementioned specifications pertaining to sizes, layouts, plans, features, finishes and product availability.

## **UTILITY**

Spacious laundry room featuring Snaidero cabinetry and quartz countertops Contemporary undermount double sink Recessed blind enclosures with power roughed in for optional motorized window shades Facilitated garbage disposal in each building.

## **TECHNOLOGY**

Secure entry points with remote opening control for residents and invited guests, Wiring for audio visual equipment and home automation Digital programmable thermostat control with air conditioning 24-hour digital security recording of entire property.

## **AMENITIES**

Individual hotel-style lobbies with private elevator access to each residence 24-hour concierge services Intimate bistro-style entertainment lounge with seating, fireplace and a billiard room Leading edge fitness studio and tranquil spa and massage area Modern yoga and pilates studio Top-of-the-line golf simulator for all season practice.

### **Special Features**

- Direct Access Parking Garage
- Elegant Clubroom w/ Plasma TV & DVD Player
- High-Tech Fitness Center w/ TV & Stereo
- On Site Recycling
- On Site Super Market, Poly Clinic, 24/7 Doctor On Call
- Pre-Wired for Phone, Cable, & Internet Access
- Resort-Style Outdoor Pool & Heated Spa Plaza
- Two Private Business Centers

### **Community Features**

- Controlled Access
- On-Site Property Manager
- Business Center
- Clubhouse
- BBQ Grill
- Picnic Area
- Fitness Center
- Swimming Pool

The developer reserves the right to make changes without notice to the aforementioned specifications pertaining to sizes, layouts, plans, features, finishes and product availability.

### Floor Plan Amenities

- High Speed Internet
- Washer/Dryer
- A/C
- Heating
- Ceiling Fans
- Dishwasher
- Garbage Disposal
- Microwave
- Stove
- Refrigerator
- Walk-In Closets
- Window Coverings

### Parking

- **Garage** Assigned Parking INR 50000 Per Month
- Hourly Guest Parking with INR 200 Per 24 Hours
- Underground, assigned parking. Controlled entry.

### Dogs Allowed

- INR 5000 Monthly Pet Rent
- INR 50000 Fee Per Annum
- 2 Pet Limit, 24/7 Vet On Call

Privada welcomes dogs and cats, including puppies and kittens! Breed restrictions do apply, so please call for specific breed and weight restrictions, and deposits and fees. \*We reserve the right to add additional restricted breeds at any time.

### Cats Allowed

- INR 5000 Monthly Pet Rent
- INR 50000 Fee Per Annum
- 2 Pet Limit, 24/7 Vet On Call

Privada welcomes dogs and cats, including puppies and kittens! Breed restrictions do apply, so please call for specific breed and weight restrictions, and deposits and fees. \*We reserve the right to add additional restricted breeds at any time.

The developer reserves the right to make changes without notice to the aforementioned specifications pertaining to sizes, layouts, plans, features, finishes and product availability.

## Cash Flow Statement

PRIVADA THE HIGHEST LUXURY LIVING IN BANGALORE

|  |                     |  |   |  |
|--|---------------------|--|---|--|
| Ward Number and Name                                 | 27                  | Maruti Seva Nagar                            |   | Monthly Maintenance                                  |
| Address  |                     | 1st Block HRBR Layout                        |   | Per Villament  |
| Extent of Land in Sft                                |                     | 7,79,280                                     |   | INR 10,658   |
| SR Rate per Sft                                      |                     | INR 9,000                                    |   | For 768 Villaments                                   |
| Market Rate  |                     | INR 13,500                                   |   | INR 1,29,60,492.80                                   |
| Sr Value   |                     | INR 7,01,35,20,000                           |   | Deposit  |
| Market Value   |                     | INR 10,52,02,80,000                          |   | INR 81,85,57,440                                     |
| Loan to Value  |                     | INR 6,31,21,68,000                           |   |  |
| Land Selling Price (Distress Value)                  |                     | INR 4,20,81,12,000                           |   |  |
| FSI  |                     | 6  |   |  |
| Total Builtup Sft for Apartments                     |                     | 32,74,229.76                                 |   |  |
| Initial Salable Value per Sft                        |                     | INR 5,400                                    |   |  |
| Add Interest   |                     | INR 1,944                                    |   |  |
| Salable Value per Sft                                |                     | INR 7,344                                    |   |  |
| Salable Value  |                     | INR 24,04,59,43,357                          |   |  |
| Cost of Development per Sft                          |                     | INR 2,160                                    |   |  |
| Total Cost of Development                            | 40%                 | INR 7,07,23,36,282                           |   |  |
| Interest   |                     | INR 6,36,51,02,653                           |   |  |
| <b>Revenue</b>                                       |                     | INR 6,40,03,92,422                           |   |  |
| Land Coverage for Construction in Sft                |                     | 88,677                                       |   |  |
| Super Builtup in Sft                                 |                     | 32,74,230                                    |   |  |
| Open Area in Sft                                     |                     | 4,67,568                                     |   |  |
| Each Slab per Block in Sft                           |                     | 68,213                                       |   |  |
| Number of Blocks                                     |                     | 4  |   |  |
| Number of Floors in Each Block                       |                     | 12   |   |  |
| Number of Villaments in each Floor                   |                     | 16   |   |  |
| Total Villaments in Sft                              |                     | 4,263  |   |  |
| Sale Price of Each Villament block of 4263 Sft       |                     | INR 3,13,09,822                              |   |  |
|  |                     |  |   |  |
|  |                     |  |   |  |
| <b>50 Privada Private Managed Residences on Rent</b> |                     |  |   |  |
| Number of Floors                                     |                     | 10   |   |  |
| Each Floor Plate in Sft                              |                     | 20,000                                       |   |  |
| Number Residences in Each Floor                      |                     | 5  |   |  |
| Size of Each Residence in Sft                        |                     | 4,000  |   |  |
| Total Builtup Area                                   |                     | 3,00,000                                     |   |  |
| Construction Cost of Each Sft                        |                     | INR 4,500                                    |   |  |
| Total Cost of Construction                           |                     | INR 1,35,00,00,000                           |   |  |
| Working Capital                                      |                     | INR 54,00,00,000                             |   |  |
| Net PBIT earned out of Projects                      |                     | INR 4,51,03,92,422                           |   |  |
| Minimum Occupancy Expected                           |                     | 25%  |   |  |
| Rent Per Sft Per Day                                 | All inclusive       | INR 25                                       |   |  |
| Expected Rent Per Annum                              |                     | INR 68,43,75,000                             |   |  |
| PBIT out of Private Managed Residences               |                     | INR 14,43,75,000                             |   |  |
|  |                     |  |   |  |
| <b>Market Value of the Project</b>                   |                     | <b>Total Investment</b>                      | <b>Rental Revenue from the 4th year</b> |  |
| Total Construction Cost                              | INR 11,44,57,36,282 | Sd Cap + FDI for 3 Years                     | INR 15,65,38,48,282                     | All Inclusive 768 Apartments Rent                    |
| Market Value of the Land                             | INR 10,52,02,80,000 | 6 Mo Int on Sd Cap + Int @ 8% PA for 3 Years | INR 3,95,41,62,076                      | Managed Residences Revenue                           |
| Total Market Value                                   | INR 21,96,60,16,282 | Total Pay Back                               | INR 19,60,80,10,358                     | Mall Rent  |
| Say 2211 Crores or USD 316 Million                   | \$ 31,38,00,233     |  |   | Office Tower Rent                                    |
|  |                     |  |   | All Inclusive Service Apartment Rent                 |
|  |                     |  |   | Romanspa (Rs. 25 per Sft per Day with 35% occupancy) |
|  |                     |  |   | Total Revenue PA                                     |
|  |                     |  |   | INR 9,22,51,02,921                                   |

The developer reserves the right to make changes without notice to the aforementioned specifications pertaining to sizes, layouts, plans, features, finishes and product availability.

V.SRINIVAS BABU  
B.E. (Civil) F.I.V., M.I.E.  
Chartered Engineers & Registered valuers,  
Reg. No. F-23249, M-147098-6  
FOR INCOME TAX & WEALTH TAX  
Reg.no.CAT-1/Reg.NO-1/CCIT-2/BNG/2016-17

No-957, 3<sup>rd</sup> Cross, 1ST main Road  
K.N.Extension, Yeshwanthpur,  
Bangalore-560022

Mobile No-9844516630

## VALUATION REPORT ON IMMOVABLE PROPERTIES (For Land and Building Only)

This is owned by and residing @ Smt BEENA JOHN,D/O John Stephen, Residing @No.124,4<sup>th</sup> cross,8<sup>th</sup> Main,Jeevan BheemaNagar,Bangalore

1. Registered sale agreement of sale Dated 08/04/2001
  2. Irrecoverable Registered Power Of Attorney dated 22/12/2002
  3. Irrecoverable Registered Power Of Attorney dated 27/05/2003
  4. Sale permission issued By Spl Deputy Commissioner, Bangalore District, Dated 05/10/2007
  5. Certificate of A Khata issued by BBMP dated 22/02/2017
  6. Spl deputy commissioner for Enams Abolition issued Occupancy rights with respect to schedule property dated 11/04/1966
  7. Copy of the Khata Extract 22/02/2017
  8. Copy of encumbrance Certificate from 01 April 2005 to 20 dec 2018
  9. Copy of Survey Sketch of the property
10. Based upon actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following Annexure I & II

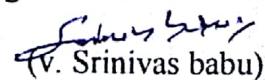
After giving careful consideration to the various important factors like the specification, present condition age, future life, replacement cost, depreciation, potential for marketability etc., I am of the opinion that:

- 1) The fair Market value of the property is: Rs. 701, 35, 20,000.00 - (Rs Seven Hundred And one Thirty Five Lakh twenty Thousand only)
- 2) The Guidance Value of the property is: Rs 701, 35, 20,000.00 (Rs Seven Hundred And one Thirty Five Lakh twenty Thousand only)
- 3) It is declared that
  - (I) I have inspected the property on 08-02-2019 in the presence of Property Owner
  - (ii) I have no direct or indirect interest on the property valued.
  - (iii) Further the information and other details given above in the Annexure are true to the best of my Knowledge and belief.

Station: Bangalore

Date : 08/02/2019

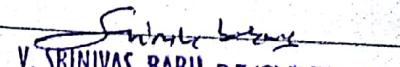
Signature of Valuer with Seal

  
V. Srinivas babu)

V. SRINIVAS BABU B.E.(Civil) FIV, MIE  
Chartered Engineer & Register Valuer  
REG. No. F-23249, M-147098-6

**ANNEXURE I**  
**DESCRIPTION OF THE PROPERTY**

|    |   |   |
|----|---|---|
| 1  | Purpose for which the valuation is made                               |   |
| 2  | Name of the owner and his address & With Phone No.                    | Purchase of Vacant land and have to avail loan for the above said property, and also to know Fair Market value of the property<br>Smt BEENA JOHN,D/O John Stephen, Residing @No.124,4 <sup>th</sup> cross,8 <sup>th</sup> Main,Jeevan BheemaNagar,Bangalore |
| 3  | Location of the Property<br>S. F. No. / . S. No.<br>Village / block   | Near Banaswadi,outer Ring Road,<br>Sy No.211 ,Bearing Plot no.2&5   |
|    | Taluk / Ward  | Banaswadi Village   |
|    | District / Municipality   | K.R.puram Hobli   |
| 4. | Boundaries of the Property  | BANGALORE North taluk<br>Site No- Sy No.211<br>East 80Feet Road   |
|    |   | West Kattapa's property   |
|    |   | North 100 Feet Road   |
|    |   | South Kunappa's Property  |
|    | Total extent of the site schedule                                     | 17 Acres 38 Quntas=779280sft  |
| 5  | Postal address of the property  | Sy No.211 ,Bearing Plot no.2&5,Banaswadi,K.R.puram,Hobli  |
| 6  | Class of construction / Locality                                      | Surrounding locality is constructed for Residential area  |
| 7  | Proximity of civic amenities  | Available at Distance of 1km. from Property   |
| 8  | E.B. Service connection details                                       | -NA-  |
| 9  | Property Tax paid details   | Has Been Paid   |
| 10 | Legal Encumbrances, if any (Searches and investigations made, if any) | Not known.  |
| 11 | Characteristics of the locality<br>(Give details )                    | Surrounding is for the Residential/Commercial purposes.   |
| 12 | Whether the property falls under "Land Ceiling Act" provisions.       | -NO-  |

  
 V. SRINIVAS BABU B.E.(Civil) FIV ME  
 CHARTERD ENGINEERS & APPROVEE AS  
 REG. NO. F-23249, M-14/U.G.B.O

|   |   |                              |
|---|---|------------------------------|
| 13  | Tenure of land : Free hold/ lease hold  |                              |
| 14  | If Leased , state unexpired period of lease   | Free hold<br>Not leased      |
| 15  | Occupation details, self occupied or rental   | Vacant Site                  |
| 16  | If rented, whether standard rent has been fixed under rent control act and if so, full details        | Not Rented                   |
| 17  | Whether the property can be taken possession of by the Bank in case of need, without any litigation   | According to Legal Opinion   |
| 18  | Any other details, which affects our change on the property as security                               | Available with Legal Opinion |
| 19  | Whether the property is mortgaged as security for any other advance with any other Bank / Third Party | Available with Legal Opinion |
| 20  | Whether the property is obtained sanctioned plan  | Vacant Site                  |
| 21  | Details of khatha   | A-Khatha                     |
| <b>Valuation:</b> Site Area = 779280FT.<br><br>Prevailing Market Rate & on Enquiry with Real Estate Agents, Neighborhood, the Composite Rate for Land may Vary Between. We Have Considered Rs 9000/-, since this is a Fair Marketable Rate Value – Rs.9000/SFT. X779280sft<br><br>Guidance value from the government Cyc-18-19 Part iii no 1295, Banaswadi sub reg-page no 53, sl no 49 is Rate 9000/-sft<br><br>(HRBR) |   | Rs. 701,35,20,000.00         |

## PART II Site with building which has been constructed residential house

A) ABSTRACT VALUATION :  
(Fair Market Value)

*Srinivas Babu*  
V. SRINIVAS BABU B.E.(Civil) FIV, MIE  
CHARTERD ENGINEERS & APPROVED VALUERS  
REG. No. F-23249, M-147098-6

1. Plot / Site value (Part - I)

Rs. 701,35,20,000.00

2. Building (Part -I) – Ground Floor-Plinth area which include sump, stairs etc.,

Nil

3. Building (Part -II) – First Floor

Nil

4. Building (Part -III) – Second Floor,

Nil

5. Terrace Floor roof top

Nil

4. Amenities (Part - IV)

Nil

5. Miscellaneous (Part - V) Bore well & Accessories

Nil

6. Service (Part - VI)

NIL

7. ADD: Potential value , if any

Nil

TOTAL

Rs. 701,35,20,000.00

**A) FAIR MARKET VALUE**

Rs. 701,35,20,000.00

**B) GUIDANCE VALUE FROM THE GOVERNMENT(site)**

Rs. 701,35,20,000.00

Site 779280sft x Rs 9000-sft =

Rs. 701,35,20,000.00

Enclosed:

- Photographs of the property has been Enclosed YES
- Site index map(location of the property )

*Srinivas Babu*  
**V. SRINIVAS BABU B.E.(CMT) FIV, MIE**  
 CHARTERD ENGINEERS & APPROVED VALUERS  
 REG. No. F-275/V/12/17096-6

| ಕ್ರಿ. ಸಂ. | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹಳ್ಳಾರ್ಡ / ಗ್ರಾಮ / ಅಸ್ತಿತ್ವ   | Hobli/Village/Area  | ನಾಮಾರ್ಥ<br>ಸೂಚನೆ  | ಪ್ರಾಥಮಿಕ/ಸಂಸ್ಕೃತಿಕ<br>ಅಧಿಕಾರಿಗಳ ವಿವರಗಳು |                          | ಸುಧಾರಣೆ/ಸ್ವಿಚ್ ಆರ್ಥಿಕಾರ್ಥ<br>ದಿನಾಂಕದಲ್ಲಿ ನಿರ್ದಿಷ್ಟವಾಗಿ<br>ಉತ್ಪನ್ನ ಮಾರ್ಕೆಟ್ / ಸ್ವಿಚ್ /<br>ದಿನಾಂಕದಲ್ಲಿ ನಿರ್ದಿಷ್ಟವಾಗಿ<br>ಉತ್ಪನ್ನ ಮಾರ್ಕೆಟ್ ಮಾರ್ಕೆಟ್ |   |
|-----------|-------------------------|---|---|---|---|--------------------------|---|---|
|           |                         |   |   |   | ನಾಮಾರ್ಥ<br>ಸೂಚನೆ                        | ಸ್ವಿಚ್ ಮಾರ್ಕೆಟ್ ಮಾರ್ಕೆಟ್ |   |   |
| 1         | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ |   |   | 3   | 4                                       | 5                        | 6   | 7 |
| 41        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ |   | H.B.R. Layout   | H.B.R. Layout   | 24                                      | 66250                    |   |   |
| 42        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ (80 ಅಡಿ ರಸ್ತೆ)                                      | Kammanahalli Main Road (80 feet Road)                                     | Outer Ring Road & Service Road- H.B.R 1st Block (160 feet Road)           | 24                                      | 81400                    |   |   |
| 43        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ ಸರ್ವಿಸ್   | Shubashi Layout - H.B.R 1st Block   | Teacher's Colony H.B.R 1st Block  | 24                                      | 97630                    |   |   |
| 44        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ (160 ಅಡಿ ರಸ್ತೆ)           | Shubashi Layout - H.B.R 1st Block   | 80 feet Main Road/1st Main Road- H.B.R 2nd Block                          | 24                                      | 48820                    |   |   |
| 45        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ (160 ಅಡಿ ರಸ್ತೆ)           | Teacher's Colony H.B.R 1st Block  | 80 feet Main Road/1st Main Road- H.B.R 2nd Block                          | 24                                      | 48820                    |   |   |
| 46        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ (160 ಅಡಿ ರಸ್ತೆ)           | Shubashi Layout - H.B.R 1st Block   | 80 feet Main Road/1st Main Road- H.B.R 2nd Block                          | 24                                      | 81400                    |   |   |
| 47        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | 1st Main Road/80 feet Main Road- 3rd Block                                | 1st Main Road/80 feet Main Road- 3rd Block                                | 24                                      | 81400                    |   |   |
| 48        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್                           | H.R.B.R Layout  | H.R.B.R Layout 1st Block  | 27                                      | 74000                    |   |   |
| 49        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್                           | H.R.B.R 1st Block- Ring Road & Service Road (160 feet Road)               | H.R.B.R 1st Block- Ring Road & Service Road (160 feet Road)               | 27                                      | 97630                    |   |   |
| 50        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | H.R.B.R 1st Block- 7th Main Road/80 feet Road                             | H.R.B.R 1st Block- 7th Main Road/80 feet Road                             | 27                                      | 81400                    |   |   |
| 51        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | H.R.B.R 1st Block- 9th 'B' Main Road (60 feet Road)                       | H.R.B.R 1st Block- 9th 'B' Main Road (60 feet Road)                       | 27                                      | 81400                    |   |   |
| 52        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್                           | H.R.B.F. 2nd Block  | H.R.B.F. 2nd Block  | 27                                      | 74000                    |   |   |
| 53        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್   | Bethel Street   | Bethel Street   | 27                                      | 59270                    |   |   |
| 54        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - 4ನೇ ಮುರ್ತಿ / 4ನೇ ಕ್ರಾಂತಿ / ಮುರಿಯಪ್ಪ ರಸ್ತೆ         | 4th Main Road/4th Cross/Mariyappa Road- H.R.B.F. 2nd Block (50 feet Road) | 4th Main Road/4th Cross/Mariyappa Road- H.R.B.F. 2nd Block (50 feet Road) | 27                                      | 97630                    |   |   |
| 55        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - 3ನೇ ಬ್ರಹ್ಮಾಶಾಸ್ತಿ                                 | H.R.B.F. 3rd Block  | H.R.B.F. 3rd Block  | 27                                      | 66570                    |   |   |
| 56        | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ | ಹೆಚ್.ಬಿ.ಆರ್.ಲೈಟ್‌ಹ್ಯಾಡ್ - 4ನೇ ಮುರ್ತಿ / ಮುರಿಯಪ್ಪ ರಸ್ತೆ                       | H.R.B.R. 3rd Block-4th Main Road/Kammanahalli Road (80 feet Road)         | H.R.B.R. 3rd Block-4th Main Road/Kammanahalli Road (80 feet Road)         | 27                                      | 97630                    |   |   |



**ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ**  
**Brumhat Bangalore Mahanagara Palike**

**ಖಾತಾ ನಕಲು / KHATHA EXTRACT**

ಶಬ್ದ ಸಂಖ್ಯೆ/KE Number: BMP/REV/2016-17/KE/1024138

ಸ್ಥಳ/ Place: CSC East P U B Count

ಆಸ್ತಿ ಗುರುತನ ಸಂಖ್ಯೆ/ Property ID No : 27-211/2-211/5

ದಿನಾಂಕ/ Date : 22/02/20

|    |   |   |
|----|---|---|
| 01 | ವಾಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು / Ward No. and Name   | 27/MARUTI SEVA NAGAR  |
| 02 | ರಸ್ತೆಯ ಹೆಸರು / Road Name  | BANASWADI   |
| 03 | ಮುನಿಸಿಪಲ್ ಸಂಖ್ಯೆ / Municipal No.: ಹಳೆಯದು / Old No.:   | ಹೊಸದು / New No.: 27   |
| 04 | ಮಾಲೀಕರ ಹೆಸರು / Owners Name  | BEENA JOHN  |
| 05 | ನಿರ್ಮಾಣದ ಅಳತೆ / Sital Area (Sq.ft)  | 779280  |
| 06 | ಕಟ್ಟಡದ ಅಳತೆ/ Total Builtup Area (Sq.ft)   |   |
| 07 | ಹಾಲಿ ನಿರ್ಮಾಣದ ವಾಹಕ ವೋಲ್ವೆ / Vacant Land ARV   |   |
| 08 | ವಸತಿಗಾಗಿ ಉಪಯೋಗ ವಾಹಕ ವೋಲ್ವೆ / Residential ARV  |   |
| 09 | ವಸತಿಗಾಗಿ ಉಪಯೋಗ ವಾಹಕ ವೋಲ್ವೆ / Non-Residential ARV  | 623888.00   |
| 10 | ತೆರಿಗೆ ದರ / Rate of Tax:<br><br>ವಸತಿಗಾಗಿ ವಾಹಕ ವೋಲ್ವೆ ಮೇಲೆ ೧೨೫/೨೫% on Non-Residential ARV<br><br>ವಸತಿ / ಹಾಲಿ ನಿರ್ಮಾಣದ ವಾಹಕ ವೋಲ್ವೆ ಮೇಲೆ ೯೨೦/೭೦% on Residential/<br>Vac. Land ARV/ | NR-TAX : 68999040.00<br><br>R-TAX : -----<br><br>VL TAX : ----- |
| 11 | ಕಂದಾಯ ಬೇಕಿ / Property Tax Demand  | Rs. 68999040.00   |
| 12 | ಉಪಯೋಗ (ಆರೋಗ್ಯ, ಶಿಕ್ಷಣ, ಸ್ಥಾಳಾಲಯ, ಬಿಸ್ತಾರ) ೩೪/ Cessess (Health, Education, Library, Beggary) : 34%   | Rs. 35544960.00   |
| 13 | ಒಟ್ಟು ಬೇಕಿ / Total Tax  | Rs. 104544000.00  |
| 14 | ಕಂದಾಯ ನಿಗದಿ ಮಾಡುವ ಅಧಿಕಾರಿಯ ರುಚಿ / Signature of the Concerned Assessor   |   |
| 15 | ಕಮ್ಮಿ ಜಾಂಕಾರಿಯಲ್ಲಿ ಮಸ್ತಕದಲ್ಲಿಯ ಶ್ರಮ ಸಂಖ್ಯೆ / SI No in Mutation Register   | KRP/714/02-03   |
| 16 | ಜಾರಿಗೆ ಬರುವ ತಾರೀಖ / Effective Date  | 18-12-2015  |
| 17 | ಮೇಲ್ಪಾಯ ಚೆತ್ತೆ / Improvement Charges  |   |

ಘಾತ / Remarks

ಸದಾಯ ಕಂದಾಯ ಅಧಿಕಾರಿ  
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ ನಾಗರಿಕ ಸಹಾಯಕ ಅಧಿಕಾರಿ  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಮತ್ತು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

1. ಖಾತಾ ನಕಲು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ 100/- ರೂ. ಗಳನ್ನು ಸ್ವೀಕರಿಸಲಾಗಿದೆ. ರಿಎಂ ಸಂಖ್ಯೆ: 2016/1830411

Received Rs. 100/- for Khatha Extract. Receipt No.: 2017/1830411

2. ಏರ್ಪತ್ರ ಸೂಚನೆ: ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಗೌರೀಕರಣ ಮಾಡಿದ್ದ ಮಾಹಿತಿಗಳ ಅಧಾರದ ಮೇಲೆ ನಿಡಳಾಗಿದೆ. ಈ ಸಂಬಂಧ ತಪ್ಪುಗಳನ್ನು ದಯವಿಟ್ಟು ಸಂಬಂಧಿಸಿಕೊಂಡಿರಿಸಲಾಗಿದೆ.

Note :- This Certificate is issued from the Computerized records. If any discrepancies are found, please contact the concerned Assistant Revenue Officer.



# ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

## BRUHAT BANGALORE MAHANAGARA PALIKE

二〇四

HISTOLOGY

No. : DA/

ಕರ್ನಾಟಕ ಸಂಪನ್ಮೂಲ

Office of the Commissioner

ಕರ್ಣಾಟಕ ಜಲಾಚ್ಯ  
Revenue Department ..... Range

ಬೆಂಗಳೂರು, ರಸ್ತೆ ನಂ. 22/2/201X  
Bangalore, Date .....

ప్రమాణ పత్ర / CERTIFICATE

పంగళురున నీటికాలికి లైసెస్ 27 నయ విభాగద చూర్చి తోడు వ్యాపార జరువ 27/211/2, 211/2 నయ సంఘ్యయు ఆస్తి విభాగయు కి కథారియ దాఖిల మస్తకదల్లి శ్రీ/శ్రీమతి రమేష్ బాబు జవర హసరినటి శరుతద.

Certified that the Khatha of Property No.

10

Ward No.

Bangalore Stands in the ranks of

Sri/Smt.

in the register of this Office,

ಸಹ ಕಂಡಾಯ ಅಧಿಕಾರಿ ( \_\_\_\_\_ )  
Assistant Revenue Officer ( \_\_\_\_\_ )

ಒತ್ತು ಬೆಂಗಳೂರು ಮತ್ತು ಬೆಂಗಳೂರು ಪ್ರಾಯೋಗಿಕ ವಿಜ್ಞಾನ ವಿಭಾಗ

Bruhat Bangalore Mahanagara Palike

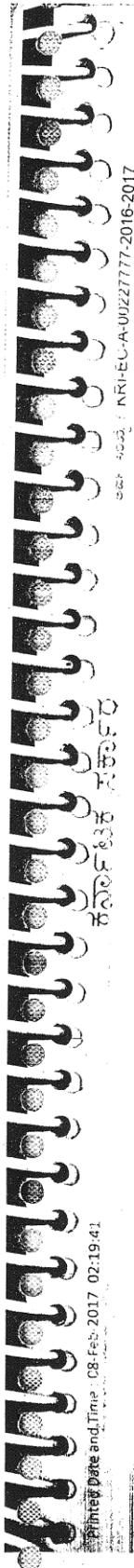
1931-1932

To.

Sri/Smt

ବୁଦ୍ଧିମୁଖୀ ପ୍ରକାଶ ପାତ୍ର

longia



Printed Date and Time : 08-Feb-2017 02:19:41

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ನಮ್ಮುಳೆ 15 (148ನೇ ನೆಯದ್ವಾರಾ)

Property Schedule :-

Details Of Property : Property situated in Banaswadi, having Survey Number : (211) bearing plots No. 2 & 5 and Survey Char : 0 and Survey Number Hissa : C New Converted Survey No : (211) plots No. 2 & 5  
Details Of Receipt : Rs. 125.00 Paid By Cash against Receipt Number 27836/08-02-2017

Digitized by srujanika@gmail.com

08/02/2017 මස් එක්ස් සංඛ්‍යාත්‍යුහුන් තොරතුව පෙන්වනු ලබයුතු විට එම ප්‍රාග්ධනය සේවක නොවූ යුතු යුතුයි.

| குறிப்புக் குறிப்பு    | (1) அடிய விவர | வெறுமொத்த குறிப்பு | (2) செலவிடும் பூதான் வசூலி (In Rs.) | குறிப்புக் குறிப்பு | வெறுமொத்த குறிப்பு | குறிப்புக் குறிப்பு | குறிப்புக் குறிப்பு     |
|------------------------|---------------|--------------------|-------------------------------------|---------------------|--------------------|---------------------|-------------------------|
| (1)                    | (2)           | (3)                | (4)                                 | (5)                 | (6)                | (7)                 | (8)                     |
| Village Name : வாணவூரி | 03-Jun-2005   | அங்கூரிய சுகார்    | Kattappa<br>Kunnappa                | Beena John          | KR10 140           | 15                  | KRI-1-042300-2005-16-17 |

..... తెలుగు సాహిత్యములో దీనికి ప్రారంభము కొనుతుంది. మాటలాడి

(GERBER) 3

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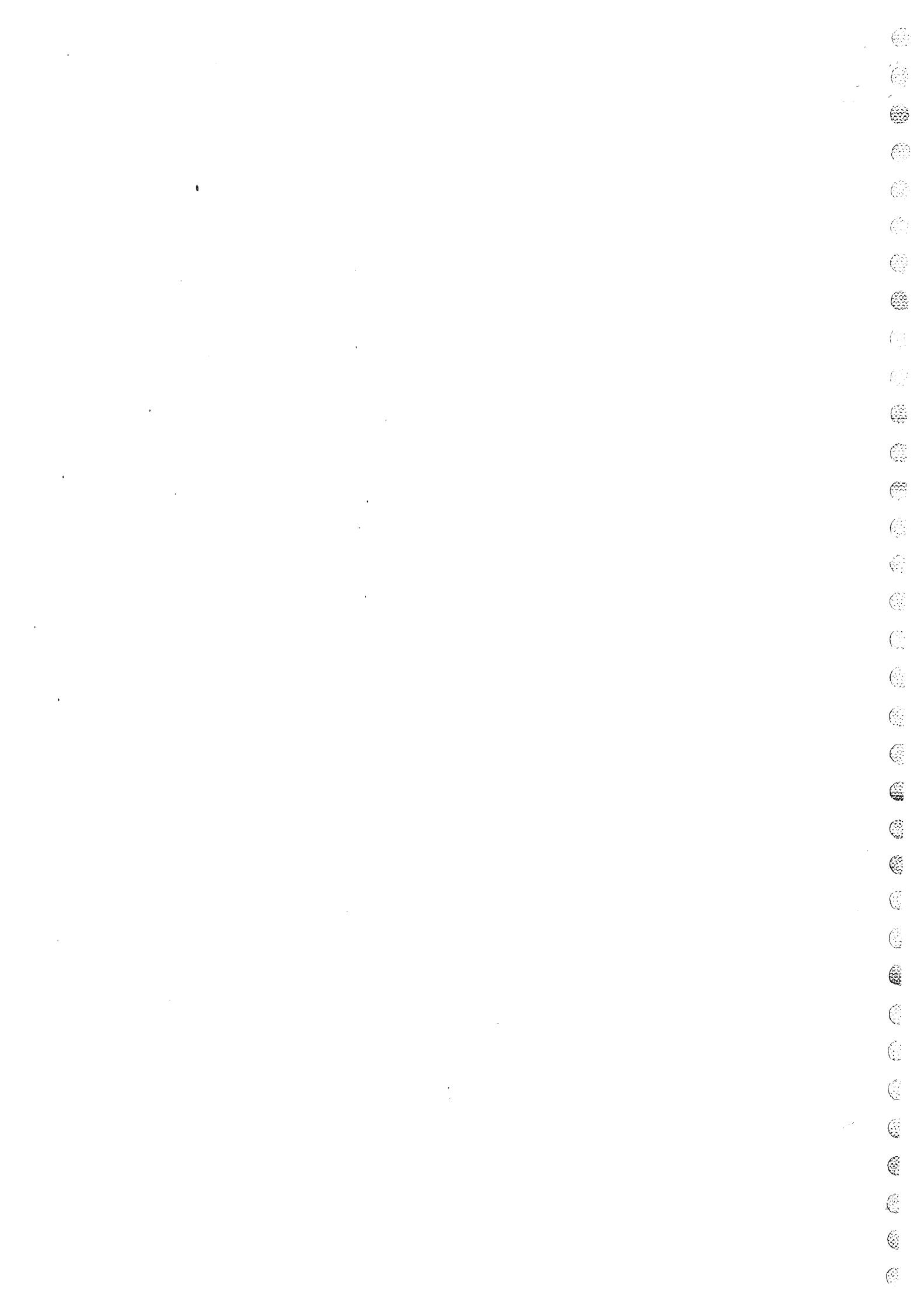
Monday, 06 January 2014 BRIEF HISTORY OF SY NO 211 TO THE EXTENT OF 8  
ACRES SITUATED AT K.G BANASWADI VILLAGE, K.R PURAM HOBLI,  
BANGALORE SOUTH TALUK

Page | 1

1. Originally the land belonged to Maharaja of Mysore which was later taken over by the Govt of Karnataka and allotted to farmers who were taking care of property under Jodi Innaamdar title.
2. B. Kattappa became the absolute owner of the said property for the extent of 8 acres by the virtue of grant order passed by Special Deputy Commissioner for Inams. The said order has been passed by the Special Deputy Commissioner based upon the possession and enjoyment of property the deceased B.Kattappa in turn the innaamdar had given no objection for grant in favour of B. Kattappa. Grant Order No CODE NO.NA.PR.341/60-61/D.
3. After the death of B. Kattappa, the wife and children by name Smt Gowramma (wife), Sri K. Sathyanarayan (son), Sri Jayaprakash (son), Sri Govindappa (son), Sri Laxmipathi (son) being the only legal representatives had inherited the above said property and continued to be owner of above said property.
4. P.S Rajshekharappa, Special Deputy Commissioner for Inams Abolition passed the Occupancy Right in favour of Kattappa dated 11-04-1966, for the land in survey no 211 for an extent of 8 acres as he is in possession and enjoyment of the very said property. The Innaamdar has no objection for the registration of the above land in the name of Kattappa and hence Kattappa was registered as permanent tenant of the said land U/S 5 of the Act without premium. Premium was waived since the B. Kattappa has been shown as cultivator in phahani patrika.

Classification: Confidential

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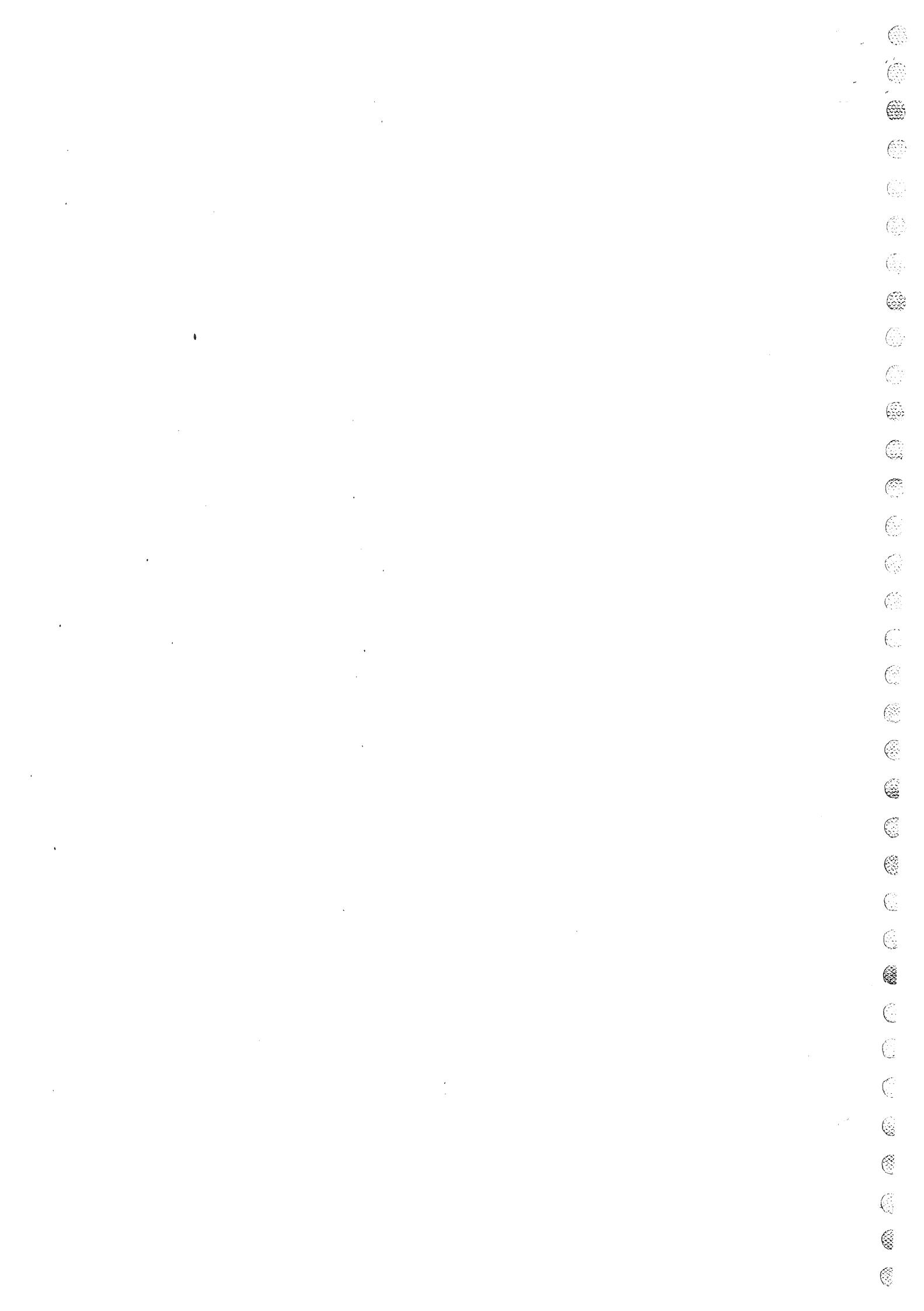




5. The legal representatives of deceased B. Kattappa being the owners of above said property had executed a Registered Irrevocable Power of Attorney in favour Smt. Beena John. The said Irrevocable Power of Attorney has been executed on 23/12/2002. The Irrevocable Power of Attorney provides the right to Smt. Beena John to sell the Scheduled property or any party there off at such price as Smt. Beena John thinks fit. Reg no 83. Doc 714/02/03.
6. The Special Deputy Commissioner initiated a Sumoto proceedings U/S 136 (3) of Karnataka Land Reforms Act, holding that the entries made in the revenue records in the names of the grantee with respect of 8 acres in survey no 211 are forged and concocted and ordered to delete the said entries with a directions to thasildar to take possession of the land in question.
7. Writ Petition was filed by the legal representatives before The Honourable High Court of Karnataka (WP .No 22310/97) challenging the order passed by the Special Deputy Commissioner U/S 136 (3) of Karnataka Land Reforms Act, cancelling the katha which was existing in grantees names and directing the revenue authorities to enter the name of government in kathadars column. The Honourable High Court of Karnataka by allowing the WP quashed the order passed by Special Deputy Commissioner dated 17-07-1995 in revision petition no 9/95-96 and remitted to Deputy Commissioner to dispose of the matter afresh after due notice to the legal hires.
8. Based on the orders of The Honourable High Court against, the Special Deputy Commissioner has been taken up the matter for hearing, by its order dated 11/11/2005 in no RRT.CR.51/04 had dropped the proceeding initiated against the

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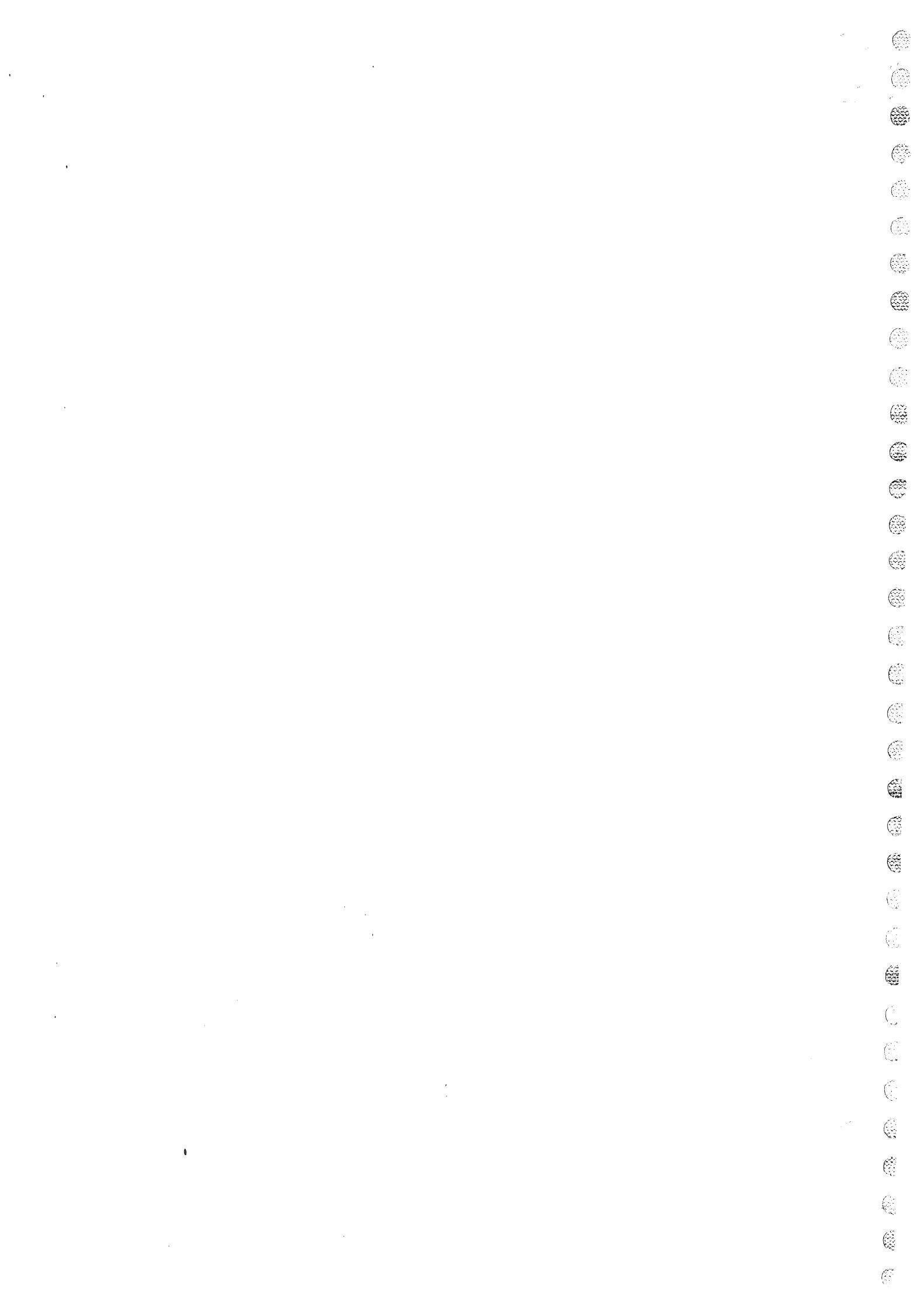
legal Representatives of B. Kattappa and declared that B. Kattappa is the true and sole owners with respect to the above said land. The order of Special Deputy Commissioner had reached finality.

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9. BDA by endorsement dated 04/07/2007 had also given NOC which goes to show that BDA has given NOC for the above said land and also it has been said that BDA will not object with regards to the above said land. Endorsement No C2: PR: 46:07-08.
10. The Deputy Commissioner Bangalore, dated 05/10/2007 has given NOC for 17 acres to Smt Beena John to alienate or sell the above said property.

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Address: #155, 9<sup>th</sup> Cross, Indiranagar 1<sup>st</sup> Stage, Bangalore 560035. Mail: bala@lipilegalsolutions.com  
Web: [www.lipilegalsolutions.com](http://www.lipilegalsolutions.com) Mob: +91 98867 3057, +91 97426 56423





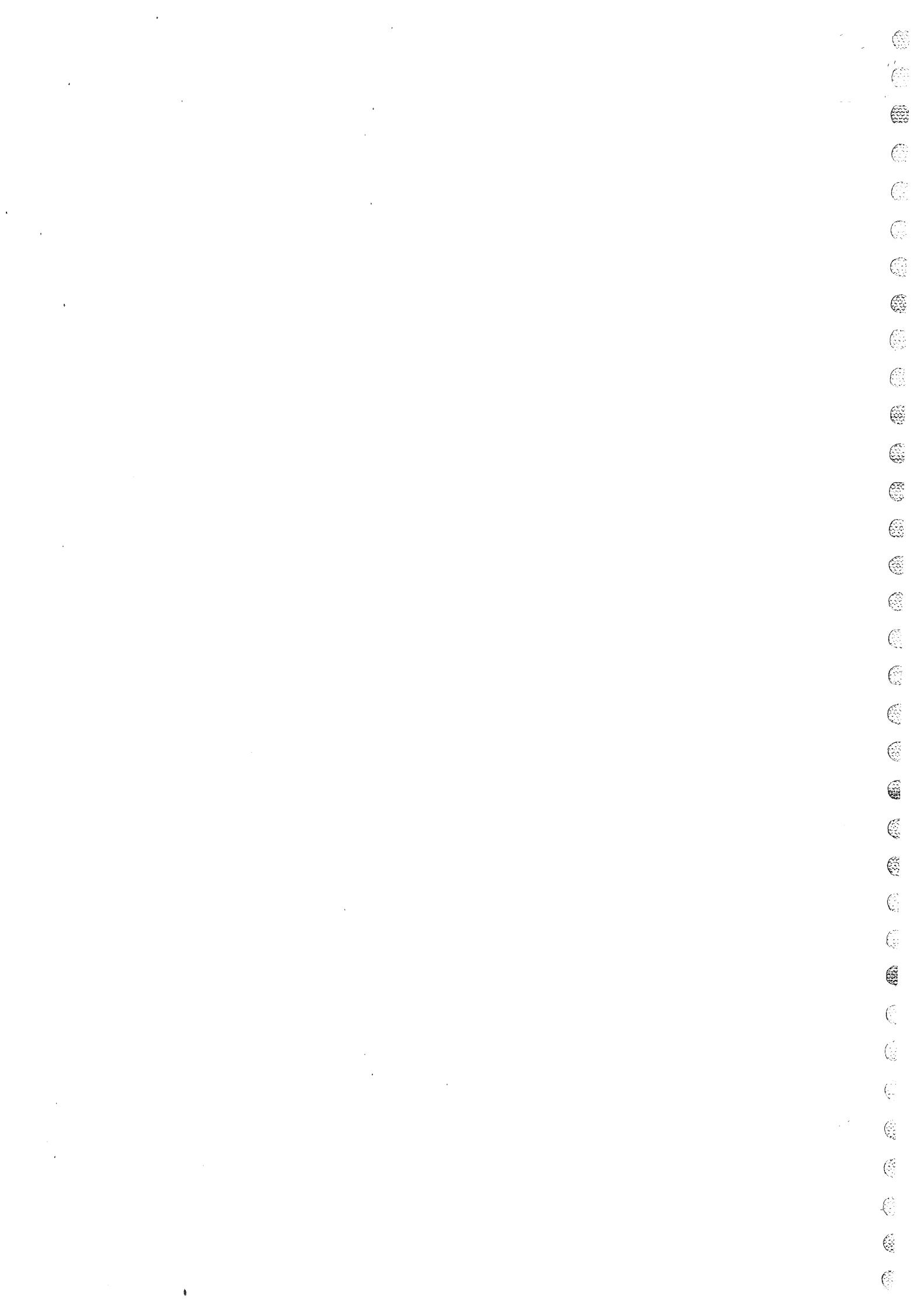
BRIEF HISTORY OF SY NO 211 TO THE EXTENT OF 9 ACRES SITUATED AT  
K.G BANASWADI VILLAGE, K.R PURAM HOBLI, BANGALORE SOUTH  
TALUK

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1. Originally the land belonged to Maharaja of Mysore which was later taken over by the Govt of Karnataka and allotted to farmers who were taking care of property under Jodi Innaamdar title.
2. Kunnappa became the absolute owner of the said property for the extent of 9 acres by the virtue of grant order passed by special deputy commissioner for inams. The said order has been passed by the Special Deputy Commissioner based upon the possession and enjoyment of property by Kunnappa in turn the innaamdar had given No Objection for grant in favour of Kunnappa. Grant Order No CODE NO .NA.PR.341/60-61/D CODE.
3. P.S Rajshekharappa, Special Deputy Commissioner for Inams Abolition passed the Occupancy Right in favour of Kunnappa dated 11-04-1966, for the land in survey no 211 for an extent of 9 acres as he is in possession and enjoyment of the very said property. The Innaamdar has no objection for the registration of the above land in the name of Kunnappa and hence Kunnappa was registered as permanent tenant of the said land U/S 5 of the Act without premium. Premium was waived since the Kunnappa has been shown as cultivator in phahani patrika.
4. Kunnappa being the owners of above said property had executed a Registered Irrevocable Power of Attorney in favour Smt. Beena John. The said Irrevocable Power of Attorney has been executed on 27/05/2003. The Irrevocable Power of

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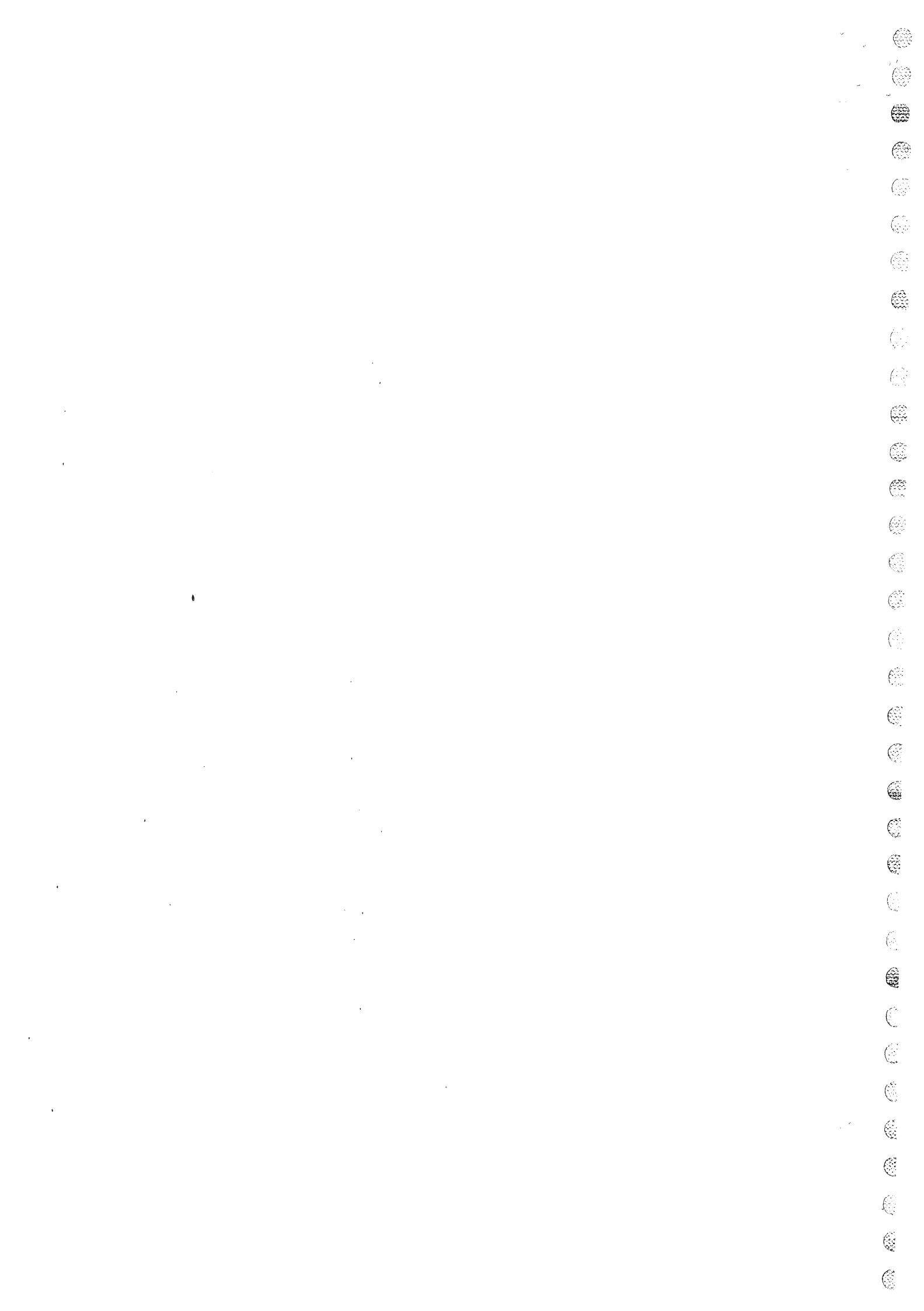
Attorney provides the right to Smt. Beena John to sell the Scheduled property or any party there off at such price as Smt. Beena John thinks fit. Reg no 83. Doc 714/02/03.

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5. The Special Deputy Commissioner initiated a Sumoto proceedings U/S 136 (3) of Karnataka Land Reforms Act, holding that the entries made in the revenue records in the names of the grantee with respect of 9 acres in survey no 211 are forged and concocted and ordered to delete the said entries with a directions to thasildar to take possession of the land in question.
6. Writ Petition was filed by the grantee before The Honourable High Court of Karnataka (WP .No 22309/97) challenging the order passed by the Special Deputy Commissioner U/S 136 (3) of Karnataka Land Reforms Act, cancelling the katha which was existing in grantees names and directing the revenue authorities to enter the name of government in kathadars column. The Honourable High Court of Karnataka by allowing the WP quashed the order passed by deputy commissioner dated 17-07-1995 in revision petition no 9/95-96 and remitted to Deputy Commissioner to dispose of the matter afresh after due notice to the petitioners.
7. Based on the orders of The Honourable High Court against, the Special Deputy Commissioner has been taken up the matter for hearing, by its order dated 11/11/2005 in no RRT.CR.51/04 had dropped the proceeding initiated against the legal Representatives of Kunnappa and declared that Kunnappa is the true and sole owners with respect to the above said land. The order of Special Deputy Commissioner had reached finality.

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