

ABSOLUTE SALE DEED

This DEED OF ABSOLUTE SALE is made and executed on this 27th day of June Two Thousand Nineteen, (27-06-2019) at Bangalore BY:

1. MR. SREERAM L.
S/o Lakshmaiah
Aged about 69 years
PAN: KGIPS8280L
2. SMT. YASHODA L.
W/o Sreeram L.,
Aged about 62 years,
PAN: AWTPY7166Q
3. SMT. SUGUNA S.
D/o Sreeram L.,
W/o Venkatesh N
Aged about 40 years
Residing at Flat No. 102
Nigam Home 5th Cross,
13th Main, Kodihalli, HAL 3rd Stage,
Bangalore.
PAN: EJXPF5289D
4. SRI. SANTHOSH S.
S/o Sreeram L.,
Aged about 35 years,
PAN: BFHPS8549K

L. Sree Ram
SREERAM L

ಲಯೋದಾ
YASHODA L

Suguna S.
SUGUNA S.

SANTHOSH S

Sandeep S.
SANDEEP S.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Director

ನೇ ಪುಸ್ತಕದ 3006 ನೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ನೇ ಪುಟ



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ M/s Sowparnika Projects and Infrastructure Pvt Ltd Rep by its authorized Director
Meenakshi Ramji , ಇವರು 2861500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲುವು	2606500.00	Challan No cr0619003004287233 Rs.2606500/- dated 28/Jun/2019
ಚೆಲುವು	255000.00	Challan No cr0619003004287233 Rs.255000/- dated 28/Jun/2019
ಒಟ್ಟು :	2861500.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 28/06/2019

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ಉಪನಿರ್ದೇಶಕರು, ಮುದ್ರಾಂಶ ಇಲಾಖೆ
ಹೊಸಕೋಟೆ

Designed and Developed by C- DAC ,ACTS Pune.



5. SRI. SANDEEP S.
S/o Sreeram L.,
Aged about 31 years,
PAN: CHGPS0442H

Vendor No. 1, 2, 4 & 5 are residing at 94, Doddathigalarapete, Hosakote Town, Hosakote Taluk, Bangalore Rural District.

(Hereinafter referred to as the **VENDORS** (which term shall mean and include all their heirs, legal representatives, executors, administrators, successors and assignees, etc.) of the FIRST PART;

IN FAVOUR OF

M/s. SOWPARNIKA PROJECTS & INFRASTRUCTURE PRIVATE LIMITED, a Company registered under the Companies Act, 1956, having its registered office at No-750, 1st Main Road, C Block, AECS Lay out, Kundalahalli, Bangalore-560 037, represented by its authorized Director, **Mrs. Meenakshi Ramji** (Authorized by the board of Directors vide its board resolution dated 23.04.2018) PAN: AAKCS9641L

Hereinafter referred to as the **"PURCHASER"** (which term shall mean and include its successor-in-interest, authorized representatives, administrators, executors, assigns etc.,) of the OTHER PART,

WHEREAS, the VENDOR No.1, is the absolute owner in peaceful possession and enjoyment of the residential converted land bearing Sy.No.9/2, (Old No. 9) measuring 1 Acre 30 Guntas (Converted vide Official Memorandum No. LAND10007711, dated-25-01-2019 issued by the Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is more-fully described in the schedule hereunder and hereinafter referred to as **"Schedule Property"**.

L Sree Ramo

SREERAM L

L. S. S. P. S.
YASHODA L

Suguna S.
SUGUNA S.

Santhosh

SANTHOSH S

Sandeep S

SANDEEP S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Meenakshi

Director



ನೇ ಪುಸ್ತಕದ 3006 ನೇ ದಸ್ತಾವೇಜಿನ 4 ನೇ ಪುಟ

Print Date & Time : 28-06-2019 04:19:49 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3006

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 28-06-2019 ರಂದು 04:00:31 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ತುಲ್ಯದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂಡಾತಿ ತುಲ್ಯ	510000.00
2	ಸ್ವಾಮಿಂಗ್ ಫೀ	700.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ತುಲ್ಯ	35.00
	ಒಟ್ಟು :	510775.00

ಶ್ರೀಮತಿ M/s Sowparnika Projects and Infrastructure Pvt Ltd Rep by Its authorized Director Meenakshi Ramji ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ M/s Sowparnika Projects and Infrastructure Pvt Ltd Rep by Its authorized Director Meenakshi Ramji			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಹೊಸಕೋಟೆ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

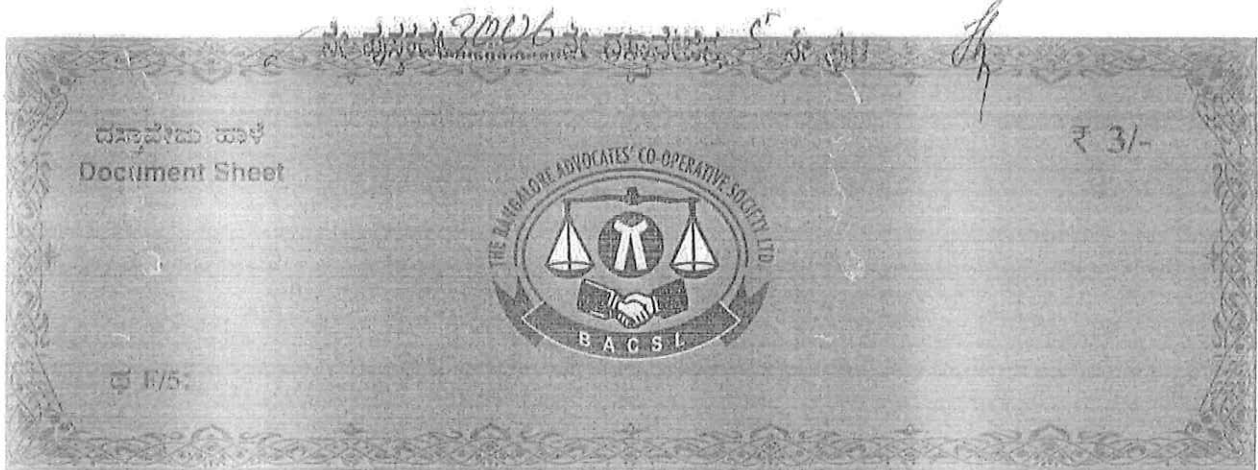
ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Sowparnika Projects and Infrastructure Pvt Ltd Rep by Its authorized Director Meenakshi Ramji . (ಬರೆಸಿಕೊಂಡವರು)			
2	ಎಲ್ ಶೀರಾಮ ಬಿನ್ ಲಕ್ಷ್ಮಯ್ಯ (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಹೊಸಕೋಟೆ

6/28/2019



WHEREAS, the vendor No.1, had acquired an agriculture land measuring 1 Acre 30 Guntas through a sale deed dated 22.03.1993, vide registered document No. 2621/1993-94, registered in the office of the Sub-Registrar Hosakote and he got mutated the Katha in his name vide MR No. 4/1993-94 issued by the village accountant, Doddahulluru, Hosakote Taluk. Vendor No.2 to 5 are wife and children of vendor No.1 an abundant caution the Vendor No.2 to 5 are joined as parties to this sale deed to convey clear, valid, marketable and subsisting title to the purchaser.

WHEREAS, one Sri. Muniyappa S/o Doddagangappa, has raised certain dispute/claim, concerning the series of sale transaction taken place with respect to Sy No.9, including the aforesaid sale transaction and filed a suit in OS No.240/2010 before the Hon'ble Civil Judge (Sr. Div), Bangalore Rural District during the pendency of the said suit, Sri. Muniyappa, died intestate leaving behind his children to succeed his estate by devolution and subsequently, all the legal heirs of deceased Muniyappa have jointly executed a confirmation deed dated 25-06-2018 vide registered document No-HSK-1-02428/2018-19, which is electronically stored in CD No-HSKD649 of Book-I, dated 26-06-2018 in the office of the Sub-Registrar, Hoskote in favour of the Vendor No.1 and the said suit has also been dismissed.

WHEREAS the VENDOR No. 1 had applied and obtained the land conversion from agricultural to non-agricultural residential purposes in respect of the schedule property vide Official Memorandum No.LAND10007711 dated 25-01-2019, issued by the Deputy Commissioner, Bangalore Rural District.

WHEREAS the VENDORS is fully seized and possessed the schedule property with power and authority to sell or otherwise dispose of the same in favour of any person of their choice.

AND WHEREAS, the VENDORS is in un-interrupted and peaceful enjoyment of the schedule property paying the property taxes Inter-alia exercising all acts of domination and ownership over the same without any claims, objections or hindrance from any one whomsoever. Further, the VENDORS are making the following representations:

Sreeram L
SREERAM L

Yashoda L
YASHODA L







Suguna S
SUGUNA S

Santhosh S
SANTHOSH S

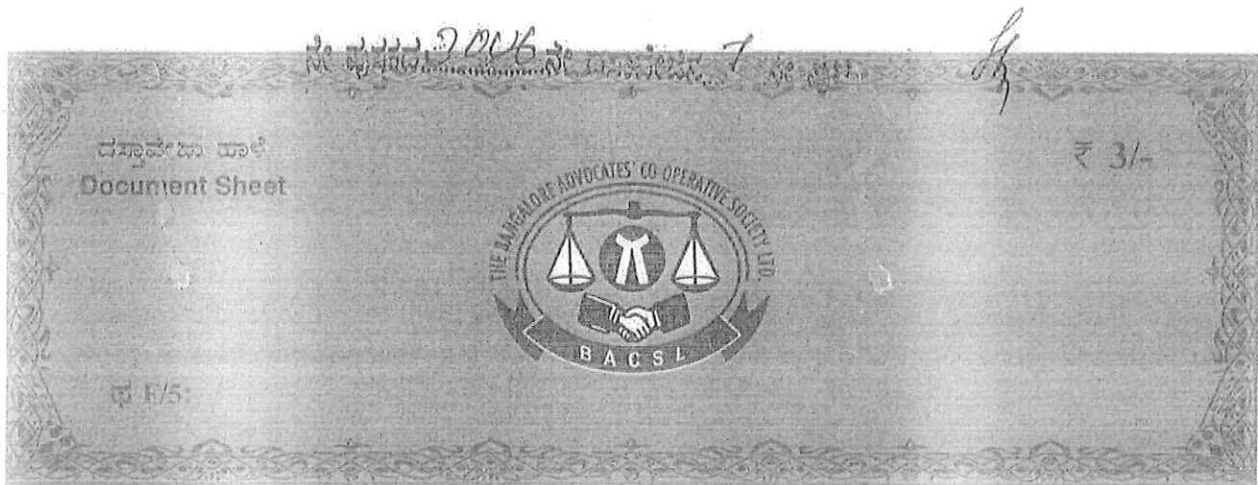
Sandeep S
SANDEEP S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Anurag S
Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Yashoda L W/o Sreeram L . (ಬರೆಯಬೇಕಾದವರು)			L. Yashoda
4	Suguna S D/o Sreeram L . (ಬರೆಯಬೇಕಾದವರು)			Suguna S
5	Santhosh S S/o Sreeram L . (ಬರೆಯಬೇಕಾದವರು)			Santhosh S
6	Sandeep S S/o Sreeram L . (ಬರೆಯಬೇಕಾದವರು)			Sandeep S

ಜಿ.ಎಸ್.ಎಸ್. ರವರ
ಉಪ ನಿರ್ದೇಶಕರ
ಹೆಸರು



- That They are the bona-fide absolute owners of the SCHEDULE PROPERTY and their title thereto is good, marketable and subsisting and none else have any right, title, interest or share therein;
- That the SCHEDULE PROPERTY is free from all encumbrances, charges, liens, attachment, lispendens, acquisition proceedings, minor's claim or claims of any kind whatsoever;
- That they have not entered into any agreement for sale/transfer of the SCHEDULE PROPERTY or any part thereof with anyone else;
- That there is no impediment for the VENDORS to acquire, hold or to sell the SCHEDULE PROPERTY under any law;
- That the VENDORS has not created any mortgage, charge or lien or encumbrance on the SCHEDULE PROPERTY.
- That the sale of SCHEDULE PROPERTY contemplated herein is not subject to any notice of attachment under the public demand, recovery act or for any statutory dues whatsoever or howsoever;

Acting on the above representation made by the VENDORS, the PURCHASER herein has agreed to purchase the SCHEDULE PROPERTY.

AND WHEREAS, in order to meet their family legal necessities and other commitments, the VENDORS have agreed to sell the SCHEDULE PROPERTY and the PURCHASER herein have agreed to purchase the schedule property together with right, title and interest of the VENDORS in the schedule property for the valuable consideration of Rs.5,10,00,000/- (Rupees Five Crore Ten Lakh Only).

S. Sreeram L.
SREERAM L.

Yashoda L.
YASHODA L.

Suguna S.
SUGUNA S.

Santhosh S.
SANTHOSH S.

Sandeep S.
SANDEEP S.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Hareesh
Director

ಗುರುತಿಸುವವರು

1 ನೇ ಪುಸ್ತಕದ 2006 ನೇ ದಸ್ತಾವೇಜಿನ 1 ನೇ ಪುಟ

ಶ್ಯ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Manjunath S/o Munihullurappa Kurubarahalli Hoskote Taluk	Manjunath
2	Jayaram Kundalahalli Bangalore	Jayaram

ಶ್ಯ
ಉಪ ನಿರ್ದೇಶಕರ
ಹೆಚ್.ಆರ್.ಆರ್.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 20000/- has been paid thereon. Date : 24/05/2018 , Bk -1, CD No 646 , Doct No 1336/18-19

ಶ್ಯ
ಉಪ ನಿರ್ದೇಶಕರ
ಹೆಚ್.ಆರ್.ಆರ್.

<p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ HSK-1-03006-2019-20 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ HSKD794 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 28-06-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಶ್ಯ ಉಪ ನಿರ್ದೇಶಕರ ಹೆಚ್.ಆರ್.ಆರ್.</p> <p>28.06.2019</p> <p>ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಹಂಚಿಕೆ)</p>

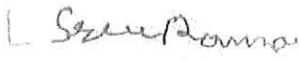
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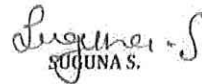
NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the consideration of Rs.5,10,00,000/- (Rupees Five Crore Ten Lakh Only) the VENDORS conveying the SCHEDULE PROPERTY in favour of the PURCHASER, and the PURCHASER has already paid Rs.1,00,00,000/- (Rupees One Crore Only) as a part of sale consideration under the sale agreement dated 24.05.2018 and balance of Rs.4,10,00,000/- (Rupees Four Corer Ten Lakh Only) being paid in the following manner before the following witnesses:-

- a. Rs.50,00,000/- (Rupees Fifty Lakhs only) by Cheque No.295684 dated 27.06.2019 drawn on Karnataka Bank Marathhalli.
- b. Rs.50,00,000/- (Rupees Fifty Lakhs only) by Cheque No.295685 dated 27.06.2019 drawn on Karnataka Bank Marathhalli.
- c. Rs.50,00,000/- (Rupees Fifty Lakhs only) by Cheque No.295686, dated 27.06.2019 drawn on Karnataka Bank Marathhalli.
- d. Rs.50,00,000/- (Rupees Fifty Lakhs only) by Cheque No.295687, dated 27.06.2019 drawn on Karnataka Bank Marathhalli.
- e. Rs.4,90,000/- (Rupees Four Lakhs Ninety Thousand only) by Cheque No.295689 dated 27.06.2019 drawn on Karnataka Bank Marathhalli.
- f. Rs.65,00,000 /- (Rupees Sixty Five Lakhs only) by Cheque No.295690 dated 30.08.2019 drawn on Karnataka Bank Marathhalli.
- g. Rs.65,00,000 /- (Rupees Sixty Five Lakhs only) by Cheque No.295691 dated 30.09.2019 drawn on Karnataka Bank Marathhalli.


SREERAM L.

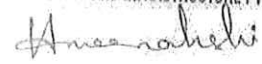

YASHODA L.

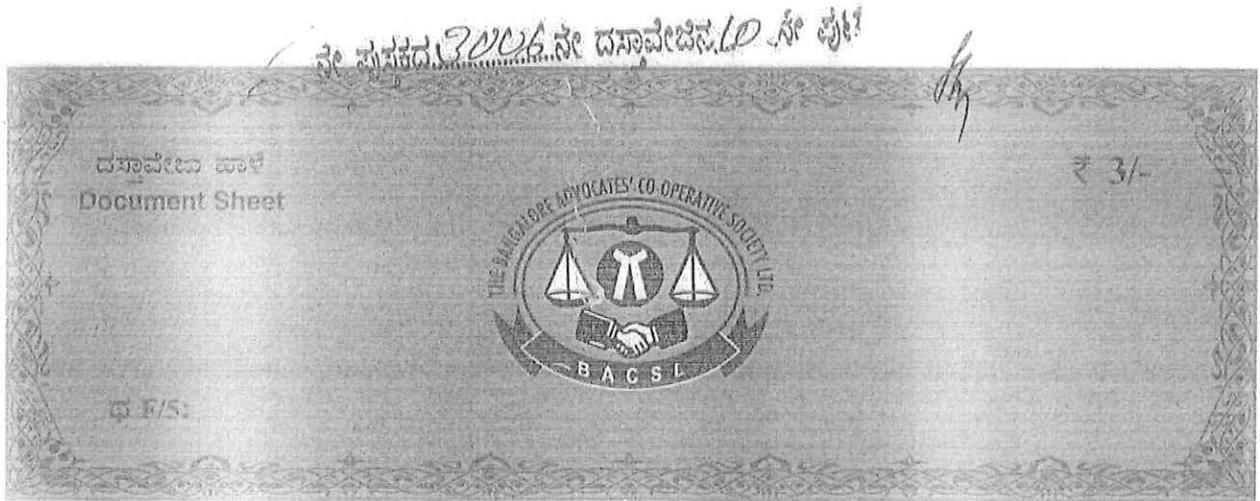

SUGUNA S.


SANTHOSH S.


SANDEEP S.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.


Director



h. Rs.70,00,000 /- (Rupees Fifty Lakhs only) by Cheque No.295692 dated 30.10.2019 drawn on Karnataka Bank Marathhalli.

i. Rs.5,10,000/- (Rupees Five Lakh Ten Thousand only) is deducting towards TDS and remitted to the income tax department vide Challan No. 30233 BSR Code No. 6360218 Dated 28.06.2019 the receipt of which the vendors hereby admit, acknowledge, in the manner detailed above, acquit and discharge the Purchaser of such payment, the vendors as the full, absolute, exclusive, beneficial owners of the Schedule Property, hereby transfer, convey, sell, assign, alienate, grant UNTO and in favour of the Purchaser, all that piece and parcel of the Schedule Property, TO HAVE AND TO HOLD the same as its full, absolute sole, exclusive, beneficial owner thereof, with all benefits, privileges, easements, hereditaments and absolutely free from encumbrances of whatsoever nature and subject to the covenants hereinafter appearing.

1. The Vendors have delivered the vacant lawful, peaceful, possession of the Schedule Property to the Purchaser and also have delivered the original documents in relation to the Schedule Property to the Purchaser.
2. The Vendors represents and assures the Purchaser that they are having clear, valid, subsisting, marketable, enforceable title in relation to the Schedule Property and that there is no legal impediment of whatsoever nature, for absolute sale of the Schedule Property, in favour of the Purchaser herein. The Vendors have absolute right and power of alienation and disposal over the Schedule Property.
3. The Vendors represents and assures the Purchaser that they are the sole and absolute owner of the Schedule Property and having acquired in the manner detailed supra and that no other person/s in their family or otherwise, has/have any manner of claim, right, title or interest over the same.

L Sree Rama
SREERAM L

L ಯಶೋದ
YASHODA L

Suguna S
SUGUNA S.

Santhosh S
SANTHOSH S

Sandeep S
SANDEEP S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Director

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4. The Vendor represent and assure the Purchaser that the Schedule Property is absolutely free from encumbrances of whatsoever nature such as court attachments, minor's claim, maintenance claim, charge, lien, lispendense, acquisition/requisition proceedings, revenue recovery proceedings /attachments, statutory debts, third party claims, Income tax attachment/claim, etc.
5. The Vendors represents and assures the Purchaser that in regard to the Schedule Property, upto date property taxes, have been paid and the Vendors agree to indemnify the Purchaser against any such payment or expense.
6. The Vendors undertakes to indemnify the Purchaser against any loss/expense/damage the Purchaser may incur/suffer either on account of defect in title, if any, of the vendors or arising from the claim of any of the family members of the vendors, if any or arising from the claim of the third parties with reference to the Schedule Property.
7. The Vendors have no objection for the Purchaser approaching the jurisdictional revenue office/Panchayath, seeking registration/ transfer of Khata in its name, in regard to the schedule property and for payment of future taxes by the Purchaser herein.
8. The purchaser shall, henceforth be entitled to quietly, peacefully, hold, possess, enjoy and exploit the schedule property in any manner deem fit and proper as absolute owner thereof without any let or hindrance or interference either from the Vendors or any one claiming under them.

L Sri Rama
SREERAM L

Lot 20 P 2
YASHODA L

Luguna S
LUGUNA S.

Santhosh
SANTHOSH S

Sdp S
SANDEEP S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Amanahshi
Director

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9. The Vendors will do and execute at the request and the cost of the Purchaser, all such further acts, deeds, things and conveyances, as may be required, for morefully and perfectly assuring the title of the Purchaser in relation to the Schedule Property, which is hereby conveyed, pursuant to and under this sale deed.
10. The expenses of stamp duty and registration fee of this sale deed are borne by the purchaser herein exclusively.

SCHEDULE PROPERTY

All that piece and parcel of undeveloped residential converted land bearing Sy. No.9/2 (Old Sy. No. 9) measuring 1 Acres, 30 Guntas (Converted vide Official Memorandum No. LAND10007711, dated-25-01-2019, issued by the Deputy Commissioner, Bangalore Rural District) situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, and bounded on that:

East by : Road;
West by : Land in Sy No.4;
North by : Land in Sy.No.9/1;
South by : Land in Sy No.10/1;

L Sree Rama
SREERAM L

L ಯಶೋದ
YASHODA L

Luguna S
SUGUNA S.

Santhosh
SANTHOSH S

Sandeep S
SANDEEP S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Muralidhar
Director



IN WITNESS WHEREOF the VENDORS and the PURCHASER have hereto signed this Deed of Sale on the day, month and the year first above written in the presence of the following witnesses:

WITNESSES:

1. *Munir*
S/o Munirullappa
Kumbharhalli
Hoskote Taluk

L. Sree Rama

SREERAM L

L. Yashoda
YASHODA L

Luguna S.
LUGUNA S.

Santhosh S
SANTHOSH S

Sandeep S
SANDEEP S

VENDORS

2. *IB*
750, 1st Floor
AECs Deepthi
Kendalaballi
Bengaluru-32

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Anandeshi
Director

PURCHASER

Drafted by

T.M.N. Swamy
T.M.N. Swamy
S/o. N. Mallappa, THARABAHALLI,
Hoskote Taluk, Bangalore Rural Dist.
Licence DWL No. 1/3-04