



ABSOLUTE SALE DEED

1351
2022-23

This DEED OF ABSOLUTE SALE is made and executed on this 13th day of April Two Thousand twenty-two (13-04-2022) at Bangalore BY:

Sowparnika Projects and Infrastructure Pvt. Ltd., (CIN NO. U45201KA2007PTC043166) (PAN: AAKCS9641L) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at No.750, 'C' Block, 1st Main Road, AECS Lay out, Kundalahalli, Bangalore - 560037. Represented by its authorized Director Mrs.Meenakshi Ramji (Authorized vide Board Resolution dated 10-11-2021)

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

IN FAVOUR OF

Sowparnika Homes Private Limited, (CIN No. U45400KA2014PTC074654) (PAN: AAUCS5844F) a Company registered under the Companies Act, 2013, having its registered office at No-750, 1st Main Road, C Block, AECS Lay out, Kundalahalli, Bangalore-560 037. Represented by its authorized Director Mr. S. Sreenivasan (Authorized vide Board Resolution dated 09-11-2021)

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 is sole and absolute owner in peaceful possession and enjoyment of the undeveloped residential converted land being portion of New Sy.No.9/1, (Old Sy. No. 9), measuring 37.04 Guntas (Converted vide Official Memorandum No. LND10008189, dated-13-12-2018 issued by the Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is more-fully described as Item No-I, in schedule A hereunder.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Meenakshi
Director

For SOWPARNIKA HOMES PVT. LTD.

S. Sreenivasan
Director



ನೇಪುಕದ 1351 /2022-23
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration
 ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Sowparnika Homes Private Limited Rep by its Authorized director S Sreenivasan
 , ಇವರು 5593500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	5098500.00	Challan No CR0422003000285567 Rs.5098500/- dated 13/Apr/2022
ಚಲನ್	495000.00	Challan No CR0422003000285567 Rs.495000/- dated 13/Apr/2022
ಒಟ್ಟು :	5593500.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ
 ದಿನಾಂಕ : 13/04/2022

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
 (ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC Pune.





WHEREAS, the VENDOR is sole and absolute owner in peaceful possession and enjoyment of the undeveloped residential converted land being portion of New Sy.No.9/1 (Old Sy. No. 9), measuring 11 Guntas (Converted vide Official Memorandum No. LND10008189, dated 13-12-2018 issued by the Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is more-fully described as Item No-II, in schedule A hereunder.

WHEREAS, the VENDOR is sole and absolute owner in peaceful possession and enjoyment of the undeveloped residential converted land being portion of New Sy.No.9/1 (Old Sy. No. 9), measuring 2 Acre 05 Guntas (Converted vide Official Memorandum No. LND10007716, dated 13-12-2018 issued by the Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is more-fully described as **Item No-III**, in schedule A hereunder, and having acquired the same by virtue of sale deed dated 24-06-2019, vide registered document No. HSK-1-02746/2019-20, stored in CD No. HSKD790, registered in the office of the Sub-Registrar, Hoskote.

WHEREAS, the VENDOR is sole and absolute owner in peaceful possession and enjoyment of the undeveloped residential converted land bearing New Sy.No.9/2 (Old Sy. No. 9), measuring 1 Acre 30 Guntas (Converted vide Official Memorandum No. LND10007711, 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 as **Item No-IV**, in schedule A hereunder and having acquired the same by virtue of sale deed dated 27-06-2019, vide registered document No. HSK-1-03006/2019-20, stored in CD No. HSKD794, registered in the office of the Sub-Registrar, Hoskote.

Director

SOWPARNIKA HOMES
[Signature]
Director



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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-693 1351/22-23

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-04-2022 ರಂದು 05:52:22 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	990000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	600.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	990640.00

ಶ್ರೀ M/S Sowparnika Homes Private Limited Rep by Its Authorized director S Sreenivasan ಬಿನ್ S S Iyer ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Sowparnika Homes Private Limited Rep by Its Authorized director S Sreenivasan ಬಿನ್ S S Iyer			 For SOWPARNIKA HOMES PVT. LTD. Director

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S Sowparnika Homes Private Limited Rep by Its Authorized director S Sreenivasan . ಬಿನ್ S S Iyer (ಬರೆದುಕೊಂಡವರು)			 For SOWPARNIKA HOMES PVT. LTD. Director
2	M/S ಮೇ ಸೌಪರ್ನಿಕ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಪರವಾಗಿ ಮೀನಾಕ್ಷಿ ರಾಮ್ ಜಿ . (ಬರೆದುಕೊಂಡವರು)			 For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD. Director

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ



WHEREAS, the VENDOR is sole and absolute owner in peaceful possession and enjoyment of the undeveloped residential converted land bearing New Sy.No.129/3 (Old Sy. No. 129/1), measuring 10.08 Guntas (Converted vide Official Memorandum No. LAND10006013, dated 18-02-2019 issued by the Deputy Commissioner Bangalore Rural District), situated at Doddahullur Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is more-fully described as **Item No-V**, in schedule A hereunder and having acquired the same by virtue of sale deed dated 24-06-2019, vide registered document No. HSK-1-02739/2019-20, stored in CD No. HSKD790, registered in the office of the Sub-Registrar, Hoskote. The Item No. I to V of the schedule A properties are collectively called as "**Schedule A Property**".

WHEREAS, after relinquishment of land measuring 3762.79 Square meters in favor of Doddahullur Grama Panchayath and land measuring 1081 Square meters in favour of Hosakote Planning Authority, the Vendor has obtained clubbed / combined E- Katha having PID No.150300401201200581 for land measuring 4 Acres 5.86 Guntas (16781.05 Square Meters) which is more-fully described in schedule B hereunder hereinafter referred to as Schedule B Property.

WHEREAS the VENDOR is fully seized and possessed the Schedule "B" Property with power and authority to sell or otherwise dispose of the same in favour of any person of its choice.

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

- a. That the VENDOR is the bona-fide absolute owner of the SCHEDULE B PROPERTY and its title thereto is good, marketable and subsisting and none else have any right, title, interest or share therein;
- b. That the SCHEDULE B PROPERTY is free from all encumbrances, charges, liens, attachment, lispensens, acquisition proceedings, minor's claim or claims of any kind whatsoever;

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Ameraheshi

Director

For SOWPARNIKA HOMES PVT. LTD.

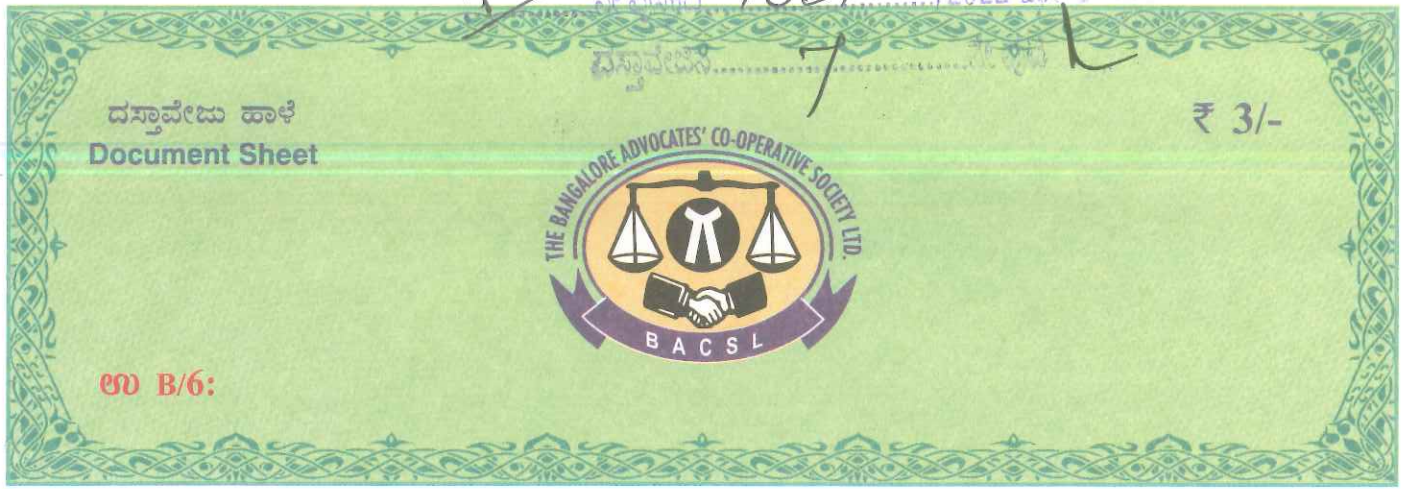
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Director

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- c. That Vendor has not entered into any agreement for sale/transfer of the SCHEDULE B PROPERTY or any part thereof with anyone else;
- d. That there is no impediment for the VENDOR to acquire, hold or to sell the SCHEDULE B PROPERTY under any law;
- e. That the VENDOR has not created any mortgage, charge or lien or encumbrance on the SCHEDULE B PROPERTY.
- f. That the sale of SCHEDULE B 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;

AND WHEREAS, the VENDOR has agreed to sell the SCHEDULE B PROPERTY and the PURCHASER herein have offered to purchase the schedule B property together with right, title and interest of the VENDOR in the schedule B property for the valuable consideration of **Rs.9,90,00,000 /-(Rupees Nine Crore Ninety Lakhs Only).**

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

That in pursuance of the above and in consideration of **Rs.9,90,00,000 /-(Rupees Nine Crore Ninety Lakhs Only)** the VENDOR conveying the SCHEDULE B PROPERTY in favour of the PURCHASER, and the PURCHASER has paid **Rs.9,80,10,000 /-(Rupees Nine Crore Eighty Lakhs Ten Thousand Only)** to the vendor by way of transfer dated 29-12-2021 and **Rs.9,90,000/-(Rupees Nine Lakhs Ninety Thousand Only)** TDS 1% on total consideration is deducted and remitted to the income tax department vide Challan No. 21226 BSR Code No. 6360218 Dated 13-04-2022 the receipt of which the vendor hereby admit, acknowledge, in the manner stated above, acquit and discharge the Purchaser of such payment, the vendor as the full, absolute, exclusive, beneficial owner of the Schedule B Property, hereby transfer, convey, sell, assign, alienate, grant UNTO and in favour of the Purchaser, all that piece and parcel of the Schedule B 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.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

[Signature]

Director

For SOWPARNIKA HOMES PVT. LTD.

[Signature]
Director

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ಮಾನ್ಯ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿಗಳು ಹಾಗೂ ಮುದ್ರಾಂಕ ಉಪ ಆಯುಕ್ತರು , ಬೆಂ ಗ್ರಾ ಜಿಲ್ಲೆ ಬೆಂ ಇವರ ಆದೇಶ ಸಂಖ್ಯೆ : ಡಿಯುಎಸ್ /45ಎ/ಹೆಚ್
ಒಎಸ್ 43/02/2022-23 , ದಿನಾಂಕ:26-04-2022, ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : ಪಿ:693/2022-23 ರ ಆದೇಶದಂತೆ ಒಟ್ಟು ಮಾ ಮೌಲ್ಯ ರೂ
100015500/- ಮು ಶುಲ್ಕ ರೂ 52300/- ನೋ ಶುಲ್ಕ ರೂ 10160/- ಸೆಸ್ಸ್ ರೂ. 5080/- ಗಳು (Challan No: CR0422003000603784
ದಿನಾಂಕ: 27/04/2022) ರ ಮೂಲಕ ಪಾವತಿಸಿರುವುದರಿಂದ ನೋಂದಣೆಗೆ ಆದೇಶಿಸಿದೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ HSK-1-01351-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ HSKD1524 ನೇ ಧ್ವರಲ್ಲಿ
ದಿನಾಂಕ 28-04-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ)
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ

ನೇಪಾಥಕನು 1351 /2022-23
ದಸ್ತಾವೇಜು 9 ನೇಪಾಥಕನು

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 THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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1. The Vendor has today delivered the vacant lawful, peaceful, possession of the Schedule B Property to the Purchaser, pursuant to this sale deed and the Purchaser acknowledged for having taken the vacant lawful, peaceful possession of the Schedule B Property, pursuant to this Sale Deed.
2. The Vendor represents and assures the Purchaser that it is having clear, valid, subsisting, marketable, enforceable title in relation to the Schedule B Property and that there is no legal impediment of whatsoever nature, for absolute sale of the Schedule B Property, in favour of the Purchaser herein. The Vendor has absolute right and power of alienation and disposal over the Schedule B Property.
3. The Vendor represent and assure the Purchaser that it is the sole and absolute owner of the Schedule B Property and having acquired in the manner detailed supra and that no other persons, otherwise, has/have any manner of claim, right, title or interest over the same.
4. The Vendor represent and assure the Purchaser that the Schedule B 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 Vendor represents and assures the Purchaser that in regard to the Schedule B Property, up to date property taxes, have been paid and the Vendor agrees to indemnify the Purchaser against any such payment or expense.
6. The Vendor 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 Vendor, if any or arising from the claim of the third parties with reference to the Schedule B Property.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Ameraheli
Director


For SOWPARNIKA HOMES PVT. LTD.

Aras
Director

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 THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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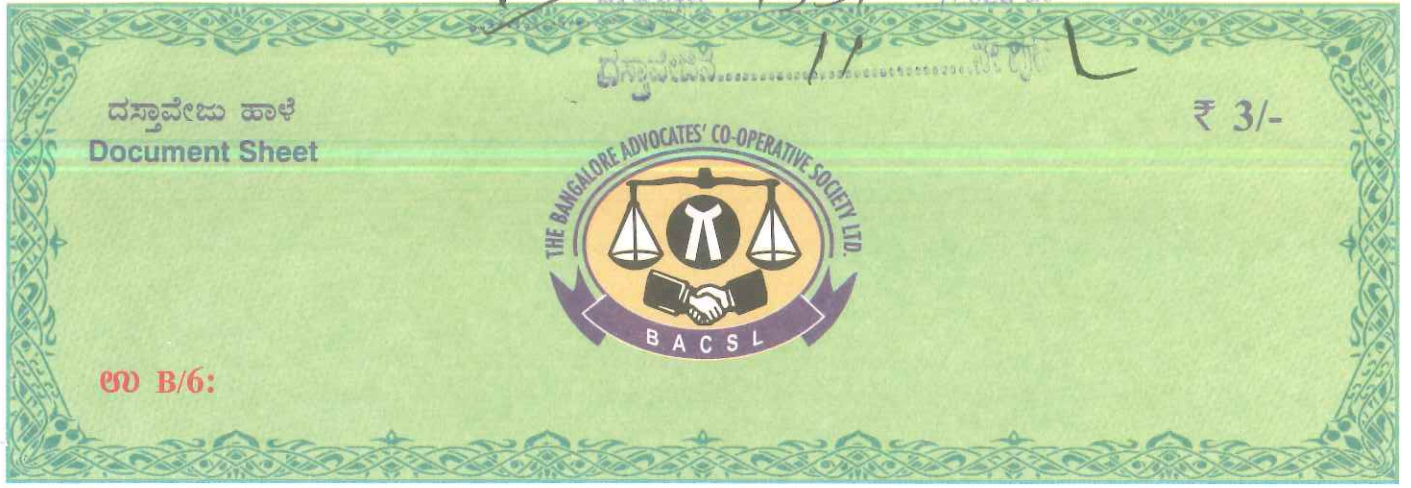
7. The Vendor has no objection for the Purchaser approaching the jurisdictional revenue office, seeking transfer and registration of Katha in its name, in regard to the schedule B property and for payment of future taxes by the Purchaser herein.
8. The purchaser shall, henceforth be entitled to quietly, peacefully, hold, possess, enjoy and exploit the schedule B property in any manner deem fit and proper as absolute owner thereof without any let or hindrance or interference either from the Vendor or any one claiming under it.
9. The Vendor 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 B Property, which is hereby conveyed, pursuant to and under this sale deed.
10. The PURCHASER shall, henceforth be entitled to quietly, peacefully, hold, possess, develop, enjoy, sell and exploit the schedule property in any manner deems fit and proper as absolute owner thereof without any let or hindrance or interference either from the VENDOR or any one claiming under them. All the deposits, fees etc., paid by the VENDOR to the statutory authorities or to any other concerned authorities and Noc's, sanctions, approvals, permits, licenses and entitlements, etc., issued the statutory authority/ies or any authorities concerned in respect of SCHEDULE B PROPERTY, shall stand transferred to the PURCHASER herein with immediate effect and the PURCHASER shall be entitled to develop the schedule B property.
11. The expenses of stamp duty and registration fee of this sale deed are borne by the purchaser herein exclusively.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Amerahshi
Director

For SOWPARNIKA HOMES PVT. LTD.

Shay
Director



SCHEDULE A PROPERTY

Item No.I

All that piece and parcel of undeveloped residential converted land being portion of New Sy. No.9/1 (Old Sy.No.9) measuring 37.04 Guntas (excluding 0-0 5.¾ guntas of land reserved for IOCL pipeline) (converted vide Official Memorandum No. LND10008189, dated-13-12-2018, issued by the Deputy Commissioner, Bangalore Rural District) situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, bounded on that:

East by	: Remaining portion of Land in Sy No.9/1(Block -3);
West by	: Remaining portion of Land in Sy No.9/1 (Block-1);
North by	: Land in Sy.No.8;
South by	: Remaining portion of Land in Sy No.9/1 (Block -1);

Item No.II

All that piece and parcel of undeveloped residential converted land being portion of New Sy. No.9/1 (Old Sy. No.9) measuring 11 Guntas (converted vide Official Memorandum No. LND10008189, dated-13-12-2018, issued by the Deputy Commissioner, Bangalore Rural District) situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, bounded on that:

East by	: Road and Land in Sy.No.129 of Doddahullur;
West by	: Remaining portion of Land in Sy No.9/1 (Block 3);
North by	: Land in Sy.No.8;
South by	: Remaining portion of Land in Sy No.9/2;

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

H. Meenahalli
Director

For SOWPARNIKA HOMES PVT. LTD.

[Signature]
Director



Item No. III

All that piece and parcel of undeveloped residential converted land being portion of New Sy.No.9/1 (Old Sy. No. 9), measuring 2 Acre 05 Guntas (Converted vide Official Memorandum No. LND10007716, dated 13-12-2018 issued by the Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.

East by : Remaining Portion of Land bearing Sy. No. 9/1 (Block 2)
& Approach Road;
West by : Land in Sy. No. 4;
North by : Land in Sy. No. 8;
South by : Land in Sy. No. 9/2;

Item No. IV

All that piece and parcel of undeveloped residential converted land bearing New Sy.No.9/2 (Old Sy. No. 9), measuring 1 Acre 30 Guntas (Converted vide Official Memorandum No. LND10007711, dated 25-01-2019 issued by the Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.

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;

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.


Director

For SOWPARNIKA HOMES PVT. LTD.


Director



Item No. V

All that piece and parcel of undeveloped residential converted land bearing New Sy.No.129/3 (Old Sy. No.129/1), measuring 10.08 Guntas (Converted vide Official Memorandum No. LAND10006013, dated 18-02-2019 issued by the Deputy Commissioner Bangalore Rural District), situated at Doddahullur Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District

East by : Road;
West by : Yalachanayakanapura Boundary;
North by : Land in Sy. No. 129/1;
South by : Road & Yalachanayakanapura Boundary;

SCHEDULE B PROPERTY

(Composite Property)

All that piece and parcel of undeveloped residential converted lands bearing (i) New Sy. No.9/1 (Old Sy.No.9), (converted vide Official Memorandum No. LND10008189 and LND10007716, both dated-13-12-2018, issued by the Deputy Commissioner Bangalore Rural District), (ii) land bearing New Sy.No.9/2 (Old Sy. No. 9), (Converted vide Official Memorandum No. LND10007711, dated 25-01-2019 issued by the Deputy Commissioner Bangalore Rural District), of Yelachanayakanapura Village and (iii) land bearing New Sy.No.129/3 (Old Sy. No. 129/1), of Doddahullur Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District Converted vide Official Memorandum No. LAND10006013, dated 18-02-2019 issued by the Deputy Commissioner Bangalore Rural District), totally measuring 4 Acre 5.86 Guntas or 16781.05 Square meters Katha No. 11, PID No. 150300401201200581 and bounded.

East by : Hoskote Shidlagatta Road & Sy. No. 129/1;
West by : Land in Sy. No. 4;
North by : Land in Sy.No. 8;
South by : Land in Sy. No. 10;

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT.LTD.

Director

For SOWPARNIKA HOMES PVT. LTD.

Director

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 THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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ಬಿ B/6:

IN WITNESS WHEREOF the VENDOR 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. A S.R.
750, 1st Main Road
AECS layout, Kandalalli
Bangalore-560037

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.



Director
VENDOR

For SOWPARNIKA HOMES PVT. LTD.


Director
PURCHASER

2. 
750, 1st Main Road
AECS layout Kandalalli
Bangalore-560037

Drafted by


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