

ಈ ದಸ್ತಾವೇಜು.....//.....ಪುಟಗಳನ್ನುಳಗೊಂಡಿದೆ

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₹ 3/-



ನಂ. D/5:

27/10/20

19.20

ABSOLUTE SALE DEED

This DEED OF ABSOLUTE SALE is made and executed on this 24th day of June Two Thousand Nineteen, (24-06-2019) at Bangalore BY:

SMT. AKSHARA VERMA

Wife of Raja Arjun

Aged about 31 years,

Residing at No. C-302, Somerset Apartments,

Midford Gardens, M.G.Road, Bangalore-560 001.

PAN: AEWPV0215Q

Hereinafter referred to as the **VENDOR** (which term shall mean and include her 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 07.09.2017) **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** 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 the schedule hereunder.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Meenakshi Ramji

Director

Akhara

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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

ಶ್ರೀಮತಿ M/s. Sowparnika Projects & Infrastructure Private Limited Rep by its Authorised Signatory Meenakshi Ramji , ಇವರು 807195.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	735760.00	Challan No CR0619003003689140 Rs.735760/- dated 24/Jun/2019
ಚೆಲನ್	71435.00	Challan No CR0619003003689140 Rs.71435/- dated 24/Jun/2019
ಒಟ್ಟು :	807195.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 24/06/2019

ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹೊಸಕೋಟೆ
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ,ACTS Pune.

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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 the schedule hereunder. The Item No. I and II jointly hereinafter referred to as **"Schedule Property"**.

WHEREAS, land bearing Old Sy. No. 9 (New Sy.No.9/1), measuring 3 Acre 20 Guntas was originally owned and possessed by one Sri. Gurappa S/o Sri. Dohbi Doddanna he acquired the same by virtue of the following two sale deeds viz :-

- 1) Sale deed dated 07-11-1969 vide registered document No-2553/1969-70, Volume: 1261, Pages: 11 to 12 of Book-I, in office of the Sub-Registrar, Hoskote executed by Sri.Krishnappa S/o Sri.Muniyappa (Sy. No. 9, measuring 1 Acre 30 guntas).
- 2) Sale deed dated 07-11-1969 vide registered document No-2554/1969-70, Volume: 1260, Pages: 104 to 106 of Book-I, in office of the Sub-Registrar, Hoskote executed by Sri.Chikkappaiah S/o Hanumanthe Gowda, (Sy. No. 9, measuring 1 Acre 30 guntas).

WHEREAS, out of 3 Acre 20 guntas the above said Sri. Gurappa S/o Sri. Dohbi Doddanna had sold the land measuring 1 Acre 30 Guntas in favour of Smt. Lakshamma W/o Sri. Gurappa under a sale deed dated 08-11-1971 vide registered document No-2753/1971-72, Volume: 1315, Book-I, in the office of the Sub-Registrar, Hoskote.

AND WHEREAS, Smt. Lakshamma W/o Sri. Gurappa and Sri. Gurappa S/o Sri. Dohbi Doddanna have sold the land measuring 3 Acre 20 Guntas to and in favour of Smt. Sharada S. Rao under the following two sale deeds viz :-

- 1) Sale deed dated 08-02-2006 vide registered No-HSK-1-05000-2005-06, which is electronically stored in CD No-HSKD53 of Book-I, dated 08-02-2006 in the office of the Sub-Registrar, Hoskote executed by Smt. Lakshamma W/o Sri. Gurappa (1 Acre 30 Guntas).
- 2) Sale deed dated 08-02-2006 vide registered No-HSK-1-05003-2005-06, which is electronically stored in CD No-HSKD53 of Book-I 08-02-2006 in the office of the Sub-Registrar, Hoskote executed by Sri. Gurappa S/o Sri. Dohbi Doddanna (1 Acre 30 Guntas).

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Ameeshi

Director

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2740

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 24-06-2019 ರಂದು 04:12:54 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	142870.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	525.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
4	ಇತರೆ	40.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	143510.00

ಶ್ರೀಮತಿ M/s. Sowparnika Projects & Infrastructure Private Limited Rep by its Authorised Signatory Meenakshi Ramji ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ M/s. Sowparnika Projects & Infrastructure Private Limited Rep by its Authorised Signatory Meenakshi Ramji			

ಉಪ ರಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Sowparnika Projects & Infrastructure Private Limited Rep by its Authorised Signatory Meenakshi Ramji . (ಬರೆಸಿಕೊಂಡವರು)			
2	ಅಕ್ಷರ ವರ್ಮ ಬಿನ್ ದೀನೇಶ್ ವರ್ಮ (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ರಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ

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WHEREAS pursuant to the above said sale deeds Smt. Sharada S Rao got transferred the mutation in her name in the revenue records vide MR No-13/2005-2006 issued by the village accountant Hosakote Taluk.

WHEREAS Smt. Sharada S Rao had gifted the land measuring 3 Acre 20 guntas in favour of her granddaughter Ms. Akshara Verma under a gift deed dated 31-01-2007 vide registered document No-HSK-1-08666-2006-07, which is electronically stored in CD No-HSKD84 of Book-I, dated 31-01-2007 in the office of the Sub-Registrar, Hoskote.

WHEREAS pursuant to the gift deed dated 31-01-2007 Mrs. Akshara Verma the vendor herein got transferred the mutation in her name in the revenue records vide MR No-6/2006-2007, dated 26-03-2007 issued by the village accountant Hosakote Taluk.

WHEREAS, one Sri. Muniyappa S/o Doddagangappa, who raised certain disputes, concerning the series of sale transaction taken place with respect to the schedule Property including the aforesaid sale transactions and gift deed filed a suit bearing OS No.240/2010 before the Hon'ble Civil Judge (Sr. Div), Bangalore Rural District During 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 the deceased Muniyappa have jointly executed a confirmation deed dated 25-06-2018 in favor of Vendor herein vide registered document No-HSK-1-02431/2018-19, which is electronically stored in CD No-HSKD649 of Book-I, dated 26-06-2018 in the office of the Sub-Registrar, Hoskote and the said suit has also been dismissed.

WHEREAS the VENDOR had applied and obtained the land conversion from agricultural to non-agricultural residential purposes in respect of the schedule property vide Official Memorandum No.LND10008189 dated 13-12-2018, issued by the Deputy Commissioner, Bangalore Rural District.

WHEREAS the VENDOR 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 her choice.

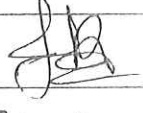
AND WHEREAS, the VENDOR is in un-interrupted and peaceful enjoyment of the schedule property paying the property taxes Inter-alia exercising all acts of domination and ownership over the same without any claims, objections or hindrance from any one whomsoever. Further, the VENDOR is making the following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

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Director

Page 3 of 8

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram S/o. Muniyappa Kundalahalli, Bangalore-37	
2	Satish Kumar, A S/o. Anandan Kundalahalli, Bangalore-37	A S/o. Anandan

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ)
ಹೊಸಕೋಟೆ

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ HSK-1-02740-2019-20 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ HSKD790 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 24-06-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ) ಹೊಸಕೋಟೆ</p>

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- That she is the bona-fide absolute owner of the SCHEDULE PROPERTY and her 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 she 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 VENDOR to acquire, hold or to sell the SCHEDULE PROPERTY under any law;
- That the VENDOR 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 VENDOR, the PURCHASER herein has agreed to purchase the SCHEDULE PROPERTY.

AND WHEREAS, in order to meet her family legal necessities and other commitments, the VENDOR has agreed to sell the SCHEDULE PROPERTY and the PURCHASER herein have offered to purchase the schedule property together with right, title and interest of the VENDOR in the schedule property for the valuable consideration of **Rs.1,42,86,426 /-(Rupees One Crore Forty Two Lakhs Eighty Six Thousand Four Hundred And Twenty Six Only).**

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

That in pursuance of the consideration of **Rs.1,42,86,426 /-(Rupees One Crore Forty Two Lakhs Eighty Six Thousand Four Hundred And Twenty Six Only).** the VENDOR conveying the SCHEDULE PROPERTY in favour of the PURCHASER, and the PURCHASER has paid **Rs.1,42,86,426 /-(Rupees One Crore Forty Two Lakhs Eighty Six Thousand Four Hundred And Twenty Six Only)** to the vendor in the following manner before the following witnesses:-

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Anuragshi

Director

Anuragshi



- a. Rs. 10,00,000/- (Rupees Ten Lakh only) by way of RTGS bearing No. AXISP00000979404 dated 30.06.2018 through Axis Bank Marathahalli, Bangalore.
 - b. Rs. 10,00,000/- (Rupees Ten Lakh only) by way of RTGS bearing No. AXISP00000979406 dated 30.06.2018 Through Axis Bank Marathahalli, Bangalore.
 - c. Rs. 5,00,000/- (Rupees Five Lakh only) by way of RTGS bearing No. AXISP00000979407 dated 30.06.2018 through Axis Bank Marathahalli, Bangalore.
 - d. Rs. 5,00,000/- (Rupees Five Lakh only) by way of Cheque bearing No. 689614 dated 05.10.2017 drawn on Karnataka Bank Marathahalli, Bangalore.
 - e. Rs. 50,00,000/- (Rupees Fifty Lakh only) by way of Cheque bearing No. 295676 dated 24.06.2019 drawn on Karnataka Bank Marathahalli, Bangalore.
 - f. Rs. 61,43,561/- (Rupees Sixty One Lakh Forty Three Thousand Five Hundred and Sixty One only) by way of Cheque bearing No. 295679 dated 24.06.2019 drawn on Karnataka Bank Marathahalli, Bangalore.
 - g. Rs.1,42,865/- (Rupees One Lakh Forty Two Thousand Eight Hundred And Sixty Five only) is deducting towards TDS and remitted to the income tax department vide Challan No. 30016 BSR Code No. 6360218 Dated 24.06.2019 the receipt of which the vendor hereby admit, acknowledge, in the manner detailed above, acquit and discharge the Purchaser of such payment, the vendor 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 Vendor have today delivered the vacant lawful, peaceful, possession of the Schedule Property to the Purchaser, pursuant to this sale deed and the Purchaser acknowledge having taken the vacant lawful, peaceful possession of the Schedule Property, pursuant to this Sale Deed.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Anurag Chelvi

Director

G. K. Hanu

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2. The Vendor represent and assure the Purchaser that she is 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 Vendor has absolute right and power of alienation and disposal over the Schedule Property.
3. The Vendor represent and assure the Purchaser that she is the sole and absolute owner of the Schedule Property and having acquired in the manner detailed supra and that no other person/s in her family or 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 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 represent and assure the Purchaser that in regard to the Schedule Property, upto date property taxes, have been paid and the Vendor agree to indemnify the Purchaser against any such payment or expense.
6. The Vendor undertake 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 or arising from the claim of any of the family members of the vendor, if any or arising from the claim of the third parties with reference to the Schedule Property.
7. The Vendor has delivered the original sale deeds dated 08.02.2006 and gift deed dated 31.01.2007 and confirmation deed dated 25.06.2018 to the Purchaser and the Purchaser acknowledges the receipt of the same. It is reported/declared by the Vendor that she had lost/misplaced the previous title deeds (mother deeds) and hence in this regard she had caused the Public Notice in Kannada Prabha & Indian Express on 18.08.2018 and also she had lodged the police complaint before the jurisdictional police station.

[Signature]

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

[Signature]

Director



8. The Vendor has no objection for the Purchaser approaching the jurisdictional revenue office, seeking transfer and registration of khata in its name, in regard to the schedule property and for payment of future taxes by the Purchaser herein.
9. 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 Vendor or any one claiming under them.
10. 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 Property, which is hereby conveyed, pursuant to and under this sale deed.
11. The expenses of stamp duty and registration fee of this sale deed are borne by the purchaser herein exclusively.

SCHEDULE PROPERTY

Item No.1

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 5.3/4 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);

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. S. Ramesh

Director

[Signature]

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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 Village,
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;

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

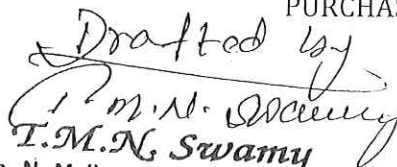
1. 
750, 1st Main
AECS layout
Kundalahalli
Bangalore-38


VENDOR

2. 
750, 1st Main
AECS layout
Kundalahalli
Bangalore-38

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.


PURCHASER/Director

Drafted by

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

