

ಕರ್ನಾಟಕ... 20..... ಮಾರ್ಚ್ ೨೦೨೩ /2022-23
I..... ಸಂಖ್ಯೆ 1483 /2022-23

MEMORANDUM OF ENTRY FOR DEPOSIT OF TITLE DEEDS

In the matter of Sowparnika Homes Private Limited

Mortgage by Sowparnika Homes Private Limited

1. On the 29th day of April, 2022, **S. SREENIVASAN** aged 55 years, son of Subramaniam, Indian inhabitant Director of **Sowparnika Homes Private Limited** residing at Ph-2, Sowparnika Abode Apartments, Vaikuntam Layout, Lakshminarayananpura, Near AECS Layout, Kundalahalli, Bangalore-560037, Director of **Sowparnika Homes Private Limited** (CIN No. U45400KA2014PTC074654), a company registered under the Companies Act, 1956, with its registered office at 750, 'C' Block, 1st Main Road, AECS Layout, Kundalahalli, Bangalore-560037 (hereinafter referred to as "Company"), attended the Bangalore office of Catalyst Trusteeship Limited, a company registered under the Companies Act, 2013 having its registered office at GDA House, First Floor, Plot No. 85, S. No. 94 & 95, Bhusari Colony (Right), Kothrud, Pune – 411038 (hereinafter referred to as the 'Trustee') and delivered to and deposited with **Shri Raghottam Krishnarao Devale** of Trustee, Trustee acting for the benefit of the debentureholders, the documents of title, evidences, deeds and writings more particularly described in the **First Schedule** hereunder written (hereinafter called 'the said title deeds') in respect of immovable properties of Company, situate in Hoskote Taluk ("said properties") (more particularly described in the **Second Schedule** hereunder).
2. Whilst making the deposit of the said title deeds, **S. SREENIVASAN**, stated that he was doing so on behalf of **Company** and in his capacity as an Authorised Person of **Company** with an intent to create a security by way of a mortgage by deposit of title deeds on the immovable properties of **Company**; more particularly described in the **Second Schedule** hereunder written together with all the structures constructed/ to be constructed/erected thereon attached to the said properties and all the easement rights etc or permanently fastened to anything attached to the earth (hereinafter collectively referred to as 'the said immovable properties') to secure:

The due discharge and redemption by the Company of the non convertible debentures of an aggregate amount of **Rs. 85 crore (Rupees Eighty Five Crore Only)** issued by **Sowparnika Homes Private Limited** (CIN No. U45400KA2014PTC074654), a company registered under the Companies Act, 2013, with its registered office at 750, 'C' Block, 1st Main Road, AECS Layout, Kundalahalli, Bangalore- 560037 ("Issuer") to the Debentureholders together with interest,

For **SOWPARNIKA HOMES PVT. LTD.**

Director

For **CATALYST TRUSTEESHIP LIMITED**

Authorised Signatory

ನೇಮಕಣ ನಿಯಮ 1483 /2022-23

ದಾತಾವರ್ಜನೆ ವಿಧಿ ನೇಮಕಣ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದಿಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Sowparnika Homes Pvt Ltd Rep by its Director S.Sreenivasan , ಇವರು 1000000.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವೆದನ್ನು ದೃಢಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್‌	1000000.00	Challan No CR0422003000671210 Rs. 1000000/- dated 29/Apr/2022
ಒಟ್ಟು:	1000000.00	

ಸ್ಥಳ : ಹೊಸಹೋಟೆ

ದಿನಾಂಕ : 30/04/2022

ಉತ್ತರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ದಾತಾವರ್ಜನೆ)

Designed and Developed by C- DAC Pune.



ನೇಷನಲ್ ಡೆಬೆಂಚರ್ಸ್ 1483 /2022-23
ದಾತ್ವಾರ್ಥಿಯನ್ 3 ಸಿದ್ಧಾರ್ಥ

additional interest, further interest, liquidated damages, compound interest, commitment charges, premia on prepayment, costs, charges, expenses and other monies payable by the Issuer to the Debentureholders under the Debenture Trust Deed dated December 23, 2021 , as amended from time to time ("Debenture Trust Deed").

3. S. SREENIVASAN further stated that he was authorised to create a mortgage by deposit of title deeds as aforesaid pursuant to the resolutions passed by the Board of Directors of the Company at their meeting held on April 29, 2022 and he furnished a certified copy of the said resolutions to Vikas P, Authorised Person of Trustee and further stated that the said resolutions were in full force and effect.

1. S. SREENIVASAN further stated that the said immovable properties form a part of a larger portion of land being (i) all that piece and parcel of undeveloped residentially converted land being portion of Survey No. 9/1 (Old Sy. No. 9), measuring 2 Acres 5 Guntas and excluding 1 Gunta of land reserved for IOCL Pipeline, situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, converted vide Official Memorandum dated 13.12.2018 bearing No. LND10007716, ii) all that piece and parcel of undeveloped residentially converted land being portion of Survey No. 9/1 (Old Sy. No. 9), measuring 37.04 Guntas excluding 5 ½ Guntas of land reserved for IOCL pipeline, situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, converted vide Official Memorandum dated 13.12.2018 bearing No. LND10008189 (iii) All that piece and parcel of undeveloped residentially converted land being portion of Survey No. 9/1 (Old Sy. No. 9), measuring 11 Guntas, situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, converted vide Official Memorandum dated 13.12.2018 bearing No. LND10008189 (iv) All that piece and parcel of undeveloped residentially converted land bearing Sy. No. 129/3 (Old No. 129/1) measuring 10.08 Guntas, situated at Doddahullur Village, Kasaba Hobli, Hoskote Taluk, converted vide Official Memorandum dated 18.02.2019 bearing No. LAND10006013 (v) all those part and parcel of land and or ground admeasuring 1 acre 30 guntas or thereabouts bearing Panchayat E-Khata No 150300401201200575 situated, lying and being at Village Yelachanayakanapura, Hoskote Taluk; aggregately admeasuring approximately 5 acres 13 gunthas ("said larger land parcel"). The said larger land parcel was then owned, seized and possessed by Sowparnika Projects and Infrastructure Private Limited ("SPIPL"). A portion of the said larger land parcel admeasuring 3762.79 sq. mtrs was relinquished by SPIPL in favour of Doddahullur Grama Panchayath by way of relinquishment deed dated March 3, 2020 bearing registration no. HSK-

For SOWPARNIKA HOMES PVT. LTD.


Director

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory



ನೆಂಬರ್ 1483 /2022-23

Print Date & Time : 30-04-2022 01:14:39 PM

ದಿನಾಂಕ ನಂಜ್ಯಾ : 1483

ನಂಬಿ ರಚಿಸ್ತು ರ ಹೊಸಕೋಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-04-2022 ರಂದು 12:24:24 PM ಗಂಟೆಗೆ ಈ ಕಿಳಿಗೆ ವರರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	25000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	1000.00
	ಒಟ್ಟು :	26000.00

ಶ್ರೀ M/S Sowparnika Homes Pvt Ltd Rep by its Director S.Sreenivasan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹಸರು	ಪ್ರೋಟೋ	ಹಿಂಬಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Sowparnika Homes Pvt Ltd Rep by its Director S.Sreenivasan			For SOWPARNIKA HOMES PVT. LTD. Director

ಒರೆಂದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಟ್ಟಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಸರು	ಪ್ರೋಟೋ	ಹಿಂಬಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
1	M/S Catalyst Trusteeship Ltd Rep by its authorized signatory Raghottam Krishnarao Devale , C/o .. (ಒರೆಂದುಹಂಡಿ)			For CATALYST TRUSTEESHIP LIMITED Authorised Signatory
2	M/S Sowparnika Homes Pvt Ltd Rep by its Director S.Sreenivasan . (ಒರೆಂದುಹಂಡಿ)			For SOWPARNIKA HOMES PVT. LTD. Director

ಒಲವಿ ನೋಂದಣಿ ರಚಿಸ್ತು
ಹೊಸಕೋಡಿ



ಇನ್‌ಪ್ರೋಟ್ 1483 /2022-23
ದಾತಾವಿಷಯ 5 ನಿತ್ಯ

1-11698/2019-20. Another portion of the said larger land parcel admeasuring 1081.25 sq. mtrs. was relinquished by SPIPL in favour of Hoskote Planning Authority by way of a relinquishment deed dated February 28, 2020 bearing registration no. HSK-1-11440/2019-20, in the office of the Sub – Registrar Hoskote.

SPIPL had then obtained an order for combining the remaining portion of the said larger land parcel and e- khata having PID no. 150300401201200581 admeasuring 4 acres 5.86 gunthas, i.e. the said immovable properties which was then conveyed by SPIPL to the Company by way of Sale Deed dated April 13, 2022 bearing registration no. HSK-1-01351 of 2022 – 23, Sub registrar, Hoskote.

The said larger land parcel is an aggregate of the Project Land 2 and the Collateral 2 description of which is more particularly set out above and in the Debenture Trust Deed.

4. **S. SREENIVASAN** further stated that the said title deeds so deposited were the only documents of title relating to the said immovable properties in the possession, power and control of **Company** and that **Company** had a clear and marketable title to their respective said immovable properties.
5. The aforesaid deposit of title deeds was made by **S. SREENIVASAN** on behalf of **Company** in the presence of **Shri Raghottam Krishnarao Devale** of Trustee.

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

ಗುರುತಿಸುವವರು

ನೇಪುಸ್ತಕದ 1483 /2022-23
ದಸ್ತಾವೆಚನ 6 ನೇಪುಟ್ಟಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram AECS Layout, Bangalore	
2	Manjunath M'V Extension Hoskote town	

ಉಪ ನೋಂದಣಿ ಸ್ವೀಕೃತಿ ರ
ಹೊಸ್ಕೋಟಿ



Designed and Developed by C-DAC, ACTS, Pune

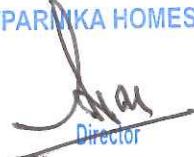


1483
1/2022-23
FIRST SCHEDULE

(List of Title Deeds)

SL. No.	Copies of the Documents furnished for Scrutiny	Original/Certified/Photocopy
<u>Survey No.9:</u>		
1.	Sale Deed dated 07.11.1969, executed by Krishnappa S/o. Muniyappa in favour of Gurappa S/o. Dobi Doddanna, registered as document No.2553/69-70, Book I, Volume 1261 at pages 11 to 12, in the office of the Sub-Registrar, Hoskote;	Certified
2.	Sale Deed dated 08.11.1971, executed by Gurappa S/o. Dobi Soddanna in favour of Lakshmamma W/o. Gurappa, registered as document No.2753/1971-72, Book I, Volume 1315, at pages 1 to 2, in the office of the Sub-Registrar, Hoskote;	Certified
3.	Mutation Register extract bearing MR No.2/2001-02, issued by the Village Accountant, Doddahuluru Circle, Kasaba Hobli, Hoskote Taluk;	Photocopy
4.	Mutation Register extract bearing MR No.MT3/92-93, issued by the R.R. Shiristedar, Hoskote Taluk;	Photocopy
5.	Sale Deed dated 21.12.1984, executed by Muniyappa and Munikadirappa (both sons of Dodda Gangappa) in favour of K.Thimmarayappa S/o. Kunjappa, registered as document No.2268/1984-85, Book I, Volume 1699 at pages 47 to 49, in the office of the Sub-Registrar, Hoskote Taluk;	Original
6.	Agreement of Sale dated 22.02.1993, entered into between Thimmarayappa S/o. Kunjappa with L.Sriram S/o. H.Lakshmaiah;	Original

For SOWPARNIKA HOMES PVT. LTD.


Director

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

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7.	Sale Deed dated 22.03.1993, executed by Thimmarayappa S/o. Kunjappa in favour of L. Sriram S/o. H. Lakshmaiah, registered as document No. 2621/1992-93, Book I, Volume 1950 at pages 230 to 232, in the office of the Sub-Registrar, Hoskote;	Original
8.	Mutation Register extract bearing MR No.4/93-94;	Original
9.	Hissa/Atlas Survey issued by the Inspector, Hoskote Taluk;	Certified
10.	Mutation Register extract bearing MR No.4/2002-03, issued by the Revenue Inspector, Kasaba Hobli,	Photocopy
<u>Survey No.9/1:</u>		
11.	Sale Deed dated 08.02.2006, executed by Lakshmamma W/o. Gurappa in favour of Sharada S.Rao W/o. late V.N.Subba Rao, registered as document No.HSK-1-05000/2005-06, Book I, Stored in C.D No. HSKD 53, in the office of the Sub-Registrar, Hoskote;	Original
12.	Sale Deed dated 08.02.2006, executed by Gurappa S/o. Dhobi Dodanna in favour of Sharada S. Rao W/o. late V.N. Subba Rao, registered as document No.HSK-1-05003/2005-06, Book I, Stored in C.D No.HSKD53 in the office of the Sub-Registrar, Hoskote;	Original
13.	Gift Deed dated 31.12.2007, executed by Sharada S. Rao S/o. late V.N.Subba Rao, in favour of her daughter Akshara Varma, registered as document No.HSK-1-08666/2006-07, Book I, Stored in C.D No.HSKD84, in the office of the Sub-Registrar, Hoskote;	Original
14.	Mutation Register extract bearing MR No.6/2006-07, issued by the Village Accountant, Hoskote Taluk;	Photocopy

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

15.	Deed of Confirmation dated 25.06.2018, executed by Gangamma D/o. late Muniyappa, M.Srinivas S/o. late Muiyappa, Lakhsmi .N alias Venkatalakshmi D/o. late Muniyappa, Gayathri S/o. late Muniyappa, M.Ravichadra S/o. late Muniyappa, Manuala .N D/o. late Muniyappa, Gowramma W/o. late N. Somashekaraiah (for herself and on behalf of her minor son Karthik), Bhagya Shree .S D/o. late N. Somashekaraiah, Bhavya Shree .S D/o. N. Somashekaraiah, Geetha D/o. Muni Kadiramma, Ramesh S/o. Muni Kadiramma (all legal heirs of late Muniyappa) in favour of Akshara Verma D/o. Dinesh Verma, registered as document No.HSK-1-02431/2018-19, Book I, Stored in C.D No.HSKD649 in the office of the Sub-Registrar, Hoskote;	Original
16.	Official Memorandum dated 13.12.2018 bearing No. LAND10007716, issued by the Deputy Commissioner, Bangalore Rural District;	Photocopy
17.	Official Memorandum dated 13.12.2018 bearing LAND10008189, issued by the Deputy Commissioner, Bangalore Rural District;	Photocopy
18.	Sale Deed dated 24.06.2019, executed by Akashara Verma D/o. Binesh Verma thereafter conveyed Said Property in favour of M/s. Sowparnika Projects & Infrastructure Private Limited, registered as document No.HSK-1-02740/2019-20, Book I, Stored in C.D No.HSKD790, in the office of the Sub-Registrar, Hoskote ;	Original
19.	Sale Deed dated 24.06.2019, executed by Akashara Verma D/o. Binesh Verma thereafter conveyed Said Property in favour of M/s. Sowparnika Projects & Infrastructure Private Limited, registered as	Original

For SOWPARNIKA HOMES PVT. LTD.



Director

For CATALYST TRUSTEESHIP LIMITED



Authorised Signatory

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	document No.HSK-1-02746/2019-20, Book I, Stored in C.D No.HSKD790, in the office of the Sub-Registrar, Hoskote;	
20.	Form -11B, issued by the office of the Doddahuluru Village Panchayat;	Photocopy
<u>Survey No.9/2:</u>		
21.	Agreement of Sale dated 24.05.2018 entered into between L.Sriram S/o. Lakshmaiah along with his wife and children namely Yashoda .L, Suguna .S, Santhosh .S and Sandeep .S with M/s. Sowparnika Projects & Infrastructure Private Limited represented by its authorised director Meenakshi Ramji, registered as document No.HSK-1-01336/2018-19, Book I, Stored in C.D No.HSKD646, in the office of the Sub-Registrar, Hoskote;	Original
22.	Deed of Confirmation dated 25.06.2018, executed by Gangamma D/o. late Muniyappa, M.Srinivas S/o. late Muiyappa, Lakhsmi .N alias Venkatalakshmi D/o. late Muniyappa, Gayathri S/o. late Muniyappa, M.Ravichadra S/o. late Muniyappa, Manuala .N D/o. late Muniyappa, Gowramma W/o. late N. Somashekaraiah (for herself and on behalf of her minor son Karthik), Bhagya .S D/o. late N. Somashekaraiah, Bhavya Shree .S D/o. N. Somashekaraiah, Geetha D/o. Muni Kadiramma, Ramesh S/o. Muni Kadiramma (all legal heirs of late Muniyappa) in favour of Sriram L S/o. Lakshmaiah, registered as document No.HSK-1-02428/2018-19, Book I, Stored in C.D No.HSKD649, in the office of the Sub-Registrar, Hoskote;	Original

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

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23.	Official Memorandum dated 25.01.2019 bearing No. LAND10007711, issued by the Deputy Commissioner, Bangalore Rural District;	Photocopy
24.	Sale Deed dated 27.06.2019, executed by Sriram .L S/o. Lakshmaiah along with his wife and children namely Yashoda .L, Suguna .S, Santhosh .S and Sandeep .S in favour of M/s. Sowparnika Projects & Infrastructure Private Limited, represented by its authorised director Meenakshi Ramji under a registered as document No.HSK-1-03006/2019-20, Book I, Stored in C.D No.HSKD794 in the office of the Sub-Registrar, Hoskote;	Original
25.	Form-11B, issued by the Doddahuluru Village Panchayat;	Photocopy
26.	Plaint in case bearing O.S No.240/2010 on the file of Civil Judge (Senior Division), Bangalore Rural District, Bangalore;	Photocopy
27.	Amended Plaintiff in case bearing O.S No.240/2010 on the file of the Civil Judge (Senior Division), Bangalore Rural District, Bangalore;	Photocopy
28.	Written Statement of Defendant No.2 in case bearing O.S No.240/2010 on the file of 2 nd Additional Senior Civil Judge, Bangalore Rural District at Bangalore;	Photocopy
29.	Written Statement of Defendant No.4 in case bearing O.S No.240/2010 on the file of Civil Judge (Senior Division), Bangalore Rural District at Bangalore;	Photocopy
30.	Order Sheet in case bearing O.S.No.240/2010, on the file of Prl. Civil Judge (Sr. Dn) at Bangalore Rural District, Bangalore;	Photocopy
<u>Survey No.129/3:</u>		
31.	Inheritance Certificate bearing IHC No.3/1988-89, issued by the Tahsildar, Hoskote Taluk;	Certified

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

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32.	Sale Deed dated 08.02.1991, executed by (a). Rajamma D/o. late Muniyammal along with her sisters namely (b). Indrani (represented by her special Power of Attorney holder P.Rajamma) and (c). Sarojamma conveyed Survey No.129 (old Sy No.78) in favour of (a). Sunder Singh S/o. late H. Muniram Singh and (b). H.J.Shamanna S/o. Dodda Junjappa, registered as document No.2378/1990-91, Book I, Volume 1870 at pages 1 to 4, in the office of the Sub-Registrar, Hoskote;	Photocopy 
33.	Mutation Register extract bearing MT No.8/90-91, issued by the Tahsildar, Hoskote Taluk;	Photocopy
34.	Mutation Register extract bearing MR No.14/2004-05, issued by the Revenue Inspector, Kasaba Hobli;	Photocopy
35.	RR Balabagada Nakalu issued by the Tahsildar, Hoskote Taluk;	Photo Copy
36.	Sale Deed dated 08.02.2006, executed by Sunder Singh S/o. late M. Muniram Singh in favour of Sharada S. Rao W/o. late V.N.Subba Rao, registered as document No.HSK-1-05010/2005-06, Book I, Stored in C.D No. HSKD 53, in the office of the Sub-Registrar, Hoskote;	Original
37.	Mutation Register extract bearing MR No.25/2005-06, issued by the Village Accountant, Hoskote Taluk;	Photocopy
38.	Hissa Survey, issued by the Inspector, Hoskote Taluk, Hoskote;	Photocopy
39.	Tippani Nakalu, issued by the Inspector, Hoskote Taluk, Hoskote;	Photocopy
40.	Official Memorandum dated 18.02.2019, bearing No. LAND10006013, issued by the Deputy Commissioner, Bangalore Rural District;	Photocopy

For SOWPARNIKA HOMES PVT. LTD.



Director

For CATALYST TRUSTEESHIP LIMITED



Authorised Signatory

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41.	Sale Deed dated 24.06.2019, executed by Sharada S. Rao S/o. late V.N. Subba Rao in favour of M/s. Sowparnika Projects & Infrastructure Private Limited, represented by its authorised director Meenakshi Ramji, registered as document No.HSK-1-02739/2019-20, Book I, Stored in C.D No. HSKD 790, in the office of the Sub-Registrar, Hoskote;	Original	
42.	Addendum dated 29.06.2019 to the Indenture of Mortgage dated 12.07.2018 and Supplementary Agreement dated 29.09.2018, entered into between Sowparnika Projects & Infrastructure Private Limited represented by its authorised Director S.Sreenivasan ("Mortgagor"), M/s. Sowparnika Projects represented by its Partners Meenakshi Ramji ("Borrower") and availed a loan of 1,00,00,000/- (Rupees One Crore only) from Anand Rathi Global Finance Limited, represented by its authorised officer Shrinivas J. Hunsikatti ("Mortgagee"), registered as document No.HSK-1-03211/2019-20, Book I, Stored in C.D No.HSKD 798, in the office of the Sub-Registrar, Hoskote;	Original	
43.	Relinquishment Deed dated 28.02.2020, executed by Sowparnika Projects & Infrastructure Private Limited represented by its authorised Director S.Srinivasan, in favour of Hoskote Planning Authority, Hoskote on behalf of Government of Karnataka, registered as document No.HSK-1-11440/2019-20, Book I, Stored in C.D No.HSKD974, in the office of the Sub-Registrar, Hoskote;	Photocopy	
44.	Relinquishment Deed dated 03.03.2020, executed by Sowparnika Projects & Infrastructure Private Limited represented by its authorised director S. Srinivasan in favour of Hoskote Planning Authority, Hoskote on	Photocopy	

For SOWPARNIKA HOMES PVT. LTD.



Director

For CATALYST TRUSTEESHIP LIMITED



Authorised Signatory

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	behalf of Government of Karnataka, registered as document No.HSK-1-11698/2019-20, Book I, Stored in C.D No. HSKD 979, in the office of the Sub-Registrar, Hoskote;	<i>hj</i>
45.	Sanction Order dated 11.03.2020 bearing No. HPA/L.A.O/22/2019-20, issued by the Hoskote Planning Authority ("HPA");	Original
46.	Sanction Development Plan dated 11.03.2020, bearing No. LAQ/22/2019-20 issued by the Hoskote Planning Authority;	Original
47.	No Objection Letter dated 20.03.2020 bearing No. MUHIM/B.R.F.S/AAHI(V)/SAKAHIM-2/19-20/9138-42, issued by the Executive Engineer (A), B.V.COM, B.R.F.S, Bangalore;	Photocopy
48.	Form 9 Extract issued by the Doddahuluru Village Panchayat;	Original
49.	Tax paid receipt dated 13.09.2021, bearing receipt No.1212671, issued by the Secretary, Doddahuluru Village Panchayat, Hoskote Taluk;	Original
<u>Survey Records, Endorsements and Encumbrance</u>		
<u>Certificate:</u>		
50.	Records of Tenancy and Crops ("RTC") for the period from 1979-80 to 1983-84, issued by the Taluk Shiristedar, Hoskote Taluk with regard to Survey No.9;	Certified
51.	RTC for the period from 1984-85 to 1988-89, issued by the Taluk Shiristedar, Hoskote Taluk with regard to Survey No.9;	Certified

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

52.	RTC for the period from 1989-90 to 1993-94, issued by the Taluk Shiristedar, Hoskote Taluk with regard to Survey No.9;	Certified
53.	RTC for the period from 1994-95 to 1996-97, issued by the Taluk Shiristedar, Hoskote Taluk with regard to Survey No.9;	Certified
54.	RTC for the period from 1997-98 to 2001-02, issued by the Tahsildar, Hoskote Taluk with regard to Survey No.9;	Certified
55.	RTC for the period from 2002-03 to 2005-06, issued by the Village Accountant, Hoskote Taluk with regard to Survey No.9/1;	Photocopy
56.	RTC for the period from 2005-06 to 2008-09, issued by the Village Accountant, Hoskote Taluk with regard to Survey No.9/1;	Photocopy
57.	RTC for the period from 2012-13 to 2018-19 with regard to Survey No.9/1;	Photocopy
58.	RTC for the period from 2003-04 to 2010-11, issued by the Village Accountant, Hoskote Taluk with regard to Survey No.9/2;	Original
59.	RTC for the period from 2011-12 to 2018-19 with regard to Survey No.9/2;	Photocopy
60.	RTC for the period from 1989-90 to 1993-94, issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District with regard to Survey No.129;	Certified
61.	RTC for the period from 1994-95 to 1996-97, issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District with regard to Survey No.129;	Certified

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

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62.	RTC for the period from 1997-98 to 2001-02, issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District with regard to Survey No.129;	Certified 
63.	RTC for the period from 2002-03 to 2004-05, with regard to Survey No.129/1;	Photocopy
64.	RTC for the period from 2005-06 to 2011-12, with regard to Survey No.129/1;	Photocopy
65.	RTC for the period from 2013-14 to 2017-18, with regard to Survey No.129/3;	Photocopy
66.	Hissa Survey issued by the Supervisor, Hoskote Taluk with regard to Survey No.129/3;	Certified
67.	Karnataka Revision Settlement Akarbandh issued by the Inspector, Hoskote Taluk with regard to Survey No.9/1;	Original
68.	Karnataka Revision Settlement Akarbandh issued by the Supervisor, office of the Taluk Surveyor, Hoskote with regard to Survey No.9/2;	Original
69.	Karnataka Revision Settlement Akarbandh issued by the Inspector, Devanahalli Taluk with regard to Survey No.129/3;	Original
70.	Endorsement dated 10.01.2018 bearing No. RD0038569080844, issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District with respect to Survey No.9/1;	Photocopy
71.	Endorsement dated 28.02.2018 bearing No. RD00385690820603, issued by the Tahsildar, Hoskote Taluk, Bangalore Rural District with respect to Survey No.9/2;	Photocopy
72.	Endorsement dated 10.01.2018 bearing No. RD0038569080843, issued by the Tahsildar, Hoskote	Photocopy

For SOWPARNIKA HOMES PVT. LTD.



Director

For CATALYST TRUSTEESHIP LIMITED



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	Taluk, Bangalore Rural District with respect to Survey No.129/3;	
73.	Endorsement dated 31.01.2018, bearing No. PTCL (Ho)CR(Him):38/2018, issued by the office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura with respect to Survey No.9/1;	Photocopy
74.	Endorsement dated 03.03.2018, bearing No. PTCL (Ho)CR(Him):142/2018, issued by the office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, with respect to Survey No.9/2;	Photocopy
75.	Endorsement dated 31.01.2018, bearing No. PTCL (Ho)CR(Him):39/2018, issued by the office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura with respect to Survey No.129/3;	Photocopy
76.	Encumbrance for the period from 01.04.1990 to 31.03.2004, issued by the Sub-Registrar, Hoskote with regard to Survey No.9;	Original
77.	Encumbrance for the period from 01.04.2004 to 11.11.2021, issued by the Sub-Registrar, Hoskote with regard to Survey No.9/1;	Original
78.	Encumbrance for the period from 01.04.2019 to 05.09.2021, issued by the Sub-Registrar, Hoskote with regard to Khata No.150300401201200577;	Original
79.	Encumbrance Certificate for the period from 01.04.1980 to 26.02.2011, issued by the office of the Sub-Registrar, Hoskote with regard to Survey No.9/2 (old No.9);	Original

For SOWPARNIKA HOMES PVT. LTD.



Director

For CATALYST TRUSTEESHIP LIMITED



Authorised Signatory

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80.	Encumbrance Certificate for the period from 01.04.2004 to 02.09.2021, issued by the office of the Sub-Registrar, Hoskote with regard to Survey No.9/2;	Original
81.	Encumbrance for the period from 01.04.2019 to 03.09.2021, issued by the Sub-Registrar, Hoskote with regard to Khata No. 150300401201200575;	Original
82.	Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004, issued by the office of the Sub-Registrar, Hoskote with regard to Survey No.129, new No.129/1;	Photocopy
83.	Encumbrance Certificate for the period from 01.04.2004 to 02.09.2021, issued by the office of the Sub-Registrar, Hoskote, with regard to Survey No.129, new No.129/1;	Original
84.	Encumbrance Certificate for the period from 01.04.2004 to 11.11.2021, issued by the office of the Sub-Registrar, Hoskote with regard to Schedule Property (Survey Nos.9/1, 9/2 and 129/3);	Original
Common Documents		
85.	Discharge Deed dated April 28, 2022 executed by and between Catalyst Trusteeship Limited and Sowparnika Projects and Infrastructure Private Limited bearing registration no. HSK-1-01335 of 2022-23	Original
86.	Sale Deed dated April 13, 2022 executed by and between Sowparnika Projects and Infrastructure Private Limited and Sowparnika Homes Private Limited bearing registration no. HSK-1-01351 of 2022 – 23, Sub Registrar Hoskote Taluk.	Original

For SOWPARNIKA HOMES PVT. LTD.

Director

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

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SECOND SCHEDULE

(Description of said properties)

- 1) All right title interest benefits entitlements including development rights of whatsoever nature (both present and future) of Sowparnika Homes Private Limited over all that piece and parcel of land bearing Doddahulluru Panchayat Khata No. 11 property no. PID no. 150300401201200581 (corresponding to part of the Survey Nos. 9/1, 9/2, 129/3) admeasuring 4 acres 5 ½ gunthas situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk, Bangalore District and over the project being constructed/ to be constructed thereon TOGETHER WITH all buildings, constructions and structures thereon not limited to the unsold units and structures/ constructions of every description which are erected/constructed or to be erected/constructed, standing or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid lands and premises or any part thereof and all furniture, fixtures, fittings and all trees, fences, hedges, ditches, ways, sewerages, drains, waters, water courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant whether thereto or any part thereof whether presently in existence or in the future belonging to or in any way appurtenant thereto AND ALL the present and future FSI (floor space index) available to the said land described hereinabove or granted by authority including the transferable development rights (TDR) whether presently in existence or in the future belonging to or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto; AND ALL the estate, right, title, interest, property claim and demands whatsoever of the Sowparnika Homes Private Limited into and upon the same which description shall include all properties of the above description whether presently in existence, constructed or acquired hereinafter.

The above are commonly bounded as follows:-

East by : Hoskote and Siddalagatta Road & Sy. No. 129/1,

West by : Private Property bearing Sy No.4,

For SOWPARNIKA HOMES PVT. LTD.


Director

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

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North by : Private Property bearing Sy No.8,
South by : Private Property bearing Sy No.10.

Dated this 29th day of April 2022.

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

Shri Raghottam Krishnarao Deval

Authorised Person

Catalyst Trusteeship Limited

Bangalore (Place).

For SOWPARNIKA HOMES PVT. LTD.

Director

WITNESSES

- 1)
#750, 1st Main Road
AFCS Layout
Kundalahalli
Bangalore-37
- 2)
Sathgurunelhe
Slo - flat no 10
Holkar