

ಈ ದಸ್ತಾವೇಜು.....ವುಟಗಳನ್ನುಳಗೊಂಡಿದೆ

|                                  |   |       |
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| ದಸ್ತಾವೇಜು ಹಾಳೆ<br>Document Sheet |  | ₹ 3/- |
| ನಂ D/5:                          |   |       |

52739  
19-20

### ABSOLUTE SALE DEED

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

**SMT. SHARADA S.RAO**

Wife of Late V.N. Subba Rao

Aged about 83 years,

Residing at F-10/1, Vijay Kiran Apartments,

No.32, Victoria Road, Bangalore-560 001.

PAN : BGZPR8276D

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 and in peaceful possession and enjoyment of the undeveloped residential converted land being new Sy.No.129/3 (Old 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 Doddahulluru Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is more-fully described in the schedule hereunder and hereinafter referred to as **"Schedule Property"**.

Sharada S. Rao

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Meenakshi Ramji

Director



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ M/s. Sowparnika Projects & Infrastructure Private Limited Rep by its Authorised Signatory Meenakshi Ramji , ಇವರು 271200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ  | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ  |
|---------|-------------|--|
| ಚೆಲನ್   | 247200.00   | Challan No CR0619003003691074<br>Rs.247200/- dated 24/Jun/2019 |
| ಚೆಲನ್   | 24000.00    | Challan No CR0619003003691074<br>Rs.24000/- dated 24/Jun/2019  |
| ಒಟ್ಟು : | 271200.00   |  |

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 24/06/2019

ಉಪ ನಿರ್ದೇಶಕರು  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಹೊಸಕೋಟೆ)

Designed and Developed by C- DAC ,ACTS Pune.



1 ನೇ ಪುಟ 2739 ನೇ ದಾಖಲೆ 3 ನೇ ಪುಟ

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**WHEREAS**, the VENDOR had acquired the Schedule Property by virtue of sale deed dated 08-02-2006 vide registered document No-HSK-1-05010-2005-06, which is electronically stored in CD No-HSKD53 of Book-I, dated 10-02-2006 in the office of the Sub-Registrar, Hoskote.

**WHEREAS** pursuant to the above said sale deed Smt. Sharada S Rao got transferred the mutation in her name in the revenue records vide MR No-25/2005-2006 issued by the village account Hosakote Taluk.

**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.LND10006013 dated 18-02-2019, issued by the Deputy Commissioner, Bangalore Rural District.

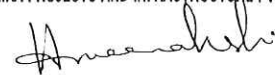
**WHEREAS** the VENDOR is fully seized and possessed the schedule property with power and authority to sell or otherwise dispose of the same in favour of any person of her choice.

**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:

- 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.

Sharada S. Rao

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.



Director

Page 2 of 6



ನೇ ಪುಸ್ತಕದ 2739ನೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ನೇ ಪುಟ

Print Date & Time : 24-06-2019 04:43:46 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2739

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 24-06-2019 ರಂದು 03:54:59 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ            | ರೂ. ಪೈ   |
|-------------|-----------------|----------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ    | 48000.00 |
| 2           | ಸ್ಯಾಂಪಿಂಗ್ ಫೀ   | 490.00   |
| 3           | ಪರಿವರ್ತನಾ ಶುಲ್ಕ | 35.00    |
| 4           | ಇತರೆ            | 40.00    |
| 5           | ಪರಿಶೋಧನಾ ಶುಲ್ಕ  | 40.00    |
|             | ಒಟ್ಟು :         | 48605.00 |

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 |      |                  |     |

ಅಂಶವು ಸಹಿ ಮತ್ತು ಮುದ್ರೆಗಳಿಂದ ಸಂಪೂರ್ಣವಾಗಿರುತ್ತದೆ  
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 .<br>(ಬರೆಸಿಕೊಂಡವರು) |      |                  |     |
| 2           | ಶಾರದಾ ಎಸ್.ರಾವ್ ಕೋ ಲೀಟ್<br>V.N.ಸುಬ್ಬರಾವ್<br>(ಬರೆದುಕೊಡುವವರು)  |      |                  |     |

ಅಂಶವು ಸಹಿ ಮತ್ತು ಮುದ್ರೆಗಳಿಂದ ಸಂಪೂರ್ಣವಾಗಿರುತ್ತದೆ  
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f. 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.48,00,000/- (Rupees Forty Eight Lakhs Only)**.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:**

That in pursuance of the consideration of **Rs.48,00,000/- (Rupees Forty Eight Lakhs Only)** the VENDOR conveying the SCHEDULE PROPERTY in favour of the PURCHASER, and the PURCHASER has paid **Rs.48,00,000/- (Rupees Forty Eight Lakhs Only)** to the Venor in the following manner before the following witnesses:-

- 1) **Rs.10,00,000/- (Rupees Ten Lakh only)** by way of RTGS bearing No. AXISP00000979408 dated 30.06.2018 through Axis Bank, Marathahalli, Bangalore.
- 2) **Rs.10,00,000/- (Rupees Ten Lakh only)** by way of RTGS bearing No. AXISP00000979405 dated 30.06.2018 through Axis Bank, Marathahalli, Bangalore.
- 3) **Rs.5,00,000/- (Rupees Five Lakh only)** by way of RTGS bearing No. AXISP00000979409, dated 30.06.2018 through Axis Bank, Marathahalli, Bangalore.
- 4) **Rs.5,00,000/- (Rupees Five Lakh only)** by way of RTGS bearing No. N309180165799247-000198 dated 05.11.2018 through Yes Bank, Thippasandra, Indranagar, Bangalore.
- 5) **Rs.18,00,000/- (Rupees Eighteen Lakh only)** by way of cheque bearing No. 295680 dated 24.06.2019 Drawn on Bank, Karnataka Bank Marathahalli, Bangalore.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Sharada S. Rao

*[Signature]*

Director

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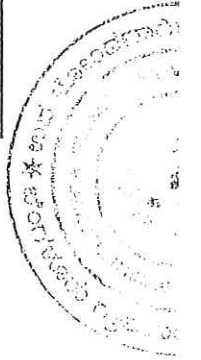
ಗುರುತಿರುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ   | ಸಹಿ  |
|-------------|---|------|
| 1           | Jayaram S/o. Muniyappa<br>Kundalahalli, Bangalore-37      | FR   |
| 2           | Satish Kumar A S/o. Anandan<br>Kundalahalli, Bangalore-37 | A SR |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಸಕೋಟೆ

|   |
|---|
| <p style="text-align: center;"><br/>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು<br/>ನಂಬರ HSK-1-02739-2019-20 ಆಗಿ<br/>ಸಿ.ಡಿ. ನಂಬರ HSKD790 ನೇ ಧರಲ್ಲಿ<br/>ದಿನಾಂಕ 24-06-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ<br/><br/>ಉಪ ನೋಂದಣಾಧಿಕಾರಿ<br/>ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಹೊಸಕೋಟೆ)</p> |
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Designed and Developed by C-DAC, ACTS, Pune



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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.
2. The Vendor represent and assure the Purchaser that she have 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 an 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 Vendors agree to indemnify the Purchaser against any such payment or expense.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Sharada S. Rao



Director



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6. The Vendors 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 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 Vendor has delivered the original title deed and other related revenue records in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges the receipt of the same.
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.

*Sherada S. Rao*

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

*Anurag Chelvi*

Director



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### SCHEDULE PROPERTY

All that piece and parcel of undeveloped residential converted land bearing new Sy.No.129/3 (Old 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 Doddahulluru Village, Kasaba Hobli, Hosakote, Bangalore Rural District, bounded on that:

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

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.   
H. 750, 1<sup>st</sup> Floor  
AECS Layout  
Kundalahalli  
Bangalore-37
2.   
Salbaresh Kumar A.  
# 750, 1<sup>st</sup> main Road,  
AECS Layout, C Block,  
Kundalahalli, Bangalore-37

Sharada S. Rao  
VENDOR

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Director  
PURCHASER

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

