

11480

2021-22

ಈ ದಸ್ತಾವೇಜು.....8.....ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದೆ
 T.ನಂ.ಪುಸ್ತಕದ.....11480...../2021-22
 ಒಮ್ಮೆ ಪುಟ
DISCHARGE DEED

This discharge deed is made and executed at Bengaluru on this 29th day of December 2021; By ANAND RATHI GLOBAL FINANCE LIMITED (PAN AABCR1136N), non-banking Finance Company, duly registered and validly existing under the laws of India, with corporate identification No. U67190MH1982PLC140380 and having its registered office at Express Zone, A Wing, 10th Floor, Gurgaon (East) Mumbai-400 063 and also having its branch office at No.1, 2nd Floor, Bikaner Pinnacle, Rhenius Street, Off Richmond Road, Bangalore-560025, represented by its authorized signatory Mr. Bijay Kumar Mahana. (Hereinafter called as the LENDOR OR the MORTGAGEE; which expressions shall, unless it be repugnant to the subject or context thereof, include its successors, transferees, novates and assigns) of the FIRST PART;

IN FAVOUR OF;

1) SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED, (PAN: AAKCS9641L) a private limited Company incorporated under the companies act of 1956, having its registered office at No.750, 'C' Block, 1st Main Road, AECS Layout, Kundalahalli, Bangalore-560037, represented by its authorized Director Mr.Sreenivasan S (Hereinafter called the MORTGAGOR or GUARANTOR which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest, administrators, executors, legal representatives and assigns,) AND

2) SOWPARNIKA PROJECTS, (PAN: AAYFS7651P) a partnership firm registered under the Indian Partnership Act, 1932, having its office at Flat No.204, Sairag Apartments, 'A' Block, AECS Layout, Kundalahalli, Bangalore-560037, represented by its partners (1) Smt. Meenakshi Ramji w/o Ramji Subramanian (Aadhaar No. 9222 0073 8389) (2) Mr.S.Sreenivasan S/o Late S.S Iyer (Aadhaar No. 5906 2262 5846) (Hereinafter referred as the BORROWER) which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, administrators, executors, legal representatives and assigns,) of the SECOND PART;

For Anand Rathi Global Finance Ltd. For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Authorised Signatory

Director

For SOWPARNIKA PROJECTS
 Partner

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ನೇ ಪುಸ್ತಕದ 114.80 / 2021-22

ದಸ್ತಾವೇಜಿನ 2 ನೇ ಪುಟ



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 Projects and Infrastructure Private Ltd Rep by its authorized Director
Sreenivasan S , ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	200.00	Challan No CR1221003000919251 Rs.200/- dated 29/Dec/2021
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಹೊಸಕೋಟೆ

ದಿನಾಂಕ : 29/12/2021

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

Designed and Developed by C- DAC Pune.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಹೊಸಕೋಟೆ

ನೇಮಕಿ 11480 /2021-22
ವಸೂಲಿ 3 ನೇಮಕಿ

WHEREAS: -

1. By an indenture of Mortgage dated 12-07-2018, and supplemental Indenture of Mortgage dated 29-09-2018, executed by Mortgagor in favour of mortgagee, the Mortgagor has created a mortgage on the Property more fully described in the above said deeds.
2. Pursuant to the above said Indenture of Mortgage dated 12-07-2018, and supplemental Indenture of Mortgage dated 29-09-2018, the borrower has requested the lender to sanction a term loan of Rs.1,00,00,000/- (Rupees One Crore Only). The lender has sanctioned a term loan of Rs.1,00,00,000/- (Rupees One Crore Only) to the borrower (vide Loan A/C No. ARGFL/CF/54). The Mortgagor and Borrower have jointly executed an addendum Indenture of Mortgage dated 29-09-2019, vide registered Document No.HSK-1-03211/2019-20, Book-1, stored in CD No. HSKD798, dated 03-07-2019, in the of the Sub Registrar, Hosakote with respect of the property more fully described in the schedule hereunder.
3. WHEREAS the loan facility granted by the Lender/ mortgagee to Borrower has been partially re-paid. In view of the same the Borrower and Mortgagor has approached the Lender/ mortgagee with a request to execute an appropriate document for releasing the Mortgage created in favour of Lender/mortgagee for the purpose of registering the same with the Sub registrar Office so as to remove the entry of encumbrance created in favor of the lender/ mortgagee from the records of the Sub registrar Office.
4. In consideration of the above, Lender/mortgagee has agreed to release the Mortgaged property mentioned in Schedule hereunder by executing these presents.

NOW THIS DEED OF DISCHARGE OF MORTGAGE WITNESSETH THAT in consideration of the above the Borrower has repaid Rs.1,00,00,00/- (Rupees One Crore Only) along with interest and all other dues to the lender/mortgagee hence the lender/mortgagee hereby release and quit claim to all its right, title and interest, claim and demand into or upon the Mortgaged property described in the Schedule hereunder written, freed and absolutely discharged of the principal moneys interest and other moneys intended to be secured by the said addendum to Indenture of Mortgage and other moneys actions, suits, accounts, claims and demands, whatsoever for, upon, on matter or thing in anyway relating to the Mortgaged Property and lender/ mortgagee covenant, with the Borrower/Mortgagor that they have not done any act or executed any act or deed whereby of by reason whereof they have prevented from releasing the schedule property in the manner aforesaid.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

For SOWPARNIKA PROJECTS

Page 2 of 4

For Anand Rath Global Finance Ltd.

Partner

Authorized Signatory



Print Date & Time : 29-12-2021 05:15:02 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 11480

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಹೊಸಕೋಟೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-12-2021 ರಂದು 04:25:58 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕಯೋಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಯಾನಿಟರ್ ಫೀ	350.00
	ಒಟ್ಟು :	550.00

ಶ್ರೀ M/S Sowparnika Projects and Infrastructure Private Ltd Rep by its authorized Director Sreenivasan S ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Sowparnika Projects and Infrastructure Private Ltd Rep by its authorized Director Sreenivasan S			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮುಟ್ಟಿದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S Sowparnika Projects and Infrastructure Private Ltd Rep by its authorized Director Sreenivasan S . C/o .. (ಬರೆಸಿಕೊಂಡವರು)			
2	M/S Sowparnika Projects Rep by its authorized Partner Meenakshi Ramji . C/o .. (ಬರೆಸಿಕೊಂಡವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಹೊಸಕೋಟೆ

11480 /2021-22
S
SCHEDULE

ITEM NO. I

All that piece and parcel of residential converted land bearing Sy. No. 9/1, measuring 2 Acres 05 Guntas, situated at Yelachanayakanapura Village, KasabaHobli, HosakoteTaluk, Bangalore Rural District, and bounded on that:

East by : Remaining portion of Land in Sy. No. 9/1 (Block-2) and 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. II

All that piece and parcel of residential converted land bearing Sy. No. 9/1, measuring 37.04 Guntas, situated at Yelachanayakanapura Village, KasabaHobli, HosakoteTaluk, Bangalore Rural District, and bounded on that:

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

ITEM NO. III

All that piece and parcel of residential converted land bearing Sy. No. 9/1, measuring 11 Guntas, situated at Yelachanayakanapura Village, KasabaHobli, HosakoteTaluk, Bangalore Rural District, and bounded on that:

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

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.


Director

For SOWPARNIKA PROJECTS


Partner







For Anand Rath Global Finance Ltd.


Authorised Signatory

ನೇಪುನ 11480/2021-22

ಜನವರಿ 6

ನೇಪುನ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಫೆನರು	ಪೋಟೊ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	M/S Sowparnika Projects Rep by its authorized Partner Sreenivasan S . C/o .. (ಒರೆಸಿಹಿಂಠವರು)			
4	M/S Anand Rathi Global Finance Ltd Rep by Its authorized Signatory Bijay Kumar Mahana . (ಒರೆದುಹಿಂಠವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ

11/01/22

1/1480/2021-22

ITEM NO. IV

All that piece and parcel of residential converted land bearing Sy. No. 129, New Sy. No. 129/1, Present No. 129/3 measuring 10.08 Guntas, situated at Doddanahullur Village, KasabaHobli, HosakoteTaluk, Bangalore Rural District, and bounded on that:

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

IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET THEIR RESPECTIVE HANDS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

STAMPED & SIGNED by Anand Rath Global Finance Limited
through its authorized signatory Mr. Bijay Kumar Mahana

For Anand Rath Global Finance Ltd.

Authorised Signatory

STAMPED & SIGNED by Sowparnika Projects and Infrastructure
Pvt, Ltd Through its authorized Director Mr.Sreenivasan

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.


Director

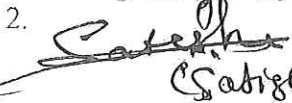
STAMPED & SIGNED by Sowparnika Projects
Through its Partners Smt. Meenakshi Ramji
Mr.S.Sreenivasan

For SOWPARNIKA PROJECTS

Partner

The above parties have signed in presence of below witnesses-



1. 
(JAYARAM)
750, 1st Main Road
AECS Layout
Kundalahalli
Bangalore-560037

2. 
(Sathish)
750, 1st Main Road
AECS Layout
Kundalahalli
Bangalore-560037



1 ನೇ ಪುಸ್ತಕದ... 11480... 2021-22

ದಸ್ತಾವೇಜಿನ... 8... ನೇ ಪುಟ

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram Kundlahalli Bangalore	
2	Salhish S Kundlahalli Bangalore	


ಉಪ ನಿರ್ದೇಶಕರು
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ

	<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ HSK-1-11480-2021-22 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ HSKD1432 ನೇ ಧೃಢೀಕರಣ ದಿನಾಂಕ 29-12-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಉಪ ನಿರ್ದೇಶಕರು ಹೊಸಕೋಟೆ 25.12.2021</p>
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Designed and Developed by C-IAC, ACIS, Pune


ಉಪ ನಿರ್ದೇಶಕರು
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹೊಸಕೋಟೆ