



AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 24th day of May 2018
(24-05-2018) by and between:

- 1) MR. SREERAM L Age 68 years, S/o Lakshmaiah,
- 2) SMT. YASHODA L Age 61 Years W/o Sreeram L,
- 3) SMT. SUGUNA S Age 39 Years D/o Sreeram L, (PAN: EJXPF5289D)
- 4) SRI. SANTHOSH S (PAN : BFHPS8549k) Age 34 Years, S/o Sreeram L,
- 5) SRI. SANDEEP S Age 30 Years, S/o Sreeram (PAN: CHGPPSOH12H)

All are residing at Hosakote Town, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, Hereinafter referred to as the **VENDORS** (which term shall mean and include their heirs, legal representatives, executors, administrators, assignees, etc.) of the **ONE PART**:

AND

M/s SOWPARNIKA PROJECTS & INFRASTRUCTURE PRIVATE LIMITED, A company incorporated under the Companies Act, 1956, having its Registered office at No-750, 1st Main Road, 'C' Block, AECS Layout, Kundalahalli, Bangalore 560 037, Represented by its authorized Director, Mrs. Meenakshi Ramji.

S. Sree Ramji
Lakshmaiah
Suguna, S

Santhosh
S. S. S.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Meenakshi
Director

P ನೇಮಕಣ/336...ನೇಮಕಣ ಎಂದು...ನೇಮಕಣ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸೋಂಡಿಲ್ ಹಾಗೂ ಮುದ್ರಾಂತ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂತ ತಾಯಿಯಿಲ್ಲಂ 10 ರ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED BY ITS Authorized
Director Mrs Meenakshi Ramji . ಇವರು 20000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂತ ಬಿಲುವಾಗಿ
ಖಾವತಿಸಲು ಪಡನ್ನು ದೃಢಕರಿಸಲಾಗಿದೆ

ಪ್ರತಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಖಾವತಿಯ ವರದ
ಚೆಲನ್	20000.00	Challan Reference No.CR0518003000089773 Date: 19/05/2018 HDFC Bank
ಚೆಲನ್ :	20000.00	

ಡಿಜಿಟಲ್ : ಕೋರ್ಟೀನ್

ದಿನಾಂಕ : 24/05/2018

ಉತ್ತಮ ಸೇವೆ ದ್ವಾರಾ ಸಾರ್ಥಕ
(ಕೋರ್ಟೀನ್)

Designed and Developed by C-DAC / ACTS Pune.



HEREIN AFTER CALLED THE "PURCHASER" (which term shall mean and include its successor-in-interest, authorised representatives, administrators, executors, assigns etc.) of the OTHER PART.

WITNESSETH AS FOLLOWS:

Whereas the Vendor at Sl No.1 is the absolute owner and lawful possession and enjoyment of agriculture land bearing new Survey No.9/2, (old No.9) measuring 1 Acre 30 guntas situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, which is morefully described in the Schedule hereunder hereinafter referred as "SCHEDULE PROPERTY."

Whereas the Vendor at Sl. No.1 having purchased the Schedule Property by a sale deed dated 22-03-1993, registered as Document No.2621/1992-93 of Book-I, Volume No.1950 pages 230 to 232 in the office of the Sub-Registrar office, Hosakote from Sri.K.Thimmarayappa S/o Kunjappa. However Vendor No.2 to 5 are family members of Vendor at Sl. No.1 have been arrived as a vendors herein only an abundant precaution of the purchaser to get clear, valid, marketable and subsisting title transferred to its name.

L. Seenuamma

Lavanya Sugunesh

*Santhosh
S. CPS*

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Ameenaheli

Director

R ನಿರ್ದಿಷ್ಟ/336
6. ನಿರ್ವಹಿ

Print Date & Time : 24-05-2018 02:52:22 PM

ದಾತ್ರಾಯಿತ್ವ ಸಂಖ್ಯೆ : 1336

ಸಂಪನ್ಮೂಲ ಪತ್ರ ನೀಡಲಿಲ್ಲಿ ರಂಧ್ರ ಕೆರೆಯಲ್ಲಿ ರಿಂದ 24-05-2018 ರಂಡು 01:52:46 PM ಗಂಟೆಗೆ ಈ ಕಾರ್ಯ ವಿವರಣೆ ಮಳ್ವಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಅ. ರೂ.
1	ಮೊಬೈಲ್ ಟಾಲ್	500.00
2	ಆರ್ಥಿಕ ಫೋನ್	700.00
3	ಇಂಟರ್	40.00
4	ಫೋನ್ ಲಾಂಚ್ ಟಾಲ್	35.00
	ತಾತ್ಕಾಲಿಕ :	1275.00

ಶ್ರೀಮತಿ SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED BY ITS Authorized Director Mrs Meenakshi Ramji ಇವರಿಂದ ಕಾರ್ಯ ಮಾಡಲಾಗುತ್ತದೆ

ಕರ್ತೃ	ಸ್ಥಾನ	ಬೈಜ್ಞಾನಿಕ ಗ್ರಹಿ	ನಾಮ
SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED BY ITS Authorized Director Mrs Meenakshi Ramji			

ಬ್ರಹ್ಮ ನೋಂದಣಿದಿಕ್ಕಾರ
ಫೋಸಫೋರ್

ಬರೆಯಿಸಲಿದ್ದರೂ(ಮತ್ತು) ಪ್ರಾರ್ಥ/ಧೂರ್ಜಿ ಪ್ರತಿಭಾವ ರೂ..... (ರೂಪಾಯಿ) ಮತ್ತು(ರೂ) ಒಟ್ಟುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಸ್ಥಾನ	ಬೈಜ್ಞಾನಿಕ ಗ್ರಹಿ	ನಾಮ
1	SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED BY ITS Authorized Director Mrs Meenakshi Ramji. (ಎರ್ಲಿಕೆಫಾರ್ಮ)			
2	Sreeram L S/o Lakshminath (ಎರ್ಲಿಕೆಫಾರ್ಮ)			

ಬ್ರಹ್ಮ ನೋಂದಣಿದಿಕ್ಕಾರ
ಫೋಸಫೋರ್



Whereas the Vendor at Sl. No.1 got transferred the mutation with respect of the SCHEDULE PROPERTY in his favour as per MR No-4/1993-94 issued by the village account Hosakote Taluk.

WHEREAS, from the date of acquisition the vendors are in peaceful possession and enjoyment of the SCHEDULE PROPERTY without any let or hindrance from anybody with power and authority to sell or otherwise dispose of the same in favour of any persons of their choice.

AND WHEREAS the VENDORS is in need of funds to buy a suitable property and also to meet their family legal necessities and hence offered to sell SCHEDULE PROPERTY to the PURCHASER herein by making the following representations:

1. That the VENDORS are the absolute owners of the SCHEDULE PROPERTY and that their title thereto is good, marketable and subsisting and none else have any right, title, interest or share therein.
2. That the SCHEDULE PROPERTY is not subject to any encumbrance, lis pendens, attachments, court decree or acquisition proceedings or charges of any kind:

L. Sree Roma

*L. Sree Roma
Suguna, of*

*Santhosh
S. G. S.*

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

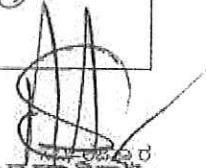
Ameenahalli

Director

ಉದ್ದೇಶ 1336 ನೇರವಾಗಿಯೇ ಸೆಬು

ಕ್ರಿ. ನಂ.	ಹೆಸರು	ಕೃತಿ	ಫೆಂಟ್ಸ್	ನಾಮ
3	Yashoda L W/o Sreeram L. (ಎರಡನೇಯವಾರ್ತೆ)			L Yashoda
4	Suguna S D/o Sreeram L. (ಎರಡನೇಯವಾರ್ತೆ)			Suguna S
5	Santhosh S S/o Sreeram L. (ಎರಡನೇಯವಾರ್ತೆ)			Santhosh S
6	Sandeep .S S/o Sreeram . (ಎರಡನೇಯವಾರ್ತೆ)			Sandeep .S

ಉಪ ನೋಂದಣಾರ್ಥಕಾರ್ಯ
ಹೊಸಕೊಳ್ಳಬೇಕು





23 U/4:

3. That there is no tenancy claims and the VENDOR have not entered into any agreement or arrangement or MOU or GPA with the third party/ies for sale or transfer of the SCHEDULE PROPERTY.
4. That the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the SCHEDULE PROPERTY.
5. That the VENDORS have paid the land revenue, taxes, cess and other statutory charges with regard to the SCHEDULE PROPERTY.
6. That there is no impediment for the VENDORS to acquire or hold or to sell the SCHEDULE PROPERTY.
7. That there is no impediment for the VENDORS to acquire or hold or to sell or to get change of land use from agricultural to non-agricultural residential purposes under KLR Act, PTCL Act with respect to the SCHEDULE PROPERTY.
8. That there are no cases are pending under 79 (a) and (b) of the KLR Act with respect to the SCHEDULE PROPERTY.
9. That the VENDORS have undertaken to obtain the all the required permission/ conversion for residential purpose at the purchaser cost before execution of sale deed in favour of the purchaser or its nominee or assignee.

L. Srinivasan

*L. Srinivasan
Sugunan*

*Sankar
SPS*

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi
Director

ನೇಂಬ್ರಕ್ರಿಡ. 1336. ನೆಡ್‌ಮಾರ್ಚ್‌, 8. ಸೆಪ್ಟೆಂಬರ್

ಸುಖಿನಿಂದ

ಕ್ರಿ. ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಂಖ್ಯೆ
1	Ramakrishna S/o Muniyappa Pattanduru Agrahara Bangalore	
2	Manjunatha S/o Gopalappa Sonnadenchalli Village Hoskote Taluk	

ಉವ್ವ ನೋರ್ಮಾಲ್ ಫೋರ್ಮ್
ಅಂಗಸ್ಟ್ರೋಟ್

1 ನೇ ಪ್ರಿನ್ಸೆಡ್ ಪ್ಲಾಟೆಲ್
ನಂಬರ್ HSK-1-01336-2018-19.ಅಗ್
ಂತಿ. ನಂಬರ್ HSKD646 ನೇ ಘರ್ರಿ
ದಿನಾಂಕ 24-05-2018 ರಿಂದು ಮೊಂದಿರಿಸಾಗಿದೆ

ಶಿಖ ರಂಗನ್ನರ (ಹಿಂದುಸ್ತಾನಿ) - ನೋರ್ಮಾಲ್ ಫೋರ್ಮ್
ಅಂಗಸ್ಟ್ರೋಟ್

Designed and Developed by C-DAC, ACTS, Pune



Based on the aforesaid representations, the purchaser has agreed to purchase the Schedule Property after conversion of the SCHEDULE PROPERTY for residential purpose at the cost of the purchaser and the parties hereto are desirous of reducing the terms agreed into writing.

WHEREAS, the VENDORS has offered to sell the SCHEDULE PROPERTY to the PURCHASER herein for total Sale Consideration of Rs.5, 10, 00,000/- (Rupees Five Crore Ten Lakhs only) free from all kind of Encumbrances, disputes and claims the PURCHASER has accepted the offer and has agreed to purchase the schedule property for of Rs.5, 10, 00,000/- (Rupees Five Crore Ten Lakhs only) free from all kinds of Encumbrances, claims, Charges or disputes on the following terms and conditions:

NOW THIS AGREEMENT TO SELL WITNESSETH AS FOLLOWS:

1. That in consideration of the foregoing and price herein and hereby reserved, the VENDORS herein agreed to sell the Schedule Property to the PURCHASER and the PURCHASER herein agreed to PURCHASE the Schedule Property after conversion for residential purpose and free from all kinds of encumbrances, claims, litigations for total sale consideration of Rs.5, 10, 00,000/- (Rupees Five Crore Ten Lakhs only) the Purchaser has Paid an advance Sale Consideration of Rs.1,00,00,000/- (Rupees one crore only) in the following manner:-

L Sri Ramana
Law & P.C.
Sugunan

Sonholy
Sop S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

Amenalshi
Director



25 L/4:

- a) Rs.10,00,000/- (Rupees Ten lakhs only) paid by way of cheque bearing No. 689924 dated 24-05-2018 Karnataka Bank Ltd Marathahalli Branch Bangalore -560037 in favour of Vendor No.1.
- b) Rs.40,00,000/- (Rupees Forty lakhs only) by way of cheque bearing No. 689925 dated 10-06-2018, Karnataka Bank Ltd Marathahalli Branch Bangalore -560037 in favour of Vendor No.1.
- c) Rs.50,00,000/- (Rupees Fifty lakhs only) by way of cheque bearing No. 689922 dated 10-06-2018 Karnataka Bank Ltd Marathahalli Branch Bangalore -560037 in favour of Vendor No.1.

The vendors have acknowledged the receipt of the same. And agreed to receive the balance consideration of Rs 4,10,00,000/- (Rupees Four Crore Ten lakhs only) at the time of the registration of the sale deed in favour of the Purchaser or its nominee or assignee.

2. The sale shall be completed within three months from the date of conversion of the Schedule Property.
3. The VENDORS have agreed to furnish the following documents:-

L. Sree Parma

*Lakshmi
Suguna J*

*Santosh
S. S. S*

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Narayana Reddy

Director



- a) Family tree of Vendor No.1 issued by the Thasildar Hosakote.
- b) Conversion certificate issued by the Deputy Commissioner for Residential purpose at purchaser cost.

If the VENDORS fails to furnish the aforesaid documents, within the stipulated period or mutually extended period then the PURCHASER has the liberty to cancel/ rescind this agreement and demand for repayment of the entire earnest money paid under this agreement and in such event, the VENDORS has to refund the said money/earnest money with interest at the rate of 12% P.A. within fifteen days from the date of written demand made by the PURCHASER.

The VENDOR shall comply of the readiness and willingness with above and relevant documents as necessary to sell and for Registration of the Schedule property in accordance with law in force, whichever is later and till then this agreement shall be in force, subsisting and binding on the parties without further notice in this regard.

4. The VENDORS hereby represents and warrant as follows:

- (a) The VENDORS has the full power and legal authority to execute, deliver and perform the terms and conditions of this Agreement;
- (b) At the date hereof, the VENDORS are the absolute, legal and beneficial owners of the Schedule Property and they are in physical possession and enjoyment of the Schedule Property and that their title to the Schedule Property is good, marketable and subsisting and no one else has any right, title, interest or share.

L. Sree Roma

*L. Sree Roma
Signature*

*Sankalp
Sankalp*

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi

Director



23 U/4:

therein. At the date hereof all the quit rents and other outgoings due and payable on the SCHEDULE PROPERTY have been duly paid and that all conditions affecting the Schedule Property, whether expressed or implied, have been duly complied with by the VENDORS and the VENDORS have not done or suffered to be done or omitted any act, matter or thing in or respecting the Schedule Property which may render the same liable to forfeiture or which may contravene the provisions of any legislation now or hereinafter in force affecting the Schedule Property;

- (c) The VENDORS does not have any pending liabilities with regard to any statutory tax which would affect their title to the Schedule Property and the VENDORS.
- (d) That there are no pending suits, legal proceedings or claims against the VENDORS or on Schedule Property that may affect in any way the Vendor title to or right to dispose of the Schedule Property and there is no impediment relating to the sale of the Schedule Property under any law, order, decree or contract or arbitration award;

L. Srinivasan

Lokeshwar
Sugunan

Sankalp
S. L. P. S.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi

Director



- 25 U/4:
- (e) The Schedule Property is free from any minor claim and no one else have any right, title or interest in any part of the Schedule Property;
 - (f) The VENDORS shall inform the PURCHASER of any and all easements, quasi-easements, rights, exceptions or other similar matters, whether or not apparent on inspections or disclosed in any of the documents referred to in this Agreement,
 - (g) The truth and correctness of the matters stated in the representations and warranties, as set out in the foregoing clause shall form the basis of the PURCHASER's commitment to purchase the SCHEDULE PROPERTY in accordance to the provisions of this Agreement.
5. The VENDORS has agreed and undertaken that they will execute and register the sale deed in favour of the PURCHASER or its nominees/ assignees without insisting any additional sale consideration after establishing their proper right, title and interest over the schedule property. In the event of VENDORS fail to execute and register the sale deed, the PURCHASER shall have the right and liberty to enforce specific performance for execution and registration of sale deed in the name of PURCHASER or its nominees or assignee.

L. Sri Rama

Lalitha
Suguna, P

Sankhobh
S. S. S. P. S.

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi

Director



25. U/H:

6. The PURCHASER shall at any time before execution of sale deed be entitled to publish a notice in any newspapers calling for objections if any from the public at large for the proposed purchase and development of the schedule properties and if any objections or claims arising out of such publication shall be settled by the VENDORS at their own risk and cost before registration of the sale deed. And the PURCHASER also entitled to erect or put-up a name board for announcing its name and proposed project on the scheduled property.
7. The VENDORS has this day delivered the photo copies of title deeds available with them to the PURCHASER in respect of schedule property and agreed to furnish above pending documents, answer and all reasonable requests to be made on title of the schedule property and the schedule property shall be subject to marketability of title.
8. The VENDORS at their cost make out a clear and marketable title to the schedule property free from all litigations, all encumbrances, doubts and claims and the sale of the schedule property is subject to the VENDORS having clear and marketable title to the schedule property and free from all encumbrances, liens, charges, mortgages, lispendens, appeals, minor claims and other claims of other nature whatsoever. The original title deeds shall be delivered at the time of execution and registration of the sale deed along with the physical possession of the schedule property.

L. De Panna
Lat. As per
Luguna. S

Santosh
Sd/ps

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi
Director



23 U/4:

- 136/15
1. The VENDORS declares and indemnify that they are exercising the acts of ownership and further declares that there is no impediment to alienate the schedule property in favour of the PURCHASER.
2. In the event of any breach of the conditions of this agreement on the part of the VENDORS, the PURCHASER is at liberty to enforce this agreement before the Court of law at the cost and risk of the VENDORS.
3. ACQUISITION: If the schedule property is acquired under any Law by the Government or other Authority under law, then this Agreement shall stand terminated and in that event the VENDORS shall reimburse the entire amount received under this agreement within 30 days.
4. NOMINATION: The VENDORS shall sell the Schedule Property in favour of the PURCHASER and/or its nominee/s and/or its assignee/s, without insisting any additional sale consideration.
5. VENDOR'S COVENANT: That during the tenure of this Sale Agreement, the VENDORS shall not deal with the Schedule Property or their possession or their title in any manner prejudicial to the interest of the PURCHASER and on the other hand they shall keep their title and possession intact with them and shall not encumber the Schedule Property or execute any Power of Attorney empowering any person to deal with the Schedule Property which affects the rights of the PURCHASER.

L.Bee Roma
Lata P.S
Suguna S

Sonali S
SopS

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi
Director



25-A/4:

14. The PURCHASER has agreed to bear the expenses towards stamp duty and registration charges in regard to the execution of the sale deed.

15. CUSTODY: The original of this Agreement is in the custody of the PURCHASER and a photo copy of the same is retained by the VENDORS.

16. It is further expressly agreed and understood by the VENDORS that, if the PURCHASER decides to assign the agreement to any person then the VENDORS shall fully co-operate with the PURCHASER in assigning the SCHEDULE PROPERTY to the person identified by the PURCHASER and execute the absolute Sale Deed in favour of the person identified by the PURCHASER, without insisting any additional sale consideration.

17. MISCELLANEOUS:

(a) Binding effect of Agreement: This Agreement shall be binding upon the legal heirs, representatives, the permitted assigns and successors in title of the VENDORS and the permitted assigns and successors in title of the PURCHASER.

(b) Interpretation of headings: The headings of each of the provisions herein contained are inserted merely for convenience of reference and shall be ignored in the interpretation and construction of any of the provision herein contained.

L Sunil Kumar

Lokesh
Signer of

Santhosh
Selp S

For SOMPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H Meenakshi
Director



U/4:

- (c) Language: All documents to be furnished or communications to be given or made under this Agreement shall be in the English language.
- (d) Jurisdiction: The Courts in Bangalore alone shall have jurisdiction over this Agreement.
- (e) Entire Agreement: This Agreement constitutes the entire Agreement between the parties.
- (f) Save and accept what are herein before provided the rights and liabilities of the party shall be governed by the law in force.

SCHEDULE PROPERTY

All that piece and parcel of agriculture land bearing old Sy. No-9, new Sy No.9/2, measuring 1 Acres 30 Guntas, situated at Yelachanayakanapura Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District, and bounded on that:

East By	:	Dodda Hullur Boundary & Road;
West By	:	Hullurappa Land (Land in Sy No.4);
North By	:	Akshara Verma Land (Land in Sy No.9/1);
South By	:	Siddanna Land; (Land in Sy No.10/1);

L Sh. Roma
Lal Asp
Suguna C

Sonikoti
S.G.S

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H Meenakshi
Director

ದಸ್ತಾವೆ ಕಾರ್ಡ
Document Sheet



₹ 3/-

23 U/A

IN WITNESS WHEREOF both the parties have subscribed their respective signature to this Agreement on the day, month and the year first above written in the presence of the following witnesses:

A. S. Deme
L. M. S. P. S.
Suguna P
Santosh

S. GPS

WITNESSES:

1. ROMARESHAN
P. Agarwal
W. F. E.
Bangalore 56

VENDORS

For SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT. LTD.

H. Meenakshi

Director

2. Ch. Venkatesh
COPAFLPP
Hoskote P.

PURCHASER

(Drafted By)

B. V. Dakshmi
B. VENKATALAKSHMI
Document Writer
DWL No. 5/2009-10
Hoskote Taluk
Bangalore Rural Dist.