



सत्यमेव जयते

INDIA NON JUDICIAL

ಉದ್ಯೋಗ ವರ್ಚನೆಯ ನಿರ್ವಹಣೆ ಮತ್ತು ಪ್ರಾಧಿಕಾರ ಸಂಪನ್ಮೂಲ ಕ್ಷಣಿಕೆಯ ಅಭಿವೃದ್ಧಿ
ಅಧಿಕಾರಿಗಳ ಪ್ರಾಧಿಕಾರ ಸಂಪನ್ಮೂಲ ಕ್ಷಣಿಕೆಯ ಅಭಿವೃದ್ಧಿ

Government of Karnataka

e-Stamp

Certificate No. 20

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

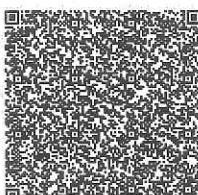
Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

IN-KA04744750559528U
27-Apr-2022 03:54 PM
NONACC/ kakscsa08/ AECS LAYOUT/ KA-BA
SUBIN-KAKAKSCSA0838845045322108U
SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT LTD
Article 45 Release
RELEASE OF MORTGAGE RIGHTS OR LIEN
0
(Zero)
CATALYST TRUSTEESHIP LTD
SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT LTD
SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT LTD
500
(Five Hundred only)



Please write or type below this line

DISCHARGE DEED

This Discharge deed is made and executed at Bangalore on this 28th day of April 2022, (28.04.2022);
BY

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Directed

Statutory Alert:

- Statutory Alert:**

 1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 2. The onus of checking the legitimacy is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.



ಸಿಕ್ಕಣದ..... 1335 /2022-23

Print Date & Time : 28-04-2022 03:39:27 PM

ಬಾಧಕ..... 2 ಸಿಕ್ಕಣದ

ದಂತವೇಜು ಸಂಖ್ಯೆ : 1335

ಸಬ್ರೋ ರಚಿಸ್ತು ರ ಹೊಸಕೋಟಿ ರವರ ಕೆಳೆರಿಯಲ್ಲಿ ದಿನಾಂಕ 28-04-2022 ರಂದು 01:39:51 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	650.00
	ಒಟ್ಟು :	850.00

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

ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Sowparnika Projects and Infrastructure Pvt Ltd Rep by its authorized Director S Sreenivasan			For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD. Director

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪ್ರೋಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
ಒಟ್ಟಿರುತ್ತಾರೆ) ಮುಟ್ಟಿದ್ದಾಗಿ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
1	M/S Sowparnika Projects and Infrastructure Pvt Ltd Rep by its authorized Director S Sreenivasan , C/o .. (ಬರೆದುಕೊಂಡವರು)			For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD. Director
2	M/S Catalyst Trusteeship Ltd Rep by its authorized signatory Raghottam Krishnarao Devale . (ಬರೆದುಕೊಂಡವರು)			For CATALYST TRUSTEESHIP LIMITED Authorised Signatory

ಬಾಧಕ..... 2 ಸಿಕ್ಕಣದ
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.....ನೇವುಕದ್ 1335...../2022-23
.....ದಸ್ಯವೆಚ್ 13.....ನೇವು

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, Busari Colony (Right)Kothurd, Pune-411038 represented by its authorized signatory Mr. Raghottam Krishnarao Devale. (hereinafter called "The Mortgagee") of the FIRST PART;

IN FAVOUR OF;

Sowparnika Projects and Infrastructure Private Limited, the 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 S.Sreenivasan, (Hereinafter called the Mortgagor") of the SECOND PART;

WHEREAS: -

WHEREAS the Mortgagor have executed a Memorandum of Entry by Deposit of title deeds dated 31st day of December 2021, registered on 01-01-2022, Vide document No.HSK-1-11612-2021-22, Book-I, stored in CD No. HSKD-1435, dated 01-01-2022, registered in the office of the sub registrar, Hosakote in favor of Trustee in respect of the immovable property set out in the Schedule II hereto and created mortgage by depositing the title deeds listed out in Schedule-I, hereto to secure the non- convertible debentures of Rs. 85 Crores issued by Sowparnika Homes Pvt. Ltd.,

Whereas it was proposed and agreed by and between the Mortgagor and Sowparnika Homes Private Limited that the immovable properties set out in the Schedule –II, hereto ("said Immovable Properties") be conveyed to Sowparnika Homes Private Limited.

Whereas pursuant to the no objection letter and release letter of even date being April 13, 2022, issued by the Trustee, the immovable property set out in the Schedule II hereto has been conveyed to Sowparnika Homes Private Limited by the Mortgagor. In consideration thereof, the Mortgagor has approached the Trustee with a request to execute an appropriate document for releasing the mortgage created by the Mortgagor in favor of Trustee for the purpose of registering the same with the sub-registrar office to remove the entry of encumbrance created in favor of the Trustee from the records of the Sub-Registrar.

In consideration of the above on behalf of Debenture holder the Trustee has agreed to release the Mortgaged Property.

NOW THIS DISCHARGE DEED WITNESSETH In consideration of the transfer of the said Immovable Properties the Debenture Trustee hereby release and quit claim to all its right, title, and interest, claim and demand into or upon the mortgaged properties described in the Schedule- II, hereunder written, freed and absolutely discharged of all the principal moneys interest and other moneys intended to be secured by the said deed of mortgage and other moneys actions, suits, accounts, claims and demands, whatsoever for, upon, on matter or thing in anywise relating to the mortgaged property and Trustee covenant with the 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 said Immovable Properties in the manner aforesaid.

The Trustee released the title deeds and documents more fully described in the Schedule-I pertaining to the Schedule-II hereunder.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

For CATALYST TRUSTEESHIP LIMITED

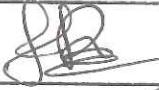
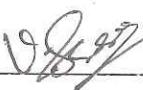

Authorised Signatory


Director

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1335 /2022-23

ದಾತ್ವಾರೆಯನ್ನು.....
ನೇಮಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram S/o Muniyappa AECS Layout Bangalore	
2	Srinivas AECS Layout Bangalore	

ಉಪನೋರದಣಾಧಿಕಾರಿ
ಹೊಸಕೆರೆಟ್

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 500/- has been paid thereon. Certificate No IN -KA04744750559528U Date: 27/04/2022

ಉಪನೋರದಣಾಧಿಕಾರಿ
ಹೊಸಕೆರೆಟ್



1335 /2022-23
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SCHEDULE-I
(Description of the Title Deeds Released from Mortgage)

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
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-	Original

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.


Director


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	94;	
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(Item No.1 Property):</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
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,	Original

For CATALYST TRUSTEESHIP LIMITED


 Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.


 Director

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	Hoskote;	
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 ("Sowparnika"), 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 ("Sowparnika"), registered as document No.HSK-1-02746/2019-20, Book I, Stored in C.D No.HSKD790, in the office of the Sub-Registrar, Hoskote;	Original
20.	Form -11B, issued by the office of the Doddahuluru Village Panchayat;	Photocopy
Survey No.9/2 (Item No.2 Property):		
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 ("Sowparnika") 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	Original

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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Director

	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;	
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 (" Sowparnika") , 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 (Item No.3 Property):</u>		
31.	Inheritance Certificate bearing IHC No.3/1988-89, issued by the Tahsildar, Hoskote Taluk;	Certified
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).	Photocopy

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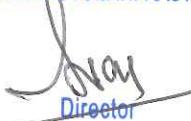
	H.J.Shamanna S/o. Doddha Junjappa, registered as document No.2378/1990-91, Book I, Volume 1870 at pages 1 to 4, in the office of the Sub-Registrar, Hoskote;	
33.	Mutation Register extract bearing MT No.8/90-91, issued by the Tahsildar, Hoskote Taluk;	Photocopy
34.	Mutation Register extract bearing MR 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
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
Schedule Property:		
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	Original

For CATALYST TRUSTEESHIP LIMITED



Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.



Director

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	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;	
43.	Relinquishment Deed dated 28.02.2020, executed by Sowparnika 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 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-1-11698/2019-20, Book I, Stored in C.D No. HSKD 979, in the office of the Sub-Registrar, Hoskote;	Photocopy
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 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	Certified

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.


Director

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	Survey No.9;	
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
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
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

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

Director

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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 Taluk, Bangalore Rural District with respect to Survey No.129/3;	Photocopy
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

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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Director

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
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

SCHEDULE -II
(Details of the immovable Property Released from the Mortgage)

- 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 05 Guntas and excluding 1 Gunta of land reserved for IOCL Pipeline, (converted vide Official Memorandum dated 13.12.2018 bearing No. LND10007716, issued by Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

For CATALYST TRUSTEESHIP LIMITED

 Authorised Signatory


 Director

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- 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 3/4 Guntas of land reserved for IOCL pipeline, (converted vide Official Memorandum dated 13.12.2018 bearing No. LND10008189 issued by Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk.
- (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, (converted vide Official Memorandum dated 13.12.2018 bearing No. LND10008189 issued by Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk.
- (iv) All that piece and parcel of undeveloped residentially converted land being Survey No. 9/2 (Old Sy. No. 9), measuring 1 Acre 30 Guntas (converted vide Official Memorandum dated 13.12.2018 bearing No. LND10007711 issued by Deputy Commissioner Bangalore Rural District), situated at Yelachanayakanapura Village, Kasaba Hobli, Hoskote Taluk.
- (v) 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 issued by Deputy Commissioner Bangalore Rural District.

THE ABOVE SY. NOS COMMONLY BOUNDED AS FOLLOWS:

East by	:	Hoskote and Siddalagatta Road & Sy. No. 129/1,
West by	:	Private Property bearing Sy No.4,
North by	:	Private Property bearing Sy No.8,
South by	:	Private Property bearing Sy No.10.

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

STAMPED & SIGNED by Catalyst Trusteeship Limited,
through its authorized signatory Mr. Raghottam Krishnarao Devale

For CATALYST TRUSTEESHIP LIMITED


Authorised Signatory

STAMPED & SIGNED by Sowparnika Projects and Infrastructure Pvt, Ltd Through its authorized signatory S.Sreenivasan
The above parties have signed in presence of below witnesses-

1. 
750, 1st Main Road
AECS layout
Bengaluru 560037

2. 
750, 1st Main Road
AECS layout
Bengaluru 560037


Director