

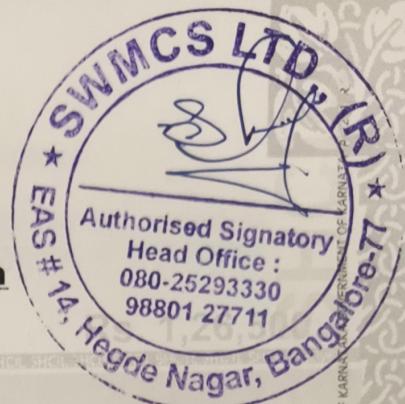


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp



Certificate No.

: IN-KA80739920321502X

Certificate Issued Date

: 15-Mar-2025 02:01 PM

Account Reference

: NONACC (FI)/ kacrsfl08/ BANGALORE11/ KA-JY

Unique Doc. Reference

: SUBIN-KAKACRSFL0890245271241526X

Purchased by

: SRISHTI JAIN

Description of Document

: Article 6(1)(ii) Agreement relating to DTD - Loan amount exceeding Rs.10 lakhs

Property Description

: ASSIGNMENT AGREEMENT TO SELL

Consideration Price (Rs.)

: 2,53,00,000
(Two Crore Fifty Three Lakh only)

First Party

: REGINA JOSEPH

Second Party

: SRISHTI JAIN

Stamp Duty Paid By

: SRISHTI JAIN

Stamp Duty Amount(Rs.)

: 1,26,500
(One Lakh Twenty Six Thousand Five Hundred only)



Please write or type below this line

ASSIGNMENT AGREEMENT TO SELL

This Assignment Agreement to Sell is made and entered on this the 15TH Day of March 2025 at Bengaluru;

BY AND AMONGST

Mrs. REGINA JOSEPH
W/o. Mr. John Mathew
Aged about 57 years

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.

Residing at No. 197, 3rd Avenue,
3rd Main, Teacher Colony, Koramangala, **BENGALURU-560034.**

Hereinafter referred to as the "ASSIGNOR" (which expression shall, wherever the context so requires or admits mean and include, his/her/their/its legal heirs and successors) of **THE FIRST PART;**

AND:

Ms. SRISHTI JAIN

Aged about 30 years
D/o. Mr. Pravin Kumar Jain
Residing at E-17, Arya Nagar Apartments
Plot No. 91, I.P Extn. Patparganj, **DELHI-110092.**

Hereinafter referred to as the "ASSIGNEE" (which expression shall, wherever the context so requires or admits mean and include, his/her/their/its legal heirs and successors) of **THE SECOND PART;**

AND:

1. Mr. B.P. KUMAR BABU

PAN: AAPPB6668J
Aged about 45 years
S/o. Mr. Prabhakar Reddy

2. Mrs. KUMUDHA KUMAR BABU

PAN: APKPK7087C
Aged about 41 years
W/o. Mr. B.P. Kumar Babu

3. Mrs. ROHINI KARUMBAIAH

PAN: AANPK8910E
Aged about 65 years
W/o. Mr. P.C. Karumbaiah

4. Mr. K.M. POOVAIAH

PAN: ABLPP7033L
Aged about 68 years
S/o. Mr. K.P. Machaiah

The aforesaid Party No. 1 to 4 are represented by their GPA Holder **Sobha Limited**, under **registered GPA dated 03.07.2015** having its registered office at "SOBHA" Sarjapur-Marthahalli Outer Ring Road (ORR), Devarabeesanahalli, Bellandur Post, Bengaluru – 560103; hereinafter referred to as the "**OWNER/VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators legal heirs and assign);

AND:

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor

ANAMITRA ESTATES AND DEVELOPERS PRIVATE LIMITED
PAN - AAKCA8418R

A Company incorporated under the Companies Act, 1956, having its registered and corporate office: at, No. 583, 9th Main, Off. CMH Road, Indiranagar 1st Stage, Bengaluru – 560038 represented by its GPA Holder Sobha Limited, under registered GPA dated 03.07.2015 & 24.10.2016 having its registered office at "SOBHA" Sarjapur-Marthahalli Outer Ring Road (ORR), Devarabeesanahalli, Bellandur Post, Bengaluru -560103; hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators legal heirs and assign);

AND:
SOBHA LIMITED
PAN - AABCS7723E

A Company incorporated under the Companies Act, 1956, having its registered office: at "SOBHA" Sarjapur-Marthahalli Outer Ring Road (ORR), Devarabeesanahalli, Bellandur Post, Bengaluru – 560103 represented by its authorized Signatories in accordance with the Board Resolution passed from the company from time to time, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, / partners from time to time / executors, administrators, its successor in title and assigns);

The Vendor, Confirming Party and the Developer are collectively referred to as the "**THIRD PARTY**" and individually referred as the **Vendor, Confirming Party and Developer** as the case may be

The Assignor, Assignee, Vendor and Developer are collectively referred to as the **Parties** and individually referred to as the Assignor, Assignee, Vendor and Developer.

WHEREAS:

- I. The Vendors/Owners are the absolute owners of all that piece and parcel of the residentially converted land bearing Survey Nos. 59/2, 59/3, 60/2, 61, 54/3, 58/2, 58/3, 59/5, 55/2, 55/1, 31/1 in all measuring about 14 Acres 2.25 Guntas "**Land belonging to Vendor No. 1**"; The Vendor No. 2, is the absolute owner of all that piece and parcel of the residentially converted land bearing Survey Nos. 61, 60/2, 58/1, 55/2, 55/1, 59/4 and 63/1in all measuring about 8 Acres 3.25 Guntas "**Land belonging to Vendor No. 2**"; The Vendor No. 3 is the absolute owner of all that piece and parcel of the residentially converted land bearing Survey No. 55/2 measuring 1 Acre "**Land belonging to Vendor No. 3**"; The Vendor No. 4 is the absolute owner of all that piece and parcel of the residentially converted land bearing Survey No. 58/1 measuring 30 Guntas "**Land belonging to Vendor No. 4**" and successively, the Vendor No. 1, 2, 3 and 4 are the absolute owner/s of all that piece and parcel of the aforesaid parcel of the conjoint lands situated at Hadosiddapura Village and Chikkannelli Village, Varthur Hobli, Bengaluru East Taluk in all measuring about 23 Acres 35.50 Guntas and physically measuring 23 Acres 24.75 Guntas collectively referred to as the **Schedule "A" Property/Composite Property**". The Developer pursuant to Joint Development Agreement executed and registered with the owners/vendors has conceptualized the scheme of development of the Schedule "A" Property into residential group housing project comprising of several Blocks and Wings. The Composite Development with common roads, amenities and facilities shall be known as "**SOBHA ROYAL PAVILION**" hereinafter referred to as the 'PROJECT'.

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor

- II.** The Assignor herein had approached the Developer and expressed his/her/their/its interest in owning an Apartment in the Composite project i.e., "**SOBHA ROYAL PAVILION**" and the Assignor upon proper due-diligence and verification on the title documents pertaining to the Schedule "A" Property and upon full satisfaction on the title and sanction documents obtained by the Developer for the development of the Schedule "A" Property had entered into an Agreement to Sell with Developer dated **09.06.2020** which is hereinafter referred to as the "**Agreement to Sell**" for purchase of an Apartment along with undivided share as specified therein.

- III.** That the Assignor has entered into an Agreement to Sell with the Developer to purchase an Apartment constructed in the "**SOBHA ROYAL PAVILION PHASE 6 – WING 10 and 11**" of the Project, which is the portion of the land out of the Schedule "A" Property hereto (more fully described in the Schedule "B" hereunder and hereinafter referred to as the **Schedule "B" Property** being the proportionate undivided share in land for the corresponding Phase), with an undivided **0.07%** share, right, title and interest in the Schedule "A" Property i.e., equivalent to **581.00 sft.** (hereinafter referred to as "**Schedule 'C' Undivided Share**") corresponding to Apartment **No.C1-11141** on the **Fourteenth Floor** of the Project "**SOBHA ROYAL PAVILION PHASE 6 – WING 10 and 11**" having a Carpet Area of **1,077.78 sft**, Balcony Area of **49.77 sft**, Common Area of **362.9 sft** and total super built-up area of **1,490.45 sft** along with **One** car park/s in the basement with proportionate share in the common areas of "**SOBHA ROYAL PAVILION PHASE 6 – WING 10 and 11**" which is more fully described in the Schedule "C" hereunder and hereinafter referred to as the "**Schedule "C" Apartment**" (Schedule 'C' Undivided Share and Schedule 'C' Apartment are collectively referred to as SCHEDULE "C" PROPERTY).

- IV.** The Assignor has paid to the Developer a sale consideration of **Rs.42,62,687/- (Rupees Forty Two Lakhs Sixty Two Thousand Six Hundred Eighty Seven Only)** towards sale of the Schedule 'C' Undivided Share and also paid an amount of **Rs.31,76,931/- (Rupees Thirty One Lakhs Seventy Six Thousand Nine Hundred and Thirty One Only)** out of **Rs.52,76,193/- (Rupees Fifty Two Lakhs Seventy Six Thousand One Hundred and Ninety Three Only)** towards the cost of construction of the Schedule 'C' Apartment, which payments have been acknowledged by the Developer by way of separate receipts issued to the Assignor.

- V.** That the Assignor is not being desirous of taking conveyance of the Schedule "C" Property for his personal reasons , has found a new purchaser i.e., Assignee herein as a prospective purchaser who is interested in purchase of the Schedule "C" Property and accordingly the Assignor has agreed to assign his/her/their/its rights under the aforesaid Agreement to Sell to the Assignee as per the understanding entered between them for a sum **Rs.42,62,687/- (Rupees Forty Two Lakhs Sixty Two Thousand Six Hundred Eighty Seven Only)** towards the sale consideration of the Schedule 'C' Undivided Share and **Rs.52,76,193/- (Rupees Fifty Two Lakhs Seventy Six Thousand One Hundred and Ninety Three Only)** towards the cost of construction of the Schedule 'C' Apartment and based on the representations made by the Assignor, the Assignee has agreed to enter into this Assignment Agreement to Sell and the Assignee has agreed to purchase the Schedule "C" Property from the Assignor and Developer on the terms and conditions contained herein.

- VI.** That in pursuance of the foregoing and in consideration of the price of the said Schedule "C" Property, the Assignee has agreed to clear and pay all the outstanding amounts payable by the Assignor to the Developer as per the terms of the Agreement to Sell and that the Assignee hereby agrees to purchase the Schedule 'C' Undivided Share and get constructed Schedule 'C' Apartment from the Developer as per the terms mentioned in the Agreement to Sell and that the Assignor agrees and undertakes jointly with the Developer to cause conveyance of the Schedule "C" Properties in favour of the Assignee. That in pursuance of the foregoing and in consideration of the amount hereby agreed to be paid by the Assignee, the Assignor hereby agrees to assign

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor

his/her/their/its rights under the aforesaid Agreement to Sell for purchase of the Schedule 'C' Undivided Share and get the constructed Schedule "C" Apartment in favour of the Assignee and that the Assignee hereby agree to assume the rights and obligations thereunder subject to the following terms and conditions:

VII. NOW THEREFORE THIS ASSIGNMENT AGREEMENT TO SELL WITNESSES AS FOLLOWS:

1) AMOUNT PAYABLE BY THE ASSIGNEE TO ASSIGNOR DEVELOPER:

(a) AMOUNT PAYABLE TO THE ASSIGNOR TOWARDS THE SALE CONSIDERATION FOR THE SCHEDULE 'C' UNDIVIDED SHARE:

The amount payable by the Assignee as sale consideration for the Assignor assigning his/her/their/its rights under the aforesaid Agreement to Sell shall be **Rs.42,62,687/- (Rupees Forty Two Lakhs Sixty Two Thousand Six Hundred Eighty Seven Only)** which is the reimbursement of the amount paid by the Assignor to the Developer towards the Schedule 'C' Undivided Share in land.

(b) AMOUNT PAYABLE TO THE ASSIGNOR TOWARDS THE COST OF CONSTRUCTION FOR THE SCHEDULE 'C' APARTMENT:

The amount payable by the Assignee as cost of construction for the Assignor assigning his/her/their/its rights under the aforesaid Agreement to Sell shall be **Rs.31,76,931/- (Rupees Thirty One Lakhs Seventy Six Thousand Nine Hundred and Thirty One Only) out of Rs.52,76,193/- (Rupees Fifty Two Lakhs Seventy Six Thousand One Hundred and Ninety Three Only)** which is the reimbursement of the amount paid by the Assignor to the Developer towards the Schedule 'C' Apartment.

(c) Rs.1,85,990/- (Rupees One Lakh Eighty Five Thousand Nine Hundred Ninety Only) which is the reimbursement of amount paid by the Assignor to the Developer towards the CGST.

(d) Rs.1,85,990/- (Rupees One Lakh Eighty Five Thousand Nine Hundred Ninety Only) which is the reimbursement of amount paid by the Assignor to the Developer towards the SGST.

(e) Rs.8,68,560/- (Rupees Eight Lakhs Sixty Eight Thousand Five Hundred Sixty Only) which is the reimbursement of the amount paid by the Assignor to the Developer towards BESCOM & BCC & Development of Electrical and other infrastructure in.

(f) Rs.7,82,486/- (Rupees Seven Lakhs Eighty Two Thousand Four Hundred Eighty Six Only) which is the reimbursement of the amount paid by the Assignor to the Developer towards Estimated GST input reversible on all projects.

(g) Rs.4,480/- (Rupees Four Thousand Four Hundred Eighty Only) which is the reimbursement of the amount paid by the Assignor to the Developer towards the Franking charges.

(h) Rs.4,101/- (Rupees Four Thousand One Hundred One Only) which is the reimbursement of the amount paid by the Assignor to the Developer towards Interest.

(i) Rs.4,54,140/- (Rupees four lac's fifty four thousand one hundred forty only) which is the reimbursement of the amount paid by the Assignor to the Developer towards other charges (approx and subject to change) such as (BESCOM, BWSSB, Electrical Infrastructure, Substation, Maintenance Deposit and other Service Charges Etc

Assignor

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Confirming Party

Developer

Owner/Vendor

(j) The Assignee shall/has pay/paid a sum of **Rs. 1,30,44,548/- (Rupees One crore thirty lac's forty four thousand five hundred and forty eight only)** to the Assignor towards the Assignment Profit on the Schedule "C" Property. (*if any*)

(k) The Assignee has paid an advance amount of **Rs.50,60,000/- (Rupees Fifty Lac Sixty Thousand Only)** to the Assignor.

2) AMOUNT PAYABLE BY THE ASSIGNEE TO THE DEVELOPER:

(a) AMOUNT PAYABLE TO THE DEVELOPER TOWARDS THE COST OF CONSTRUCTION OF THE SCHEDULE 'C' APARTMENT:

The amount payable by the Assignee as Cost of Construction for the Developer under the aforesaid Agreement to Sell shall be **Rs.20,99,262/- (Rupees Twenty Lakhs Ninety Nine Thousand Two Hundred Sixty Two Only)**

(b) **Rs.52,482/- (Rupees Fifty Two Thousand Four Hundred Eighty Two Only)** which is the amount payable by the Assignee to the Developer towards the CGST (Tentative).

(c) **Rs.52,482/- (Rupees Fifty Two Thousand Four Hundred Eighty Two Only)** which is the amount payable by the Assignee to the Developer towards the SGST(Tentative).

3) ADDITIONAL COSTS:

The Assignee has agreed to bear all the cost, expenses and expenditure of any additional modification (internal/external) or grill works (*if applicable*), which may be carried out by the Developer at the written request of the Assignee.

4) TRANSFER FEE CHARGES:

That the Assignor has paid an amount of **Rs.1,75,873/- (Rupees One Lakh Seventy Five Thousand Eight Hundred Seventy Three Only)** to the Developer towards the transfer charges of the Schedule "C" Property as per the terms of the Agreement of Sell entered between the Assignor and the Developer.

VIII. TIME FOR COMPLETION & DELIVERY:

- (a) The time for completion of the Schedule 'C' Apartment shall be as per the date mentioned in the Agreement to Sell.
- (b) The Possession of the Schedule "C" Property shall be subject to variation on accounts of the reasons as mentioned in the Agreement to Sell between the Assignor and Developer.
- (c) Upon this transfer, the Assignee will not be eligible for any compensation as per the Agreements entered between the Assignor and the Developer.

IX. REPRESENTATIONS AND WARRANTIES/ OBLIGATIONS OF ASSIGNOR:

That the Assignor hereby represents and warrants as follows:

- (a) That the Owner/Vendor is the absolute owner of the Schedule "A" Property and that their title thereto is good, marketable and subsisting and no one else has any right title, interest or share therein;
- (b) That the Schedule "C" Property is not subject to any encumbrances, attachments, court orders or acquisition proceedings or charges of any kind and that the Schedule "C" Property will be conveyed to the Assignee free from all encumbrances, attachment, court or acquisition proceedings or mortgages, charges, lien of any kind.

Assignor

Assignee

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Developer

Owner/Vendor

- (c) That the Owner/Vender and Developer has not entered into any agreement or arrangements for sale/transfer of the Schedule "C" Property or any part thereof with anyone else other than the Assignor.
- (d) That the Assignor has not entered into any agreement with anyone else for sale/transfer/lease/tenancy/assignment of the Schedule "C" Property.
- (e) That the Assignor has obtained a written consent from the Developer for the assignment of the rights, title and interest over the Schedule "C" Property in favour of the Assignee.
- (f) The Assignor has assured the Assignee that he/she/they shall join at the time of execution of the Sale Deed in favour of the Assignee as the confirming witness with regard to the registration of the Schedule "C" Property. Further the Assignor has agreed and assured to execute any further documents as may be required by the Assignee or his/her nominees.
- (g) That the Assignor shall on execution of this Assignment Agreement to Sell and receipt of the amount payable to him/her hereunder, shall no longer have any right, title and interest over the Schedule "C" Property or under the aforesaid Agreement to Sell and the Assignor shall ensure that he/she shall transfer the absolute right, benefit to the Assignee.
- (h) That the Assignor has agreed to pay and clear all the pending outstanding or outgoings amounts (*if any*) to the Developer. In case, if the Assignor fails to clear any such pending outstanding due payable to the Developer as per the Agreement to Sell the Assignee shall arrange to clear all the outstanding before execution of the Conveyance Deed in favour of the Assignee.
- (i) The Assignor shall intimate the Developer immediately on receipt of the all amounts due to them from the Assignee to enable them to further process the conveyance of the sale deed in favour of the Assignee.

X. RIGHTS AND OBLIGATIONS OF THE ASSIGNEE:

The Assignee shall have the rights and obligations over the Schedule "C" Property and the same is bound by the terms and conditions as set out in the Agreement to Sell entered between the Assignor, Owner and Developer and the Assignee has read and understood the rights and obligations made out in the Agreement to Sell and the same are binding on the Assignee.

XI. DELIVERY OF THE TITLE DEEDS & ORIGINAL AGREEMENTS:

The Assignor shall deliver the original Agreement to Sell, original receipts for payment of sale consideration and cost of construction and copies of all title documents pertaining to the Schedule "A" Property to the Assignee and the Assignee shall seek the receipt for the entire sale consideration/other charges etc., paid by him/her from the Assignor. In case, if the Assignor has not provided the title documents to the Assignee, the Developer shall deliver the softcopy/CD of all title documents pertaining to the Schedule "A" Property.

XII. POSSESSION:

The possession of the Schedule "C" Property shall be delivered to the Assignee as per the Agreement entered between the Assignor and the Developer.

XIII. EXPENSES:

The expenses relating to stamp duty and registration charges with respect to the Sale Deed shall be borne by the Assignee, before taking possession to the Schedule "C" Property.

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor

NOMINATION:

The Assignee is hereby entitled to nominate the rights and other obligations hereunder subject to the terms and conditions as setout in the Agreement to Sell.

XV. CONSEQUENCES OF BREACH:

The Consequences of the Breach of this Assignment Agreement to Sell shall be as per the terms and conditions mentioned in the Agreement to Sell entered between the Assignor, Owner and Developer.

XVI. ARBITRATION:

- (a) In the event of there being any dispute with regard to this Assignment Agreement to Sell or the interpretation of any of the clauses hereof, the same shall be referred to Arbitration. The Arbitration shall be as per the provisions of the Arbitration and Conciliation Act. 1996 as amended from time to time.
- (b) The Courts at Bengaluru shall have the exclusive jurisdiction for the same. The Language of the proceedings shall be in English.

XVII. TERMINATION

- (a) In the event of termination of this Assignment Agreement to Sell for whatsoever reasons it may be, this Assignment Agreement to Sell which is related to the Agreement to Sell entered between the Assignor, Owner and Developer shall stands terminated.
- (b) The Agreement to Sell entered between the Assignor, Owner and Developer shall also be read as a part and parcel of this Assignment Agreement to Sell.

SCHEDULE "A" PROPERTY**Composite property****(The Property on which "SOBHA ROYAL PAVILION" is being constructed)**

All that piece and parcel of the converted land bearing Sy. Nos. 59/2, 59/3, 60/2, 61, 54/3, 58/2, 58/3, 59/5, 55/2, 55/1, 58/1, 59/4, 63/1 all situated at Hadosiddapura and Sy.no. 31/1 situated at Chikkannelli Village, Varthur Hobli, Bengaluru East Taluk, presently bearing Village Panchayath E-Khata Nos. 150200402300320453, totally measuring about 23 Acres 35.50 Guntas (excluding 38 Guntas of Kharab land) and physically measuring 23 Acres 24.75 Guntas or 95,580.35 sqm bounded by:

EAST BY	Sy. No. 95 & 76;
WEST BY	Sy. No. 54/2, 54/4 & 63/1;
NORTH BY	Sy. No. 31/1 & 56;
SOUTH BY	Sy. No. 63/8 & 62.

Out of the above extent, an extent of 9,561.73 sqm and 3,878.35 sqm are relinquished for Parks, Open spaces & Road widening respectively and 3,002 sqm to be relinquished for Sub-Station in the Schedule "A" Property. The UDS on the land is calculated after deducting these areas.

SCHEDULE "B" PROPERTY**(Corresponding to "SOBHA ROYAL PAVILION PHASE 6 – WING 10 and 11", of Development)**

94902.92 sft or 8816.70 Sqm of undivided share in land area out of the Schedule "A" Property, proportionately allocable to Block Phase -6, based on which the Developer have achieved the FAR for the Construction of composite development.

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor

SCHEDULE "C" PROPERTY

(Description of the undivided share in land corresponding to the Unit/Apartment)
 An undivided **0.07%** share, right, title and interest in the **Schedule "A" Property** i.e., equivalent to **581.00 sft (53.98 sqm)**.

(Description of the Unit/Apartment to be constructed under the Scheme by the Developer for the Purchaser)

A **3** Bedroom Apartment unit bearing **No.C1-11141** on the **Fourteenth Floor** of Block **Wing 11** of the "**SOBHA ROYAL PAVILION PHASE 6 – WING 10 and 11**", having a Carpet Area of **1,077.78 sft**, Balcony Area of **49.77 sft**, Common Areas of **366.2 sft**, and the total **Super Built-up Area** of **1,490.45 sft** along with **One** car park/ing space/s in the basement with proportionate share in the Common Area and Common Area of "**SOBHA ROYAL PAVILION PHASE 6 – WING 10 and 11**" , with the non-exclusive right to use the Common Amenities and Facilities of "**SOBHA ROYAL PAVILION**" in the project.

IN WITNESS WHEREOF, the parties hereto have entered into this Assignment Agreement to Sell at Bengaluru as on the date and year first hereinabove written.

Assignor SIGNED and DELIVERED for and on behalf of	Assignee SIGNED and DELIVERED for and on behalf of
Owner/Vendor and Confirming Party Represented by their GPA Holder Sobha Ltd By its Authorized signatories	For SOBHA LTD By its Authorized signatories Developer

IN THE PRESENCE OF WITNESSES

1)

2)

Assignor

Assignee

Confirming Party

Developer

Owner/Vendor