Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Dated : 30.06.2017

THE PRINCIPAL SECRETARY
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Sir(s),

Subject : Registration of the Project at Hoody Main Road.

Reference : Our Letters Dated : 09.06.2017, 20.06.2017, 23.06.2017 & 29.06.2017, seeking clarity and guidance on the procedure for registration of the Project.

*****

With reference to the subject cited above, we enclose herewith all the Documents / Data / Details as emphasized under Section (4) of Real Estate (Regulation and Development) Act, 2016 and the draft rules for your perusal and acceptance. All details pertaining to the Project are uploaded on our website for public viewing at www.godrejproperties.com.

Thanking you,

Yours faithfully,
For **M/s. Godrej Housing Projects LLP.,**

Authorized Signatory

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
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Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

APPLICATION FOR REGISTRATION OF PROJECT UNDER RERA

To,

The Karnataka Real Estate Regulatory Authority
Housing Department,
Vikas Soudha ,
Bangalore

Sir,

I / We hereby apply for the grant of registration of my/our project to be set up at **Hoodi Village, Bangalore District / City** situated in State of Karnataka.

1. The requisite particulars are as under: -

(a) Name: **GODREJ HOUSING PROJECTS LLP, (LLPIN: AAD-0883),**

(b) Address: **Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079,**

(c) Copy of registration certificate: **ENCLOSED -----AT ANNEXURE 'A'**

(d) Main objects: **ENCLOSED.....AT ANNEXURE 'B'**

(e) Name, photograph and address of designated partners / directors etc.:
Name of the Designated Partners : **1. Mr. Uday Bhaskar Kaligotla.,**
2. Mr. K. Ramaswamy.,

Photograph and Address as per .... ENCLOSED ....AT ANNEXURE 'C'

(f) Contact Details (Phone number, mobile number, E-mail, Fax number etc.):

(i) **Mr.Uday Bhaskar Kaligotla**

Phone No. (080) – 4354 5501
E-mail notice_godrejair@godrejproperties.com
Fax No. (080) - 4354 5556

(ii) **Mr. K.Ramaswamy**

Phone No. (080) – 4354 5501
E-mail notice_godrejair@godrejproperties.com
Fax No. (080) - 4354 5556

PAN: **AANFG9969R ENCLOSED ..... AT ANNEXURE 'D'**

(i) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained: **HDFC – MANEKJI WADIA BUILDING, GROUND FLOOR, NANIK MOTWANI MARG, MUMBAI -400023;**

Account No.00600310036602.
IFSC Code : HDFC0000060.
Account Name : GODREJ HOUSING PROJECTS LLP.

(ii) Details of project land held by the Applicant: **Sy No. 13/6, 14/3 (Old No.14/1) ,16/4 & 16/5 Hoodi Village, K.R.PURAM HOBLI, BANGALORE EAST TALUK, BANGALORE;**

(iii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delays in completion, details of cases pending, details of type of land and payments pending etc.: **NA**

Promoter has no past experience.

(iv) Agency to take up external development works (Local Authority / Self Development); **-BRUHAT BANGALORE MAHANAGARA PALIKE (BBMP) ON HOODI MAIN ROAD;**

(v) Registration fee for an amount of Rs. _____/- calculated as per sub-rule (5) of rule 3; AS APPLICABLE

(vi) Any other information the applicant may like to furnish. –

Applicant has submitted 2 representations to the Principal Secretary , Housing Department seeking clarifications and guidance on registration of New Projects. Representations pertain to seeking clarification on the date of notification of Karnataka Rules and the nomination of interim authority to register the Project.

2. I/we enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter and a letter of authority or Board Resolution,; **ENCLOSED -------- AT ANNEXURE 'D'**

(ii) Estimated cost of Real Estate project as defined in Section 2 (v) of the Act; **ENCLOSED ---------- AT ANNEXURE 'E'**

(iii) Copy of the legal Title Report reflecting the flow of title of the Promoter to the land on which development is proposed to be developed with authentication of such title, if such land is owned by another person; **ENCLOSED ---------- AT ANNEXURE 'F'**

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest, dues, litigation, details relating to mortgage / charge created for the project land for the facility taken by the applicant or any third party and name of any party in or over such land or no encumbrance certificate from an advocate having experience of ten years or from revenue authority not below the rank of Tehsildar, as the case may be; NIL Encumbrance.
ENCLOSED ---------- AT ANNEXURE 'G'

(v) Where the Promoter is not the owner of the land on which development is proposed, copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the Promoter and such owner, reflecting the consent of the owner of the land and authenticated copies of title report reflecting the title of such owner, on the land proposed to be developed;
ENCLOSED – DEVELOPMENT AGREEMENT ---------- AT ANNEXURE 'H'

(vi) An authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
ENCLOSED ---------- AT ANNEXURE 'I'

(vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
ENCLOSED ---------- AT ANNEXURE 'J'

(viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy; **AS PER ANNEXURE 'K'**

(ix) The location details of the project, with clear demarcation of land dedicated for the said project along with its boundaries including the latitude and longitude of the end points of the project;
ENCLOSED---------- AT ANNEXURE 'L'

(x) The proposed plan, proposed layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
AS PER ANNEXURE 'I' 'J' & 'K' ABOVE

(xi) Proposed Floor Space Index to be consumed and sanctioned Floor Space Index. In case the sanctioned Floor Space Index is different than what is proposed to be consumed by the Promoter from time to time, then the proposed Floor Space Index shall be disclosed at the time of registration and as and when the Floor Space Index is sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.

AVAILABLE FSI = 3 (61126.8) Sq.mtrs
SANCTIONED FSI = 2.9985 (60823.52) Sq.mtrs

(xii) Proposed number of building(s) or wing(s) to be constructed and sanctioned number of the building(s) or wing(s). In case the sanctioned number of building(s) or wing(s) is different than what is proposed to be constructed by the Promoter, then the proposed number building(s) or wig(s) shall be disclosed at the time of registration and as and when the additional number of building(s) or wing(s) are sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.

PROPOSED NUMBER OF BUILDING – 2 (EQUIVALENT TO 8 BLOCKS).

(i) BUILDING -1 / (NORTH TOWER) = Tower 1; Tower 2; Tower 3; Tower 4;

(ii) BUILDING -2 (SOUTH TOWER) = Tower 1; Tower 2; Tower 3; Tower 4;

(xiii) Proposed number of floors in respect of each of the building or wing to be constructed and sanctioned number of floors in respect of each of the building or wing. In case the sanctioned number of floors is different than what is proposed to be constructed by the Promoter, then the proposed number of floors shall be disclosed at the time of registration and as and when the additional number of floors are sanctioned, the same shall be

uploaded on the website of the Authority by the Promoter from time to time.

BUILDING -1 / (NORTH TOWER) =

Tower – 1, 2 &3 – Have 1 Basement
Tower – 4 – Has 2 Basements
Tower 1 – G+ 16;
Tower 2 – G+ 16;
Tower 3 – G+ 16;
Tower 4 – G+ 16;

BUILDING -2 (SOUTH TOWER) =
Basements – 2
Tower 1 – G+ 16;
Tower 2 – G+ 16;
Tower 3 – G+ 16;
Tower 4 – G+ 16;

(xiv) Aggregate area in square meters of the recreation open space;

2146 Sq.Mtrs

(xv) The plan of proposed development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy, the particulars in respect of Architecture and Design Standards, Type of Construction Technology, Earthquake Resistant Measures and the like, to be adopted for Buildings and for Common Areas and of amenities / facilities in the Layout Plan of the real estate project;

(xvi) AS PER ANNEXURE 'I' 'J' & 'K'

(xvii) Proforma of the allotment letter and agreement for sale, to be signed with the allottees and the conveyance deed proposed to be signed with the nature of organisation of allottees be constituted namely societies / federation/ common organization of allottees/federation of common organization;

ENCLOSED ---------- AT ANNEXURE 'M1, M2 & M3'

(xviii) The number, type and the carpet area of apartments for sale in the proposed project along with the area of the exclusive balcony or

verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
LIST ENCLOSED ---------- AT ANNEXURE 'N'

(xix) The number and areas of garage for sale in the proposed project to be provided at basements, stilts podium or independent structure or parking provided by mechanised parking arrangement;
ENCLOSED ---------- AT ANNEXURE 'O'

(xx) the number of covered or open parking areas in the real estate project;

NUMBER OF COVERED PARKING AREAS = 497 Nos

NUMBER OF OPEN PARKING AREAS = 68 Nos

(xxi) the names and addresses of his real estate agents, if any, for the proposed project;
LIST ENCLOSED ---------- AT ANNEXURE 'P'

(xxii) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
LIST ENCLOSED ---------- AT ANNEXURE 'Q'

(xxiil) A declaration in Form 'B'**ENCLOSED ---------- AT ANNEXURE 'R'**

(xiv) In case the Promoter has created third party interests in respect of the real estate project, the names and addresses of such persons in whose favour such interests have been created.

NIL

(xv) Applicant has submitted 2 representations to the Principal Secretary , Housing Department, Govt., of Karnataka, as **per ANNEXURE 'S'**

(xvi) Copy of the Financials and ITR's of the Applicant - **ENCLOSED AS PER ANNEXURE 'T'**

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated: 30/06/2017

Place: BANGALORE

Yours faithfully,

For GODREJ HOUSING PROJECTS LLP.,

AUTHORISED SIGNATORY
Signature and seal (if any) of the Applicant(s)

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
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Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

WRITE UP ON PROJECT – GODREJ AIR

Location – **On Hoodi Main Road, White filed, close to Phoenix market city & VR Mall**

Land Area – **5 acres 12 guntas**

Project Type – **Residential**

Total No. of Buildings – 2

USP – Wellness features that enable a healthy lifestyle like Oxygen enhanced homes, Water (RO water purifier in every unit, Hard to soft water converter, Chlorine free pool), Landscape Amenities, Safety & Security features, Terrace sky lounge with seating spaces, Barbeque pit, Star gazing, Open amphitheatre with landscape

Amenities - 14500 sft clubhouse which has indoor Badminton court, multi purpose hall, crèche, health club, gym, library, yoga / dance room. Av room, Indoor games, pharmacy, café, department store, Atm, salon,

Specifications – Mivan constuction, laminated wooden flooring for the master bedroom, hardwood main door, granite counter with SS sink, Hindware/Parryware/Equivalent, power 1 BHK- 2.5 kw, 2 BHK- 3 kw,2.5 BHK- 3 kw, 3 BHK- 4 kw. MS railing, power back up 1 BHK - .75kw, 2 BHK- 1 kw, 2.5 bhk -1 kw & 3 BHK - 1 kw, reticulated gas piping; Vitrified tiles for living/dining/other bedrooms, wooden frame for internal doors, UPVC windows, Emulsion paint on wall (low VOC) and OBD for ceiling, both covered and open car parking

For Godrej Housing Projects LLP

Authorized Signatory

ANNEXURE 'A'

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar Maharashtra, Mumbai
Everest , 100 , Marine Drive , Mumbai - 400002, Maharashtra, INDIA

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAD-0883

I hereby certify that GODREJ HOUSING PROJECTS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given at Maharashtra this Twenty Second day of December Two Thousand Fourteen.

Registrar ,Maharashtra, Mumbai

Note: The corresponding form has been approved by Arya Jayant Pyarelal,Assistant Registrar and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
GODREJ HOUSING PROJECTS LLP
Godrej Bhavan, 4th Floor,, 4A, Home Street,
Mumbai - 400001,
Maharashtra, INDIA

ANNEXURE 'B'

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883

Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

MAIN OBJECTS OF GODREJ PROJECTS LLP

To carry on the business of developers, builders, contractors, erectors, constructors of buildings, houses, apartments, structures or residential, office, retail, industrial, institutional or hospitality or commercial or developers of co-operative housing societies, developers of housing schemes, townships, holiday resorts, hotels, motels and in particular preparing of building sites, constructing, re-constructing, erecting, alerting, improving, enlarging, developing, decorating, furnishing and maintaining of structures, flats, houses, factories, shops, offices, garages, warehouses, buildings, works, workshops, hospitals, nursing homes, clinics, godowns and other commercial, educational purposes and conveniences to purchase for development houses, buildings, structures and other properties of any tenure and any interest therein and to purchase, sell and deal in freehold and leasehold lands and purchase, sell, lease, hire, exchange or otherwise deal in land and houses, property and other property whether real or personal and to turn the same into account as may seem expedient and to carry on business as developers of land buildings, immovable properties an real estate by constructing, re-constructing, altering, improving, decorating, furnishing and maintaining offices, flats, houses, factories, warehouses, shops, wharves, buildings, works and conveniences and by consolidating, connecting and sub-divided immovable properties and by disposing of the same and also to acquire and undertake all or any part of the business, properties and liabilities of any person carrying on or proposing to carry on any business which LLP is authorised to carry on or possessed of property, suitable for the purpose of the LLP or which can be carried on in conjunction therewith or which is capable of being conducted so as directly or indirectly benefit the LLP in India or outside.

Godrej Housing Projects LLP Bangalore

Godrej

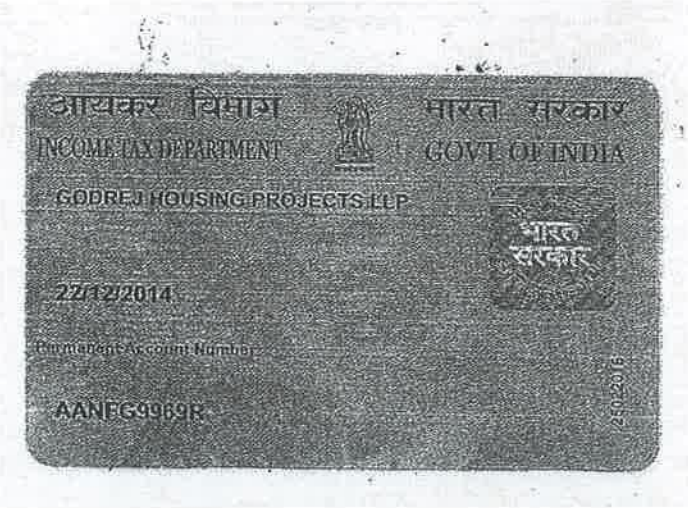
ANNEXURE 'C'

Photograph and Address of the Designated Partners of Godrej Housing Projects LLP

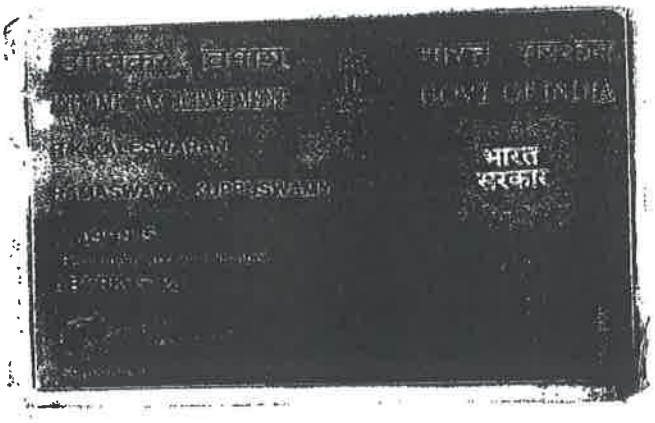
UDAY BHASKAR	K.RAMASWAMY
No. 10046, Prestige Shantiniketan ITPL Main Road Bangalore 560048	No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086.

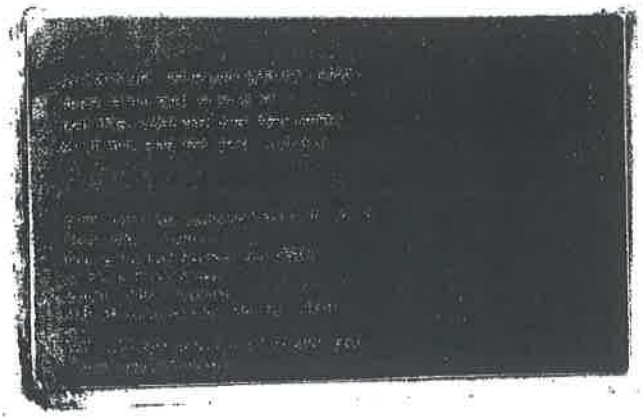
Godrej Housing Projects LLP
Bangalore

ANNEXURE 'D'


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
GODREJ HOUSING PROJECTS LLP
भारत सरकार
22/12/2014
Permanent Account Number
AANFG9969R

Godrej Housing Projects LLP
Bangalore





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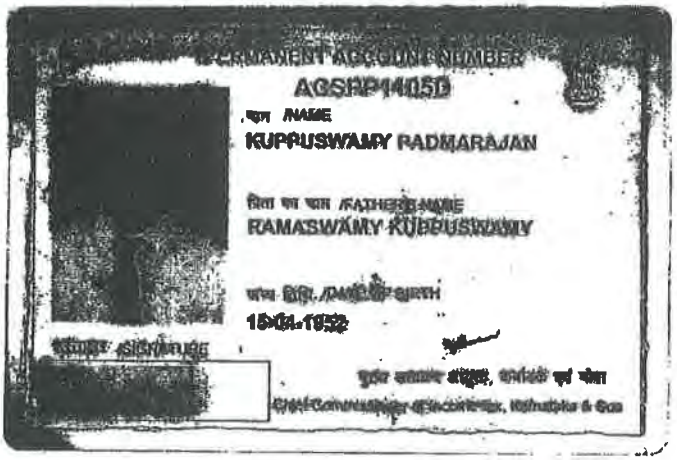
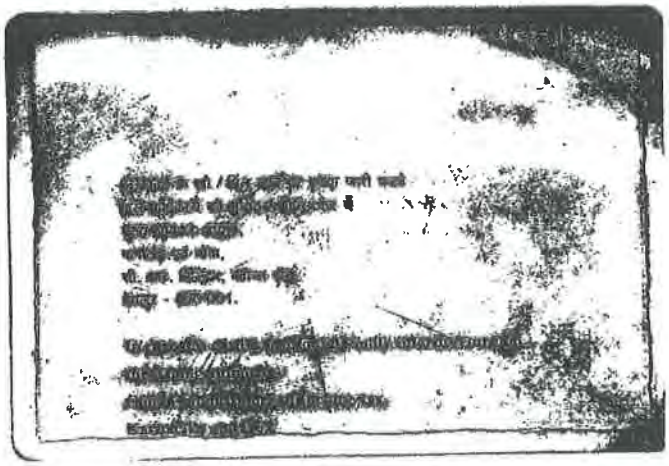

PERMANENT ACCOUNT NUMBER
AGSPP1405D
NAME
KUPPUSWAMY PADMARAJAN
FATHER'S NAME
RAMASWAMY KUPPUSWAMY
15-01-1952
SIGNATURE



Padmarajan

स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER

AAXPR8071P

नाम /NAME

KUPPUSWAMY RAMASWAMY

पिता का नाम /FATHER'S NAME

RAMASWAMY KUPPUSWAMY

जन्म तिथि /DATE OF BIRTH

10-02-1948

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

यदि यह कार्ड खो जाए / मिले तो कृपया सूचना देवें
एवं वापसी की सूचित / वापस करें
कृपया सूचित करना,
आयकर पो बॉक्स,
सी. आर. बिल्डिंग, कस्तूरबा रोड,
बंगलूर - 560 001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Karnataka/Goa,
C. R. Building, Queen's Road,
Bangalore - 560 001.

K. Ramaswamy

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACVPV6651P

नाम /NAME

RAJENDRA VARALAKSHMI

पिता का नाम /FATHER'S NAME

RAMASWAMY KUPPUSWAMY

जन्म तिथि /DATE OF BIRTH

14-08-1954

हस्ताक्षर /SIGNATURE

Commissioner of Income-tax(Computer Operations)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
कर्नाटक एवं गोवा,
सी. आर. बिल्डिंग, क्वीन्स रोड,
बैंगलुर - 560 001.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Chief Commissioner of Income-tax,
Karnataka and Goa,
C. R. Building, Queen's Road,
Bangalore - 560 001.

R-Varalakshmi

ANNEXURE 'E'

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
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Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Dated : 30.06.2017

THE KARNATAKA REAL ESTATE REGULATORY AUTHORITY,
Housing Department,
Vikas Soudha,
BANGALORE

Sir,

Sub : Estimated cost of Real Estate Project as defined in Section 2 (v) of the Act.

Referring to the cited subject, the estimate cost of the Project arrived in **INR 226,54,00,000/-** **(Rupees Two Hundred and Twenty Six Crores Fifty Four Lakhs Only).**

Yours faithfully,

For **Godrej Housing Projects LLP.,**

Authorized Signatory

Godrej Housing Projects LLP Bangalore

Place : Bangalore
Dated : 30.06.2017

Godrej

S N HEBSUR & ASSOCIATES

Chartered Accountants

Investment Certificate

We have examined the management representation received from M/s. Godrej Housing Project LLP (The Company), having their registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400079 and their Bangalore office at No 80, Hulkul Ascent, 2nd Cross, Lavelle Road, Bangalore - 560001. The Company intends to invest in the Residential Apartment Project located at property bearing Sy no 13/6, 14/1, 16/4, 16/5, Hoodi Village, K R Puram Hobli, Bangalore East Taluk, Bangalore, relying on the above management representation, we hereby report that the company intends to invest the following brief details of the project and cost for their proposed Residential Apartment project at Hoodi;

1. Description of the Project : Sy.No. 13/6, 14/1, 16/4, 16/5, Hoodi Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore

2. Total Built-up Area of the Project : 877,069.59 Sq. Ft.

3. Break up of Total Project Cost is as under:

(Amount in Rupees)

Particulars	Current CBE Budget Ph-I & II
Land / Development Rights	88,94,903
Construction, Materials, Labour	1,94,10,52,128
Infrastructure	-
Liaisioning & Legal	10,41,88,926
Architect & Consultation Fees	8,99,07,720
Interest & Finance Charges	1,44,99,029
Marketing	-
Customer Incentives	-
Brokerage	-
Regional & Head Office Overhead	5,81,29,196
Site Overhead	2,36,86,270
Other Cost	2,49,61,401
Total Project Cost	2,26,53,19,573

This certificate is issued at the request of the company.

S N HEBSUR & ASSOCIATES CHARTERED ACCOUNTANTS M No. 220338 BANGALORE

For S N Hebsur & Associates
Chartered Accountants
Firm registration Number: 014517S

Santosh N Hebsur
Partner

Place: Bangalore
Date: 30/06/2017

No. 572, 2nd Floor, 11th Main, 38th Cross, Jayanagar 5th Block, Bangalore - 560 041
• Phone : 080 2654 8555 • Email : santosh@snha.co.in

ANNEXURE F

22nd June, 2016

M/s. GODREJ PROPERTIES LTD,
80, Hulkul Ascent,
2nd Cross, Lavelle Road,
Bangalore – 560 001

Dear Sirs,

Attn: Ashish Acharya

We act as Legal Advisors to M/s. Godrej Properties Ltd., who have forwarded to us, the photocopies of documents of title with regard to all that piece and parcel of residentially converted land bearing Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas, both situated in Hoodi Village, Krishnarajapura Hobli, Bangalore East Taluk, which is presently being a portion of BBMP Municipal No. 365, Hoodi, Ward No. 82 – Hoodi, Bangalore (**"Property"** or **"Said Lands"**), which is more fully set out in the Para III below for the scrutiny of title.

I. DOCUMENTS FURNISHED

Sl.No.	Date	Particulars
Survey No. 16/4 measuring 1 Acre 04 Guntas:		
1.	10.06.1937	Sale Deed executed by P.Narasimhaiah son of Pillareddy in favour of Thimmaiah son of Thamanna (registered as Document No. 4052/1936-37, in Book-I, Volume-393, at Pages 205 and 206, in the office of the Sub-registrar, Bangalore) with regard to Survey No. 16 measuring 1 Acre 04 Guntas;
2.	21.07.1971	Sale Deed executed by T.Subbaiah son of late Thimmaiah in favour of H.M.Narasimha Reddy son of Poppur Munishamappa (registered as Document No. 2142/1971-72, in Book-I, of Volume-887, at pages 104 and 105, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas;
3.	21.01.1980	Sale Deed executed by H.M.Narasimha Reddy son of Poppar Munishamappa in favour of Shamshadh Begam wife of Abdul Raheem Saab (registered as Document No. 5875/1979-80, in Book-I, of Volume-1434, at pages 114 to 116, in the office of the Sub-Registrar, Bangalore South

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BANGALORE CHENNAI
No 34, 7th Cross Vasanth Nagar, Cunningham Road Bengaluru 560 052 Ph: +91 80 4242 3000 Fax: +91 80 4242 3030
Email : legal@anupsshahlawfirm.com

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Sl.No.	Date	Particulars
		Taluk) with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas;
4.		Mutation Register Extract bearing M.R No. 8/1980-81, issued by the office of the Tahsildar, Bangalore East Taluk, K.R.Pura, with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas;
5.	23.01.1991	Letter bearing No. VSSNAV/240/1990-91, issued by the VSSN Society in favour of the Tahsildar, Bangalore South, with regard to Survey No.16/4 measuring 1 Acre 04 Guntas;
6.		Mutation Register Extract bearing M.R No. 30/1990-91, issued by the office of the Taluk Shiresthadar, Bangalore East, K.R.Pura, with regard to Survey No.16/4 measuring 1 Acre 04 Guntas;
7.	29.01.1991	Sale Deed executed by Shamshadh Begam wife of Abdul Raheem Saab in favour of S.Venkatesh son of Srinivasa Reddy (registered as Document No. 5602/1990-91, in Book-I, Volume-256, at pages 37 to 40, in the office of the Sub-Registrar, K.R.Pura) with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas;
8.		Mutation Register Extract bearing M.R.No. 34/1990-91, issued by the office of the Village Accountant, Hoodi Panchayat, Bangalore South, with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas;
9.	09.11.1992	Sale Deed executed by S.Venkatesh son of Srinivasa Reddy in favour of A.Rajendra son of R.Arunachalam (registered as Document No. 5327/1992-93, in Book-I, of Volume-612, at pages 78 to 83, in the office of the Sub-Registrar, Krishnarajapuram) with regard to Survey No 16/4 measuring 1 Acre 04 Guntas;
10.		Mutation Register Extract bearing M.R.No. 10/1992-93, issued by the office of the Village Accountant, Hoodi Panchayat, with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas;
11.	07.08.2007 to 06.03.2008	Order Sheet recorded in case bearing O.S.No. 26409/2007, by the Court of the Principal City Civil and Sessions Judge, at Bangalore, filed by Pennamma and others against Ramaswamy and others;

Sl.No.	Date	Particulars
12.	06.03.2008	Interlocutory application filed in case bearing O.S.No. 26409/2007, before the Court of the City Civil Judge, Mayohall, Bangalore;
13.	06.03.2008	Memo filed in case bearing O.S.No. 26409/2007, before the Court of the City Civil Judge, Bangalore;

Survey No. 16/5 measuring 1 Acre 06 Guntas:

14.	02.09.1960	Sale Deed executed by 1) Kaiyamma wife of Neeruganti Munisami, representing self and her minor children- 2) Pattandhurappa, 3) Chikkapattandhurappa, 4) Muniraju and 5) Chikkavabappa, along with her major son 6) Chinnappa in favour of Shahajabibi wife of Abdul Rahim Saab (registered as Document No. 2563/1960-61, in Book-I, of Volume-199, at pages 248 to 250, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas;
15.		Mutation Register Extract bearing M.R.No. 14/1980-81, issued by the office of the Village Accountant, with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas;
16.	30.03.1992	Sale Deed executed by Shahajabiyamma wife of Rahim Saab in favour of N.Nagaraja son of Nagappa (registered as Document No. 9499/1991-92, in Book-I, of Volume-492, at pages 247 to 249, in the office of the Sub-Registrar, Krishnarajapura) with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas;
17.		Mutation Register Extract bearing M.R.No. 4/1992-93, issued by the office of the Tahsildar, Bangalore East, K.R.Pura, with regard to Survey No 16/5 measuring 1 Acre 06 Guntas;
18.	09.11.1992	Sale Deed executed by N.Nagaraj son of Nagappa in favour of A.Rajendra son of R.Arunachalam (registered as Document No. 5326/1992-93, in Book-I, of Volume-611, at pages 242 to 248, in the office of the Sub-Registrar, Krishnarajapura) with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas;
19.		Mutation Register Extract bearing M.R.No. 9/1992-93, issued by the office of the Village Accountant, Hoodi Panchayat, with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas;

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Sl.No.	Date	Particulars
20	15.03.2015	Endorsement bearing No. RK.CR/3517/15-16, issued by the office of the Tahsildar, Bangalore East Taluk, K.R.Pura, Bangalore, with regard to Survey No. 16/5;
21	16.04.2015	Endorsement bearing No. V.S.S.B.N.V/1/2015-16, issued by the V.S.S.B.N, Vartur, Bangalore East Taluk, with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;

Common Documents:

22	19.04.2006	Demand Note issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, Survey No. 16/5 measuring 1 Acre 06 Guntas, in all measuring 5 Acres 12 Guntas;
23	08.05.2006	Receipt of Acknowledgment issued by the SBM Bank, Ramanagara Branch, with regard to conversion of land bearing Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, Survey No. 16/5 measuring 1 Acre 06 Guntas;
24	29.11.2008	Official Memorandum bearing No. ALN:(Pu)SR:(Kai Ho):138A/2005-06, issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, discloses the conversion of land bearing Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, Survey No. 16/5 measuring 1 Acre 06 Guntas, in all measuring 5 Acres 12 Guntas, from Agricultural to Non-Agricultural Public/Semi-Public purpose;
25.	05.01.2009	Mutation Register Extract bearing M.R.No.22/2008-09, issued by the office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, Survey No. 16/5 measuring 1 Acre 06 Guntas;
26.	30.03.2009	Gift Deed executed by A.Rajendran son of late R.Arunachalam in favour of his wife R Varalakshmi (registered as Document No. 4965/2008-09, in Book-I, stored in C.D No. MDPD 36, in the office of the Senior Sub-

Sl.No.	Date	Particulars
		Registrar, Mahadevapura, Bangalore) with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas, in all measuring 5 Acres 12 Guntas;
27.	31.03.2010	Special Notice bearing No. Vale/PR/KTR/149/2010-11, issued by the Revenue Officer, B.B.M.P.Mahadevapura Zone, Bangalore, with regard to Survey Nos. 13/6, 14/1, 16/4 and 16/5 all together measuring 5 Acres 12 Guntas;
28.	23.12.2010	Memorandum relating to Deposit of Title Deeds executed by M/s. R. Kuppuswamy Rep. By K.Padmarajan, R.K.Kaleswaran, K. Ramaswamy, R.K.Paliniswamy, K.Padmarajan, K.Shivashanmugam, R.K.Vadivelu, all sons of late. R.Kuppaswamy and Varalaxmi w/o. A.Rajendran-all rep. By their SPA Holder K. Padmarajan in favour of The State Bank of Mysore (registered as Document No. 3612/2010-11, in Book-I, stored in C.D.No. RJND 160, in the office of the Sub-Registrar, Rajajinagar, Bangalore) with regard to Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
29.	29.03.2011	Memorandum relating to Deposit of Title Deeds executed by M/s. R. Kuppuswamy Rep. By K.Padmarajan, R.K.Kaleswaran, K. Ramaswamy, R.K.Paliniswamy, K.Padmarajan, K.Shivashanmugam, R.K.Vadivelu, all sons of late. R.Kuppaswamy and Varalaxmi wife of A.Rajendran all represented by their attorney holder K. Padmarajan in favour of The State Bank of Mysore (registered as Document No. 33/2010-11, in Book-I, stored in C.D.No. MDPD 81, in the office of the Sub-Registrar, Mahadevapura, Bangalore) with regard to a portion of Survey No.13/6 measuring 13 Guntas, portion of Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, portion of Survey No.13/6 measuring 1 Acre 22 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
30.	29.03.2011	Form 26- Intimation Slip regarding transfer of Mortagge Deed dated 23.12.2010 disclosing the transfer of document from the Rajajinagar, Sub-Registrar to Mahadevapura, Sub-Registrar;
31.	19.02.2014	Khatha Certificate issued by the Assistant Revenue Officer, Hoodi Sub-Range, B.B.M.P., Bangalore, with regard to khatha No. 365/13/6, 14/1, 16/4, 16/5;

Sl.No.	Date	Particulars
32.	20.02.2014	Khatha Extract for the year 2013-14, issued by the Assistant Revenue Officer, Hoodi Sub-Range, B.B.M.P., Bangalore, with regard to khatha No. 365/13/6, 14/1, 16/4, 16/5, measuring 5 Acres 12 Guntas;
33.	22.07.2015	Office Memorandum bearing No. ALN(Pu) SR (Kai Ho)138A/2005-06, issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, permission granted for residential use with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas, in all measuring 5 Acres 12 Guntas;
34.	04.06.1980	Sale Deed executed by Rahim son of Mohamed Ghouse in favour of V.R.Anthony son of K.A.Rajail (registered as Document No. 1931/1980-81, in Book-I, of Volume-1522, at pages 91 to 94, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 16/5 and Khatha No. 96 measuring 1 Acre 06 Guntas;
35.	12.12.2005	Endorsement bearing No. PTCL.CR.200/2005-06, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 22 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
36.	13.12.2005	Endorsement bearing No. LRF:(BE)CR: 394/2005-06, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 22 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
37.	30.01.2006	Endorsement bearing No. LRF.CR.314/2005-06, issued by the Office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura, Bangalore, with regard to the Lands under Section 48(1)A under Form 7 of the Karnataka Land Reforms Act, 1961, with regard to Survey Nos. 13/6, 14/1, 16/4 and 16/5;
38.	10.02.2014	No Tenancy Certificate issued by the office of the Tahsildar, Bangalore East, Bangalore, with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas;

Sl.No.	Date	Particulars
39.	11.07.2015	Public Notice published in two leading newspapers The Times of India and Prajaveni;
40.		Tax Paid Receipts for the years 2013-14 and 2014-15, issued by the Tax Inspector, Hoodi Contact Point, Mahadevapura Range, B.B.M.P. Mahadevapura Zone, with regard to Khata No. 13/6,14/1,16/5,16/4,15/2;
41.		Record of Tenancy and Crops (RTC/Pahani) for the period 1966-67 to 2015-16, with regard to Survey No. 16/4;
42.		Record of Tenancy and Crops (RTC/Pahani) for the period 1966-67 to 2015-16, with regard to Survey No. 16/5;
43.		Village Map of Hoodi Village, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapuram;
44.		Moola Tippni issued by the office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No.16;
45.		Hissa Survey Tippni, issued by the Village Accountant, Computerized Pahani Distrubution Centre, Bangalore East Taluk, Krishnarajapuram, with regard to Survey Nos. 16/1, 16/2, 16/3, 16/4 and 16/5;
46.		R.R.Balabhalada Nakal, issued by the Surveyor, Bangalore East Taluk, Krishnarajapuram, with regard to Surveu No. 16;
47.		Karnataka Revision Settlement Akarband issued by the office of the Tahsildar with regard to Survey No. 16/4 and 16/5;
48.	25.05.2016	Search Report bearing S.A.No. 606/2016-17, covering the period from 01.04.1920 to 30.06.1924, issued by Sub-registrar, Gandhinagar, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
49.	25.05.2016	Search Report bearing S.A.No. 6032/2016-17, covering the period from 01.07.1924 to 14.02.1957, issued by Sub-registrar, Peenya, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;

Sl.No.	Date	Particulars
50.	19.05.2016	Search Report bearing S A No.5738/2016-17, covering the period from 15.02.1957 to 31.03.1960, issued by the office of the Senior Sub-Registrar, Bommanahalli, Bangalore City District, with regard to Survey No. 16/4, measuring 1 Acre 04 Guntas;
51.	19.05.2016	Search Report bearing S A No. 5734/2016-17, covering the period from 01.04.1960 to 31.03.1980, issued by the office of the Senior Sub-Registrar, Bommanahalli, Bangalore City District, with regard to Survey No. 16/4, measuring 1 Acre 04 Guntas;
52.	20.07.1992	Search Report bearing S.A.No. 3567/1992-93, covering the period from 01.04.1980 to 31.05.1989, issued by Sub-registrar, Bangalore South Taluk, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
53.	25.01.1993	Search Report bearing S.A.No. 4958/1992-93, covering the period from 01.06.1989 to 23.01.1993, issued by Sub-registrar, Krishnarajapuram, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
54.	14.06.1995	Search Report bearing S.A.No. 2062/1995-96, covering the period from 11.08.1992 to 12.06.1995, issued by Sub-registrar, Krishnarajapuram, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
55.	12.08.1997	Search Report bearing S.A.No. 4366/1997-98, covering the period from 12.06.1995 to 08.08.1997, issued by Sub-registrar, Krishnarajapuram, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
56.	05.08.2002	Search Report bearing S.A.No. 8310/2002-03, covering the period from 08.08.1997 to 02.08.2002, issued by Sub-registrar, Krishnarajapuram, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
57.	06.08.2003	Search Report bearing S.A.No. 11231/2003-04, covering the period from 01.04.2002 to 04.08.2003, issued by Sub-registrar, Krishnarajapuram, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
58.	11.08.2005	Search Report bearing S.A.No. 9979/2005-06, covering the period from 01.04.2003 to 31.03.2005, issued by Sub-registrar, Krishnarajapuram, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;

Sl.No.	Date	Particulars
59.	21.06.2016	Search Report bearing S.A.No. 838/2016-17, covering the period from 01.04.2005 to 14.07.2013, issued by Senior Sub-registrar, Ulsoor, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
60.	19.05.2016	Search Report bearing S.A.No. 841/2016-17, covering the period from 13.08.2014 to 18.05.2016, issued by Senior Sub-registrar, Ulsoor, Bangalore, with regard to Survey No.16/4, measuring 1 Acre 04 Guntas;
61.	25.05.2016	Search Report bearing S.A.No. 607/2016-17, covering the period from 01.04.1920 to 30.06.1924, issued by Sub-registrar, Gandhinagar, Bangalore, with regard to Survey No.16/5, measuring 1 Acre 06 Guntas;
62.	19.05.2016	Search Report bearing S.A.No. 6036/2016-17, covering the period from 01.07.1924 to 10.09.1929, issued by Sub-registrar, Peenya, Bangalore, with regard to Survey No.16/5, measuring 1 Acre 06 Guntas;
63.	13.03.2014	Search Report bearing S A No.56612/2013-14, covering the period from 01.04.1929 to 31.03.1950, issued by the office of the Senior Sub-Registrar, Penya, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
64.	09.04.2015	Search Report bearing S A No.795/2015-16, covering the period from 01.04.1950 to 14.02.1957, issued by the office of the Senior Sub-Registrar, Penya, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
65.	10.04.2015	Search Report bearing S A No.632/2015-16, covering the period from 15.02.1957 to 31.03.1960, issued by the office of the Senior Sub-Registrar, Penya, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
66.	23.07.2013	Search Report bearing S A No.16092/2013-14, covering the period from 01.04.1960 to 31.05.1989, issued by the office of the Sub-Registrar, Bommanahalli, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
67.	25.07.1992	Search Report bearing S A No.1804/1992-93, covering the period from 01.06.1989 to 24.07.1992, issued by the office of the Sub-Registrar, Krishnarajapura, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;

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Sl.No.	Date	Particulars
68.	29.01.2014	Search Report bearing S A No.52388/2013-14, covering the period from 01.04.1992 to 31.03.1993, issued by the office of the Sub-Registrar, Krishnarajapura, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
69.	14.06.1995	Incomplete copy of Search Report bearing S A No.2063/1995-96, covering the period from 11.08.1992 to 12.06.1995, issued by the office of the Senior Sub-Registrar, Krishnarajapura, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
70.	12.08.1992	Search Report bearing S A No.4370/1997-98, covering the period from 02.06.1995 to 08.08.1997, issued by the office of the Sub-Registrar, Krishnarajapuram, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
71.	05.08.2002	Search Report bearing S A No.8309/2002-03, covering the period from 08.08.1997 to 02.08.2002, issued by the office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
72.	06.08.2003	Search Report bearing S A No.11230/2003-04, covering the period from 01.04.2002 to 04.08.2003, issued by the office of the Senior Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
73.	01.08.2005	Search Report bearing S A No.9980/2005-06, covering the period from 01.04.2003 to 31.03.2005, issued by the office of the Senior Sub-Registrar, Central Record Room, Krishnarajapuram, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
74.	31.05.2016	Search Report bearing S A No.1038/2016-17, covering the period from 01.04.2005 to 31.03.2013, issued by the office of the Senior Sub-Registrar, Ulsoor, Bangalore, with regard to Survey No. 16/5, measuring 1 Acre 06 Guntas;
75.	13.08.2014	Search Report bearing S.A.No. 22901/2014-15, covering the period from 01.04.2013 to 12.08.2014, issued by Sub-registrar, Krishnarajapuram, Bangalore, with regard to Survey No 16/5, measuring 1 Acre 06 Guntas;
76.	19.05.2016	Search Report bearing S.A.No. 839/2016-17, covering the period from 13.08.2014 to 18.05.2016, issued by Senior Sub-registrar, Ulsoor, Bangalore, with regard to Survey No.16/5, measuring 1 Acre 06 Guntas;

Sl.No.	Date	Particulars
77	19.05.2016	Search Report bearing SA No.840/2016-17 for the period 31.08.2010 to 18.05.2016, issued by the office of the Senior Sub-Registrar, Ulsoor, Bangalore with regard to BBMP Khata no. 365/13-6, 14-1, 16-4, 16-5 (earlier bearing Survey Nos. 13/6, 16/4, 16/5 and 14/1) measuring 5 Acres 12 Guntas;

II.	GLOSSARY (indicative)

Sl. No.	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 square feet;
6.	Hisse / Hissa	Portions formed in survey numbers after phoddi / sub-division by the Survey Department;
7.	Hissadar	Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number;
8.	Tipni	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands alongwith details of such transfer;

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Sl. No.	Term	Description
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected amongst the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/ RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Sub-division / partition of a survey number into hissas with survey sub-numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

Survey No. 16/4:

All that piece and parcel of residentially converted land bearing Survey No.16/4, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, measuring in all about 1 Acre 04 Guntas, and bounded as follows:

EAST	:	Survey No. 16/5;
WEST	:	Survey No. 16/3;
NORTH	:	Survey No. 13/6;
SOUTH	:	Survey No. 18;

Survey No. 16/5:

All that piece and parcel of residentially converted land bearing Survey No.16/5, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, measuring in all about 1 Acre 06 Guntas, and bounded as follows:

EAST	:	Survey No. 15;
WEST	:	Survey No. 16/4;
NORTH	:	Survey No. 13/6 and 14/1;
SOUTH	:	Survey No. 18;

IV. NOTE:

This report on title (the Report) has been prepared for M/s. Godrej Properties Limited, who are investigating the title of the Property for the purpose of the development of the property with the Owner. This Report should not be relied upon for any other purpose. The contents of this Report shall not without our express written be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by our client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information.

V. FLOW OF TITLE:

1. All that agricultural land bearing Survey No. 16/4, measuring 1 Acre 04 Guntas, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk and hereinafter referred to as **"Survey No. 16/4"**, originally belonged to Thimmaiah son

of Thamanna having acquired the same under the Sale Deed dated 10.06.1937 (Document No. 1) executed by P.Narasimhaiah.

2. We gather from the recitals in the Sale Deed dated 21.07.1971 (Document No. 2) that on the demise of Thimmaiah, his sons T.Subbaiah and another executed a Panchayat Partition under which T.Subbaiah was allotted share in Survey No.16/4 and subsequently T.Subbaiah sold Survey No. 16/4 to H.M.Narasimha Reddy son of Poppur Munishamappa under the Sale Deed dated 21.07.1971 (Document No. 2);

3. H.M.Narasimha Reddy executed a Mortgage Deed dated 15.07.1976 in favour of VSSN with regard to Survey No. 16/4 and the same stands discharged under the Discharge Letter bearing No. VSSNAV/240/1990-91, dated 23.01.1991 (Document No. 5). The said discharge stands recorded in all the revenue records as Mutation Register Extract bearing M.R.No.30/1990-91 (Document No. 6). We have not been furnished with the Mortgage Deed dated 15.07.1976. As we have been furnished with the Discharge Letter (Document No. 5) and M.R.No.30/1990-91 (Document No. 6) recording the discharge in all the revenue documents, we have not insisted on the Mortgage Deed dated 15.07.1976.

4. H.M.Narasimha Reddy sold Survey No. 16/4 to Shamshadh Begam wife of Abdul Raheem Saab under the Sale Deed dated 21.01.1980 (Document No. 3) and the name of Shamshadh Begam is recorded as the khathedar in all the revenue records as Mutation Register Extract bearing M.R.No. 8/1980-81 (Document No. 4).

5. Shamshadh Begam sold Survey No. 16/4 to S.Venkatesh son of Srinivasa Reddy under the Sale Deed dated 29.01.1991 (Document No. 7) and the name of S.Venkatesh is recorded as the khathedar in all the revenue records as Mutation Register Extract bearing M.R.No. 34/1990-91 (Document No. 8).

6. S.Venkatesh sold Survey No. 16/4 to A.Rajendra son of R.Arunachalam under the Sale Deed dated 09.11.1992 (Document No. 9) and the name of A.Rajendra is recorded in all the revenue records as Mutation Register Extract bearing M.R.No. 10/1992-93 (Document No. 10).

7. We gather from the Order Sheet recorded in case bearing O.S.No. 26409/2007 and Memo dated 06.03.2008 filed before the Principal City Civil and Sessions Judge (Document Nos. 11 to 13), that Pennamma and others filed a suit for declaration against Ramaswamy and others. It further discloses that a memo is filed for withdrawal and that the Plaintiffs have no right, title and interest over Survey No.16/4 as late Mariga son of Pattanduriga had alienated Survey No. 16/4 long back. We note that the name of Mariga son of Pattanduriga is also recorded as the kathedar in column 9 of the RTC/Pahani for the period 1966-67 to 1970-71. To the query as to how Mariga son of Pattanduriga is recorded as the kahthedar with regard to Survey No. 16/4 for the year 1966-67, we have been informed that he was the erstwhile owner as evidenced by the name of the khatedar in the Hissa Tipni extract (document No. 45) who would have sold the lands long time back. For the subject lands we are taking into consideration the title from the sale deed effected in the year 1937 (document No. 1). We have not been furnished with the complete plaint and proceeding, however taking into consideration the order and the memo withdrawing the O.S.No. 26409/2007 we have not insisted upon the same. However for completing the record the same may be secured and furnished for our observation if any.

8. Another portion being all that agricultural land bearing Survey No. 16/5, measuring 1 Acre 06 Guntas, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk and hereinafter referred to as **"Survey No. 16/5"**, originally belonged to Kaiyamma wife of Neeruganti Munisami being her ancestral property.

9. Kaiyamma representing self and her minor children namely Pattandhurappa, Chikkapattandhurappa, Muniraju and Chikkavabappa, along with her major son Chinnappa sold Survey No. 16/5 to Shahajabibi wife of Abdul Rahim Saab under the Sale Deed dated 02.09.1960 (Document No. 14) and the name of Shahajabibi is recorded as the khathedar in all the revenue records under Mutation Register Extract bearing M.R.No. 14/1980-81 (Document No. 15);

10. Shahajabibi sold Survey No. 16/5 to N.Nagaraj son of Nagappa under the Sale Deed dated 30.03.1992 (Document No. 16) and the name of N.Nagaraj is

recorded as the khathedar in all the revenue records under Mutation Register Extract bearing M.R.No. 4/1992-93 (Document No. 17);

11. N.Nagaraja sold Survey No. 16/5 to A.Rajendra son of R.Arunachalam under the Sale Deed dated 09.11.1992 (Document No. 18) and the name of A.Rajendra is recorded as the khathedar in all the revenue records under Mutation Register Extract bearing M.R.No. 9/1992-93 (Document No. 19);

12. On an application made by A.Rajendran son of R.Arunachalam and on payment of requisite conversion fines, the Special Deputy Commissioner, Bangalore District, Bangalore, vide an Official Memorandum bearing No. BDS. ALN. (Pu) SR: (Kru.Hu): 138A/2005-06, dated 29.11.2008 (Document No. 24 read with Document Nos. 22 and 23), converted Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas along with other Survey No.13/6 measuring 1 Acre 35 Guntas and Survey No.14/1 measuring 1 Acre 07 Guntas (hereinafter referred to as the "**Converted Lands**"), from agricultural purposes to non-agricultural Public and Semi-public purposes and the conversion is recorded in all the revenue records under Mutation Register Extract bearing M.R. No.22/2008-09 (Document No. 25).

13. Subsequently, A. Rajendran gifted the Converted Lands to R.Varalakshmi wife of A.Rajendran under a Gift Deed dated 30.03.2009 (Document No. 26).

14. The Converted Lands having come within the jurisdiction of Bruhat Bangalore Mahanagara Palike, R.Varalakshmi made an application to the Bruhat Bangalore Mahanagara Palike, Mahadevapura Zone, Bangalore for assigning municipal number to Survey No.13/6 measuring 1 Acre 35 Guntas, Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas in all measuring 5 Acres 12 Guntas and the Bruhat Bangalore Mahanagara Palike vide the Special Notice dated 31.08.2010 bearing No. Vale/PR/KTR/149/2010-11 (Document No. 27) assessed Survey Nos. 13/6, 14/1, 16/4 and 16/5 together measuring 5 Acres 12 Guntas to tax and assigned Municipal

No. 365 and the portion of BBMP Municipal No. 365 comprised of Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas is hereinafter referred to as the **"Said Lands"** and R.Varalakshmi is registered as the khatedar of the said lands, that is Khatha No.365/13/6, 14/1, 16/4 and 16/5 vide Khata Certificate dated 19.02.2014 (Document No. 31) and Khata Extract for the period 2013-14 dated 20.02.2014 (Document No. 32). During assessment betterment charges have not been paid and in our view the said amounts would be required to be paid, on the demand being made by BBMP.

15. M/s R Kuppuswamy, R.K.Kaleswaran, K.Ramaswamy, R.K.Palaniswamy, K.Padmarajan, K.Shivashanmugam, R.K.Vadivelu all sons of late R.Kuppuswamy - all represented by their attorney holder K.Padmarajan joined by R Varalakshmi mortgaged the Converted Lands along with other lands to State Bank of Mysore vide Memorandum of Deposit of Title Deed dated 23.12.2010 (Document No.25). This Memorandum of Deposit of Title Deed dated 23.12.2010 (Document No.25) was registered with the Sub-Registrar Office, Rajajinagar as registered Document No. 3612/2010-11 and as such registration was not within the jurisdictional Sub-Registrar Office, the Rajajinagar Sub-Registrar Office vide Form No.26 (Intimation) Slip (Document No.27) transferred the registration of the Memorandum of Deposit of Title Deed dated 23.12.2010 (Document No.25) to Mahadevapura Sub-Registrar Office and the same was registered as Document No. 33/2010-11 (Document No.26). The said mortgage against the Said Lands is still continuing and we are informed the same would be discharged pertaining to the Converted Lands. We also notice that the mortgage has been created by M/s R Kuppuswamy represented by its partners and R Varalakshmi. We requisitioned as to whether R Varalakshmi had contributed the Converted Lands to the Firm and we are informed that no such contribution has been made, but the Converted Lands were given as collateral security and as such mortgage created for the loan availed by M/s. R.Kuppaswamy of the Converted Land. In our view in any documents that may be executed to transact with the Converted Lands, which includes the Schedule Property, the Firm of M/s R Kuppuswamy represented by all its partners can confirm the same fact and the fact of ownership of R Varalakshmi.

16. R Varalakshmi made an application for change in conversion from non-agricultural Public and Semi-public purpose to residential purpose, on which the Deputy Commissioner, Bangalore District, Bangalore vide his order in Office Memorandum dated 22.07.2015 bearing No. ALN(Pu).SR.(Kai.Ho)138A/2005-06 (Document No. 33) changed the land use to Residential purpose with regard to the converted lands being Survey No.13/6 measuring 1 Acre 35 Guntas, Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas. This was pursuant to the Comprehensive Development Plan of 2015 had zoned the converted lands into residential zone.

17. We issued public notice on 11.07.2015 in two leading local newspapers namely, The Times of India and Prajavani (Document No. 39) for which we have not received any objections with regard to Survey Nos. 16/4 and 16/5.

18. Tax Paid Receipt for the year 2013-14 and 2014-15 (Document No. 40) discloses the payment of tax made by M/s.R.Kuppuswamy with regard to property bearing Nos 16/4 and 16/5 along with other Survey Numbers. We observe that the khatha continues to be in the name of R.Varalakshmi, however the owner's name is reflected as M/s.R.Kuppuswamy in the said Tax Paid Receipt for the year 2013-14 (Document No. 40). It is recommended to rectify the error.

19. The Record of Tenancy and Crops (RTC/Pahani) for the period set out below with regard to Survey No. 16/4 discloses the total extent and actual extent as 1 Acre 04 Guntas and there being no kharab (Document No. 41). It further discloses the following owners and occupants:

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1966-67 and 1967-68	Mariga S/o. Patanduriga H.M.Narasimha Reddy (Seller)	-	-	-
1968-69 and 1970-71	Mariga S/o. Patanduriga H.M Narasimha Reddy (Seller)	-	-	H.M.Narasimha Reddy

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1971-72 and 1979-80	H.M.Narasimha Reddy (Seller)	-	-	H.M.Narasimha Reddy
1980-81 to 1989-90	Shamshadh W/o. Abdul Raheem Saab	M.R.8/1980-81	Mortgaged to V.S.S.N. Varthur	Shamshadh W/o Abdul Raheem Saab
1990-91 and 1991-92	S.Venkatesh S/o. Srinivasa Reddy	M.R.34/1990-91	Mortgaged to V.S.S.N. Varthur stands Discharged M.R 30/1990-91	Shamshadh
1992-93 to 2007-08	A.Rajendra S/o. R. Anrunachalam	M.R.10/1992-93	-	-
2008-09 to 2015-16	A.Rajendra S/o. R. Anrunachalam	M.R.22/2008-09 Conversion 05.01.2009	-	-

20. The Record of Tenancy and Crops/Pahani for the above mentioned period furnished to us, corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy. Further, post the conversion the RTC/Pahani does not assume importance save and except for continuity to be checked and as such for the purpose of completing the records, the same may be secured.

21. We note that the name of A.Rajendran is continued as the khathedar for the period 2009-10 to till date with regard to Survey No.16/4, instead of R.Varalakshmi, even after the subsequent Gift Deed dated 30.03.2009 (Document No 26) executed by A.Rajendran in favour of his wife R.Varalakshmi. As the lands in survey No. 16/4 have been converted, the RTC no longer assumes importance and further the same lands have also been assessed to tax by BBMP and assigned number in the name of R Varalakshmai. We have not insisted upon the change in the RTC records to bring the name of R Varalakshmi.

22. Record of Tenancy and Crops (RTC/Pahani) for the period set out below with regard to Survey No. 16/5 discloses the total extent and actual extent as 1 Acre 06

Guntas and there being no kharab (Document No. 42). It further discloses the following owners and occupants:

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1966-67 to 1975-76	Hoodi Co-operative Society	Nil	Nil	Raheem Saab
1976-77 to 1979-80	Hoodi Co-operative Society	Nil	After the repayment of loan to Hoodi Co-operative Society, the owners have become the owners	Raheem Saabi
1980-81 to 1986-87	Shahajadi biyamma wife of Raheem Saabi	MR 14/1980-81 RR 2157	Nil	Shahajadi biyamma wife of Raheem Saabi
1987-88 to 1991-92	N.Nagaraju son of Nagappa	MR 4/1992-93	After the repayment of loan to Hoodi Co-operative Society, the owners have become the owners	Shahajadi biyamma wife of Raheem Saabi
1992-93 to 1994-95	A Rajendran son of Arunachalam	MR No.9/92-93	After the repayment of loan to Hoodi Co-operative Society, the owners have become the owners	Nil
1997-98 to 2007-08	A.Rajendran son of Arunachalam	MR No.9/92-93	After the repayment of loan to Hoodi Co-operative Society, the owners have become the owners	Nil
2008-09	A.Rajendran son of Arunachalam	MR 22/2008-09 Land Conversion Dated 05.01.2009	Nil	Nil
2009-10	A.Rajendran son of Arunachalam	MR 22/2008-09 Land Conversion Dated 05.01.2009	Nil	A.Rajendran
2010-11	A.Rajendran son of Arunachalam	MR 22/2008-09 Land Conversion Dated 05.01.2009	Nil	Nil
2011-12	A.Rajendran son of Arunachalam	MR 22/2008-09 Land Conversion Dated 05.01.2009	Nil	A.Rajendran
2012-13 to 2015-16	A.Rajendran son of Arunachalam	MR 22/2008-09 Land Conversion Dated 05.01.2009	Nil	Nil

23. The Record of Tenancy and Crops/Pahani for the above mentioned period furnished to us, corroborate with the documents of title furnished and do not disclose

any change or deviation either in the ownership or occupancy. We note that Hoodi Co-operative Society is reflected in the khathedar column 9 for the period 1966-67 to 76-77, on account of the loan obtained by Raheem Saab and on the discharge of the said loan Shahajadi Biyamma wife of Raheem Saab is recorded as the khathedar. We have not been furnished with any documents with regard to the Loan nor its Discharge, however taking into consideration that 36 years has lapsed since Survey No.16/5 was mortgaged and as the RTC/Pahani for the year 1976-77 to 1979-80 records repayment of the loan amount to Hoodi Co-operative Society, we do not deem it necessary to insist for any further documents or clarifications.

24. The RTC/Pahani for the period 1995-96 and 1996-97 with regard to Survey No. 16/4 has not been furnished. However, we have been furnished with Endorsement bearing No. RK.CR/3517/15-16 (Document No. 20), issued by the office of the Tahsildar, Bangalore East Taluk, K.R.Pura, Bangalore, with regard to Survey No. 16/5 stating that RTC/Pahani for the period 1995-97 is mutilated. Taking into consideration that there is no change in the khathedar and the occupant before and after the said missing period, the same has not been insisted upon.

25. Endorsement bearing No. PTCL.CR.200/2005-06 dated 12.12.2005, issued by the Office of the Assistant Commissioner, Bangalore North Taluk Bangalore (Document No. 35), confirms that no proceeding are pending under the Karnataka SC and ST (PTCL) Act 1978 with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 22 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas. It is recommended that an updated endorsement should be secured from the concerned authority under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with regard to Survey No. 16/4 and Survey No.16/5

26. Endorsement bearing No. LRF:(BE)CR: 394/2005-06 dated 13.12.2005, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 36), confirms that there are no proceedings pending under Section 79A and B of the Karnataka Land Reforms Act, 1961 with regard to

Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 22 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas.

27. Endorsement bearing No. LRF.CR.314/2005-06 dated 30.01.2006, issued by the Office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapura, Bangalore (Document No. 37), confirms that there are no tenancy claims filed with regard to the Lands under Section 48(1)A under Form 7 of the Karnataka Land Reforms Act, 1961, with regard to Survey Nos. 13/6, 14/1, 16/4 and 16/5.

28. No Tenancy Certificate issued by the office of the Tahsildar dated 10.02.2014, Bangalore East, Bangalore (Document No. 38), confirms that there is no proceedings initiated under Forms 2, 7 and 7A, with regard to Survey No. 16/5 measuring 1 Acre 06 Guntas.

29. The Village Map of Hoodi Village with regard to Survey No. 16, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 43), show the location, shape and boundaries of Survey No.16. Survey No. 16 is bounded on the East by Survey Nos. 15 and 17, on the West by Survey No. 19, on the North by Survey No. 13 and on the South by Survey No. 18.

30. Moola Tippni and R.R.Balabhagada Nakal with regard to Survey No 16 (Document Nos.44 and 46) issued by the office on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapura, shows the shape of the land in Survey No.16.

31. Hissa Survey Tippni, issued by the Village Accountant, Computerized Pahani Distrubution Centre, Bangalore East Taluk, Krishnarajapura (Document No. 45), discloses that Survey No. 16 is phoddied on 11.09.1929 into five portions as Survey Nos. 16/1, 16/2, 16/3, 16/4 and 16/5; It further discloses that Mariga son of Pattanduriga as the khathedar with regard to Survey No. 16/4 and Chikkavaba son of Munianja as the khathedar with regard to Survey No.16/5.

32. Karnataka Revision Settlement Akarband issued by the office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document No. 47), discloses-

(i) the total and actual extent with regard to Survey No 16/4 as 1 Acre 04 Guntas, there being no karab, and

(ii) the total and actual extent as 1 Acre 06 Guntas with regard to Survey No 16/5, there being no karab;

33. The Search Report with regard to Survey No. 16/4, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, measuring in all about 1 Acre 04 Guntas, issued by the concerned Sub-Registrar, (Document Nos. 48 to 60) discloses as follows:

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
606/ 2016-17	01.04.1920	30.06.1926	NIL	1	04	-	-	-
6032/ 2016-17	01.07.1924	14.02.1957	Sale 10.06 1937	1	04	V.Narasimhaiah	Thimmaiah	4052
5738/ 2016-17	15.02.1957	31.03.1960	NIL	1	04	-	-	-
5734 /2016-17	01.04.1960	03.10.1985	Sale 21.07.1971	1	04	T.Subbaiah	H.M Narasimhareddy	2142
			Sale 21.01 1980	1	04	Narasimhareddy	Shamshed w/o Abdul Raheem Saab	5875/ 79-80
3567/ 1992-93	01.04.1980	31.05.1989	NIL	1	04	-	-	-
4958/1 992-93	01.06.1989	23.01.1993	Sale 29.01.1991	1	04	Shamshed Begam	S.Venkatesh	5602/ 1990-91
			Sale 09.11 1992	1	04	S.Venkatesh Rep. By GPA Holder S.Ravi	A.Rajendra	5327/ 1992-93
2062/1 995-96	11.08.1992	12.06.1995	Sale 09.11.1992	1	04	S.Venkatesh Rep. By GPA Holder S.Ravi	A.Rajendra	5327/ 1992-93
4366/ 1997-98	12.06.1995	08.08.1997	NIL	1	04	-	-	-
8310/2 002-03	08.08.1997	02.08.2002	NIL	1	04	-	-	-

SA.	From	To	Transaction	Extent		By	In favour of	Doc.
11231/ 2003-04	01.04.2002	04.08.2003	NIL	1	04	-	-	-
9979/2005-06	01.04.2003	31.03.2005	NIL	1	04	-	-	-
838/ 16-17	01.04.2005	18.05.2016	Gift Deed dated 30.03.2009	1	04	A.Rajendran s/o late R.Arunahalam	R.Varalakshmi w/o A.Rajendran	4965/08-09
			Deposit of Title Deeds dated 29.03.2011	1	04	M/s. R.Kuppuswamy rep. by K.Padmarajan along with others	The Chief Manager, State Bank of Mysore, Bangalore Branch	33/2010-11
841/ 2016-17	13.08.2014	18.05.2016	NIL	1	04	-	-	-

34. The Search Reports for the period from 01.04.1920 to 18.05.2016 with regard to Survey No. 16/4, furnished to us do not disclose any transactions other than those discussed hereinabove.

35. The Search Report with regard to Survey No.16/5, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, measuring in all about 1 Acre 06 Guntas, issued by the concerned Sub-Registrar, (Document Nos. 61 to 76) discloses as follows:

SA No.	Period		Transaction	Extent Conveyed		By	In favour	Document No.
	From	To		A	G			
607/ 2016-17	01.04.1920	30.06.1924	Nil	1	06	-	-	-
6036/ 2016-17	01.07.1924	10.09.1929	Nil	1	06	-	-	-
56612/ 2013-14	01.04.1929	31.03.1950	Nil	1	06	-	-	-
795/ 2015-16	01.04.1950	14.02.1957	Nil	1	06	-	-	-
632/ 2015-16	15.02.1957	31.03.1960	Nil	1	06	-	-	-

SA No.	Period		Transaction	Extent Conveyed		By	In favour	Document No.
16092/ 2013-14	01.04.1960	31.05.1989	Sale 02.09.1960	1	06	Kaiyamma Chinnappa	Shahajadibee	2963/1960-61
			Sale 04.06.1980	1	06	Rahim	K.R.Anthony	1931/1980-81
1804/ 1992-93	01.06.1989	24.07.1992	Sale 30.03.1992	1	06	Shahajabiyamma	N.Nagaraja	9499/1991-92
52388/ 2013-14	01.04.1992	31.03.1993	Sale 09.11.1992	1	06	N.Nagaraj	A.Rajendran	5326/1992-93
2063/ 1995-96	11.08.1992	12.06.1995	Sale 09.11.1992	1	06	N.Nagaraj	A.Rajendran	5326/1992-93
4370/ 1997-98	12.06.1995	08.08.1997	Nil	1	06	-	-	-
8309/ 2002-03	08.08.1997	02.08.2002	Nil	1	06	-	-	-
11230/ 2003-04	01.04.2002	04.08.2003	Nil	1	06	-	-	-
9980/ 2005-06	01.04.2003	31.03.2005	Nil	1	06	-	-	-
1038/ 2016-17	01.04.2005	31.03.2013	Gift Deed dated 30.03.2009	1	06	A.Rajendra s/o. late R.Arunachalam	R.Varalakshmi w/o. A.Rajendra	4965/2008-09
			Deposit of Title Deeds dated 29.03.2011	1	06	M/s. R. Kuppuswamy and others	The Chief Manager, State Bank of Mysore, C&I Division Bangalore Branch	33/2010-11
22901/ 2014-15	01.04.2013	12.08.2014	NIL	1	06	-	-	-
839/ 2016-17	13.08.2014	18.05.2016	NIL	1	06	-	-	-

36. The Search Reports for the period from 01.04.1920 to 18.05.2016 with regard to Survey No. 16/5, furnished to us do not disclose any transactions other than those discussed hereinabove and the sale deed dated 04.06.1980 executed by Rahim in favour of K R Anthony.

37. We called for the sale deed dated 04.06.1980 which is executed by Rahim in favour of K.R.Anthony as reflected in Search Report bearing S.A.No. 16092/2013-14.

during the period when Shahajabiyamma wife of Rahim Saab was the owner and khathedar having acquired the land bearing Survey No. 16/5 measuring 1 Acre 06 Guntas under Sale Deed dated 02.09.1960 (Document No. 14). On review of the said Sale Deed dated 04.06.1980 (Document No. 34) we observe that Rahim Saheb who has executed the sale deed had no right to do so. Further though the Survey No.16/5 and the extent measuring 1 Acre 06 Guntas are the same as the lands which are subject matter of this opinion, we find that survey number has been stated to have Khatha No.96 and further the boundaries also do not corroborate with land which are subject matter of the opinion. As such we are of the view that the same is not pertaining to the subject lands. Further we find that post such sale in the year 1980, the purchaser thereunder has not mutated the lands in his name, nor has he questioned the possession of Shahajabiyamma nor questioned the sale in favour of N Nagaraj under Sale Deed dated 30.03.1992 and possession to N Nagaraj (Document No. 16) nor the mutation transferred in the name of N Nagaraj till date. Further, we have noticed in several cases where any loans are taken, instead of mortgage a sale type document executed which is not acted upon in any manner and at time such sale is not reversed by reconveyance and one presumption could be that Rahim Saheb, who had no right title or interest created this document and on repayment no action was taken to reconvey to him. Further in our view the sale having been effected by the person having no right to the subject land, no claim can be sustained against the subject land and at this stage which is more than 36 years later. Taking into consideration all the facts pertaining to the sale in favour of K.R.Anthory we are of the considered view that the same do not in any manner affect the title of the present owner to the lands in survey No. 16/5.

38. The Search Report with regard to BBMP Khata No. 365/13-16,14-1,16-4,16-5 (earlier bearing Survey Nos. 13/6, 16/4, 16/5 and portion of Survey No. 14/1), situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 5 Acres 12 Guntas, issued by the concerned Sub-Registrar (Document No. 77) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
840/16-17	31.08.2010	18.05.2016	Nil	5	12	-	-	-

39. The Search Reports for the period 31.08.2010 to 18.05.2016, with regard to BBMP Khata No. 365/13-16,14-1,16-4,16-5, does not disclose any transactions.

VI. OBSERVATION AND SUGGESTIONS:

Taking into consideration the documents, information and observations made hereinabove, we are of the view that all that piece and parcel of residentially converted land bearing Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas both situated at Hoodi Village, Krishnarajapuram, Bangalore East Taluk measuring in all about 2 Acres 10 Guntas being portion of BBMP Municipal No.365, Hoodi, Ward No. 82 – Hoodi, Bangalore, vests with R.Varalakshmi wife of A.Rajendran and she would have a good and marketable title, subject to the Mortgage dated 23.12.2010 being discharges, payment of betterment charges, taxes being paid upto date and search report being brought upto date.

We have been assisted by Mrs. Shilpa Raj Gautham and Ms. Amrutha Varshini Sreedhar in the preparation of this Title Report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm,

(Anup S Shah)
Advocate.

22nd June, 2016

M/s. GODREJ PROPERTIES LIMITED,
80, Hulkul Ascent,
2nd Cross, Lavelle Road,
Bangalore – 560 001.

Dear Sirs,

Attn: Ashish Acharya.

We act as Legal Advisors to M/s Godrej Properties Limited, who have forwarded to us the photocopies of the documents of title with regard to all that piece and parcel of residentially converted lands bearing Survey No.13/6 measuring 1 Acre 35 Guntas and Survey No.14/3 (earlier being a portion of Survey No.14/1) measuring 1 Acre 07 Guntas, both situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring in all about 3 Acres 02 Guntas there being no kharab, which are presently being a portion of BBMP Municipal No. 365, Hoodi, Ward No. 82 – Hoodi, Bangalore (**"Property"** or **"Said Land"**) which is more fully set out in Para III below, for the scrutiny of title.

I. DOCUMENTS FURNISHED:

Sl.No.	Date	Particulars
1.	02.09.1980	Palupatti (Partition Deed) effected amongst H.P.Muniyappa son of late Pillaiah, A.Muniyappa son of late Abbaiah and S.C.Ramaswamy son of late Chennarayappa, with regard to Survey No.13/6 measuring 1 Acre 36 Guntas and Survey No. 14/1 measuring 2 Acres 30 Guntas along with other Survey Nos.;
2.		Mutation Register Extract bearing M.R No.40/1990-91 issued by the office of the Village Accountant, Hoodi Panchayati, Bangalore South Taluk, with regard to Survey No.13/6 and Survey No.14/1;
Item No.1: Western Portion of Survey No.13/6 measuring 1 Acre 22 Guntas belonging to H.P.Muniyappa:		
3.	20.01.1992	Sale Deed executed by H.P.Muniyappa son of Pillaiah, Srinivasa and Jayaraju both sons of H.P.Muniyappa in favour of N.Nagaraj son of Nagappa (registered as Document No.7066/1991-92, in Book-I, Volume 450, at Pages 118-121, in the office of the Sub-registrar, Krishnarajapuram) with regard to portion measuring 1 Acre 22 Guntas in Survey No.13/6;

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No.34, 7th Cross, Vasanth Nagar, Cunningham Road, Bengaluru - 560 052 Off : +91 80 4242 3000 Fax : +91 80 4242 3030

Email : legal@anupsshahlawfirm.com

Sl.No.	Date	Particulars
4.		Mutation Register Extract bearing MR No.25/1991-92, issued by the office of the Village Accountant, Hoodi Panchayat, Bangalore South Taluk, to N.Nagaraj son of Nagappa with regard to portion measuring 1 Acre 22 Guntas in Survey No.13/6;
5.	12.08.1992	Sale Deed executed by N.Nagaraj son of Nagappa in favour of A.Rajendran son of R.Arunachalam (registered as Document No.3111/1991-92, in Book-I, Volume 569, at Pages 132-136, in the office of the Sub-registrar, Krishnarajapuram) with regard to portion of Survey No.13/6 measuring 1 Acre 22 Guntas;
6.		Mutation Register Extract bearing MR No.6/1992-93 issued by the office of the Taluk Shiresthedar, Bangalore East Taluk, Krishnarajapuram, to A.Rajendran son of R.Arunachalam with regard to portion of Survey No. 13/6 measuring 1 Acre 22 Guntas;
Item No.2: Eastern Portion of Survey No.13/6 measuring 13 Guntas and adjoining land being Western Portion of Survey No.14/1 measuring 1 Acre 07 Guntas (later numbered as Survey No. 14/3) belonging to A.Muniyappa:		
7.	24.02.1987	Compromise Petition filed in case bearing O.S No.103/1987 filed by H.Shamanna son of late Abbaiah against A.Muniyappa, A.Mariyappa, Vijayamma, Muniyamma all children of late Abbaiah and Kullamma wife of late Abbaiah before the Bangalore City Civil Court with regard to Survey No. 13/6 measuring 14 Guntas and Survey No. 14/1 measuring 1 Acre 07 Guntas;
8.	07.01.1987 to 24.02.1987	Order Sheet recorded in case bearing O.S No.103/1987 on the file of Bangalore City Civil Court;
9.	25.05.1988	Sale Deed executed by A.Muniyappa, A.Mariyappa and A.Shamanna all sons of late Abbaiah in favour of S.Venkatesh son of Srinivasa Reddy (registered as Document No.2391/1988-89, in Book-I, Volume 2846, at Pages 244-248, in the office of the Sub-registrar, Bangalore Taluk,) with regard to portion of Survey No.13/6 measuring 13 Guntas and portion of Survey No.14/1 measuring 1 Acre 07 Guntas, together measuring 1 Acre 20 Guntas;

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Sl.No.	Date	Particulars
10.		Mutation Register Extract bearing MR No.33/1987-88 issued by the office of the Taluk Shiresthedar, Bangalore East Taluk, Krishnarajapuram, to S.Venkatesh son of Srinivasa Reddy, with regard to portion of Survey No. 13/6 measuring 13 Guntas and portion of Survey No.14/1 measuring 1 Acre 07 Guntas;
11.	22.05.1989	General Power of Attorney executed by Muniyamma daughter of late Abbaiah in favour of S.Venkatesh son of Srinivasa Reddy with regard to Site No.4 in Survey No.13/6 measuring 1200 square feet;
12.	22.05.1989	Affidavit sworn by Muniyamma daughter of late Abbaiah before the Advocate and Notary, S.B.Chandrashekar;
13.	15.06.1989	General Power of Attorney executed by Vijayamma daughter of late Abbaiah in favour of S.Venkatesh son of Srinivasa Reddy with regard to Site No.3, in Survey No.13/6 measuring 1200 square feet;
14.	12.08.1992	Sale Deed executed by S.Venkatesh son of Srinivasa Reddy - represented by his attorney holder S.Ravi son of Sampangappa in favour of A.Rajendran son of R.Arunachalam (registered as Document No.3122/1992-93, in Book-I, Volume 574, at Pages 179-184, in the office of the Sub-registrar, Krishnarajapuram) with regard to portion of Survey No.13/6 measuring 13 Guntas and portion of Survey No.14/1 measuring 1 Acre 07 Guntas, altogether measuring 1 Acre 20 Guntas;
15.		Mutation Register Extract bearing MR No.7/1992-93 issued by the office of the Taluk Shiresthedar, Bangalore East Taluk, Krishnarajapuram, to A.Rajendran son of R.Arunachalam, with regard to portion of Survey No. 13/6 measuring 13 Guntas and portion of Survey No.14/1 measuring 1 Acre 07 Guntas;
16.	25.01.2014	Copy of Amended Plaint in case bearing O.S No.1754/2006 filed by H.Jayamma daughter of late H.M.Hanuma Reddy and P.Chandra daughter of late Savithramma before the Court of City Civil Judge at Bangalore against H.Thippa Reddy and others;
17.		Mutation Register Extract bearing MR No.T1/2015-16, issued by the Revenue Department, Karnataka Government, with regard to a Survey No.14/1 measuring 2 Acre 30 Guntas;

Sl.No.	Date	Particulars
18	15.03.2016	Endorsement bearing No. RK.CR/3518/15-16, issued by the Office of the Tahsildar, Bangalore East Taluk, K.R.Pura, Bangalore, with regard to Survey No. 14/1;
Common Documents:		
19.	19.04.2006	Demand Notice issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No. 14/1 measuring 1 Acre 07 Guntas along with other Survey Nos in all measuring 5 Acres 12 Guntas;
20.	08.05.2006	Receipt of acknowledgment issued by the SBM Bank, Ramanagara Branch, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No. 14/1 measuring 1 Acre 07 Guntas along with other Survey Nos;
21.	29.11.2008	Official Memorandum bearing No. BDS.ALN:(Pu)SR:(Kai Ho):138A/2005-06, issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No. 14/1 measuring 1 Acre 07 Guntas, along with other Survey Nos. in all measuring 5 Acres 12 Guntas;
22.	05.01.2009	Mutation Register Extract bearing M.R.No.22/2008-09, issued by the office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, recording conversion to residential purpose with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No. 14/1 measuring 1 Acre 07 Guntas along with other Survey Nos;
23.	30.03.2009	Gift Deed executed by A.Rajendran son of late R.Arunachalam in favour of his wife R.Varalakshmi (registered as Document No. 4965/2008-09, in Book-I, stored in C.D.No. MDPD 36, in the office of the Senior Sub-Registrar, Mahadevapura, Bangalore) with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas, in all measuring 5 Acres 12 Guntas;

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Sl.No.	Date	Particulars
24.	31.08.2010	Special Notice bearing No. Vale/PR/KTR/149/2010-11, issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike Mahadevapura Zone, Bangalore, with regard to Survey Nos. 13/6, 14/1, 16/4 and 16/5 altogether measuring 5 Acres 12 Guntas, assigned Municipal No. 365;
25.	23.12.2010	Memorandum relating to Deposit of Title Deeds executed by M/s. R. Kuppuswamy Rep. By K.Padmarajan, R.K.Kaleswaran, K. Ramaswamy, R.K.Palaniswamy, K.Padmarajan, K.Shivashanmugam, R.K.Vadivelu, all sons of late. R.Kuppaswamy and Varalaxmi wife of A.Rajendran all represented by their attorney holder K. Padmarajan in favour of The State Bank of Mysore (registered as Document No. 3612/2010-11, in Book-I, stored in C.D.No. RJND 160, in the office of the Sub-Registrar, Rajajinagar, Bangalore) with regard to a portion of Survey No.13/6 measuring 13 Guntas, a portion of Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, a portion of Survey No.13/6 measuring 1 Acre 22 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
26.	29.03.2011	Memorandum relating to Deposit of Title Deeds executed by M/s. R. Kuppuswamy Rep. By K.Padmarajan, R.K.Kaleswaran, K. Ramaswamy, R.K.Palaniswamy, K.Padmarajan, K.Shivashanmugam, R.K.Vadivelu, all sons of late. R.Kuppaswamy and Varalaxmi wife of A.Rajendran all represented by their attorney holder K. Padmarajan in favour of The State Bank of Mysore (registered as Document No. 33/2010-11, in Book-I, stored in C.D.No. MDPD 81, in the office of the Sub-Registrar, Mahadevapura, Bangalore) with regard to a portion of Survey No.13/6 measuring 13 Guntas, portion of Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas, portion of Survey No.13/6 measuring 1 Acre 22 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
27.	29.03.2011	Form 26- Intimation Slip regarding transfer of Mortgage Deed dated 23.12.2010 with regard to the transfer of document from the Rajajinagar, Sub-Registrar to Mahadevapura, Sub-Registrar;

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Sl.No.	Date	Particulars
28.	19.02.2014	Khata Certificate issued by the office of the Assistant Revenue Officer, Hoodi Sub-Range, Bruhat Bangalore Mahanagara Palike, Bangalore to R.Varalakshmi wife of A.Rajendran, with regard to Khata No. 365/13/6, 14/1, 16/4, 16/5;
29.	20.02.2014	Khata Extract for the year 2013-14 issued by the office of the Assistant Revenue Officer, Hoodi Sub-Range, Bruhat Bangalore Mahanagara Palike, Bangalore, to R.Varalakshmi wife of A.Rajendran with regard to Khata No. 365/13/6, 14/1, 16/4 and 16/5 measuring 5 Acres 12 Guntas;
30.	22.07.2015	Office Memorandum bearing No. ALN(Pu) SR (Kai Ho)138A/2005-06, issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 07 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas, in all measuring 5 Acres 12 Guntas;
31.	22.10.2015	Intimation Letter issued by the office of the Tahsildar and Secretary, Land Value assessment committee, with regard to Survey No. 13/6 measuring 93.4 sq. mtrs;
32.	29.12.2015	Government Notification bearing No. CI 163 SPQ 2015, issued by the Karnataka Government Ministry, Vikas Soudha, Bangalore, with regard to Survey No. 13/6 measuring 93.4 sq. mtrs;
33.	04.02.2016	Notice issued by the office of the Special Land Acquisition Officer, Karnataka Industrial Area Development Board (Metro Rail Scheme), with regard to Survey No. 13/6 measuring 93.4 sq. mtrs;
34.		Record of Tenancy and Crops (RTC/Pahani) issued by the office of the Tahsildhar, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 13/6 measuring 1 Acre 36 Guntas, there being no kharab (7 in Nos);
35.		Record of Tenancy and Crops (RTC/Pahani) issued by the office of the Village Accountant, Computerized Pahani Distribution Centre, Krishnarajapuram with regard to Survey No. 13/6 measuring 1 Acre 36 Guntas, there being no kharab (14 in Nos);

Sl.No.	Date	Particulars
36.		Record of Tenancy and Crops (RTC/Pahani) issued by the office of the Tahsildhar, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 14/1 measuring 2 Acres 30 Guntas, there being no kharab (7 in Nos);
37.		Record of Tenancy and Crops (RTC/Pahani) issued by the office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 14/1 measuring 2 Acres 30 Guntas, there being no kharab (13 in Nos);
38.		Record of Tenancy and Crops (RTC/Pahani) issued by the office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 14/3 measuring 1 Acres 07 Guntas, there being no kharab (1 in No.);
39.		Tax Paid Receipt for the year 2013-14 and 2014-15, issued by the office of the Tax Inspector, Hoodi Contact Point, Mahadevpura Range, Bruhat Bangalore Mahanagara Palike, Mahadevpura Zone (2 in Nos.);
40.	30.01.2006	Endorsement bearing No. LRF.CR.314/2005-06, issued by the Office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapuram, Bangalore with regard to Survey Nos. 13/6, 14/1, 16/4 and 16/5;
41.	13.12.2005	Endorsement bearing No. LRF:(BE)CR: 394/2005-06, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 22 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
42.	12.12.2005	Endorsement bearing No. PTCL.CR.200/2005-06, issued by the Office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas, Survey No. 14/1 measuring 1 Acre 22 Guntas, Survey No. 16/4 measuring 1 Acre 04 Guntas and Survey No. 16/5 measuring 1 Acre 06 Guntas;
43.	11.07.2015	Public Notice published in newspapers being The Times of India and Prajaveni;

Sl.No.	Date	Particulars
44.	08.09.2015	Objections for public notice raised by V.Anand, Advocate on behalf of Venkataramana; Annexed with xerox copy of Form-10- Preliminary R. R. Pakka Book.
45.	09..09.2015	Reply Notice for the Objections for public notice dated 08.09.2015;
46.		Certified Copy of Form 10- Preliminary R. R. Pakka Book, issued by the office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram, with regard to Survey Nos. 13/6 and 14/1;
47.		Village Map of Hoodi Village issued by the office of the Tahsildar, Bangalore East Taluk, Bangalore;
48.		Survey Original Tippni issued by the office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.13;
49.		Survey Original Tippni issued by the office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.14;
50.	10.09.1929	Hissa Survey Tippni issued by the office of the Tahsildar, Bangalore East Taluk, Bangalore with regard to Survey No.13;
51.	10.09.1929	Hissa Survey Tippni issued by the office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk with regard to Survey No.14;
52.	21.08.1992	Hudbust Sketch issued by the office of the Assistant Director of Land Records with regard to Survey No.14;
53.		Karnataka Revision Settlement Akarband, issued by the office of the Tahsildar with regard to Survey No.13/6 and Survey No.14/1;
54.	25.05.2016	Search Report bearing SA No.610/2016-17 for the period 01.04.1920 to 30.06.1924, issued by the office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No.13, measuring 6 Acres 25 Guntas;

Sl.No.	Date	Particulars
55.	19.05.2016	Search Report bearing SA No.6035/2016-17 for the period 01.07.1924 to 10.09.1929, issued by the office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.13, measuring 6 Acres 25 Guntas;
56.	04.06.2016	Search Report bearing SA No.814/2016-17 for the period 01.04.1920 to 30.06.1924, issued by the office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No.13/6, measuring 1 Acre 36 Guntas;
57.	19.05.2016	Search Report bearing SA No.6033/2016-17 for the period 01.07.1924 to 14.02.1957, issued by the office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.13, measuring 1 Acre 36 Guntas;
58.	19.05.2016	Search Report bearing SA No. 5739/2016-17 for the period 15.02.1957 to 31.03.1960, issued by the office of the Senior Sub-Registrar, Bommanahalli, Bangalore with regard to Survey No.13/6, measuring 1 Acre 36 Guntas;
59.	19.05.2016	Search Report bearing SA No. 5736/2016-17 for the period 01.04.1960 to 31.05.1989, issued by the office of the Senior Sub-Registrar, Bommanahalli, Bangalore with regard to Survey No.13/6, measuring 1 Acre 36 Guntas;
60.	18.05.2016	Search Report bearing SA No.7466/2016-17 for the period 01.06.1989 to 31.03.2004, issued by the office of the Senior Sub-Registrar, Krishnarajapura, Bangalore with regard to Survey No.13/6;
61.	19.05.2016	Search Report bearing SA No.845/2016-17 for the period 01.04.2004 to 18.03.2016, issued by the office of the Senior Sub-Registrar, Ulsoor, Bangalore with regard to Survey No.13/6;
62.	25.05.2016	Search Report bearing SA No.609/2016-17 for the period 01.04.1920 to 30.06.1924, issued by the office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No.14, measuring 6 Acres;
63.	19.05.2016	Search Report bearing SA No.6037/2016-17 for the period 01.07.1924 to 10.09.1929, issued by the office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.14, measuring 6 Acres;

Sl.No.	Date	Particulars
64.	04.06.2016	Search Report bearing SA No.813/2016-17 for the period 01.04.1920 to 30.06.1924, issued by the office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No.14/1, measuring 2 Acres 30 Guntas;
65.	19.05.2016	Search Report bearing SA No.6034/2016-17 for the period 01.07.1924 to 14.02.1957, issued by the office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.14/1, measuring 2 Acres 30 Guntas;
66.	19.05.2016	Search Report bearing SA No. 5737/2016-17 for the period 15.02.1957 to 31.03.1960, issued by the office of the Senior Sub-Registrar, Bommanahalli, Bangalore with regard to Survey No.14/1, measuring 2 Acres 30 Guntas;
67.	19.05.2016	Search Report bearing SA No. 5735/2016-17 for the period 01.04.1960 to 31.05.1989, issued by the office of the Senior Sub-Registrar, Bommanahalli, Bangalore with regard to Survey No.14/1, measuring 2 Acres 30 Guntas;
68.	18.05.2016	Search Report bearing SA No.7465/2016-17 for the period 01.06.1989 to 31.03.2004, issued by the office of the Senior Sub-Registrar, Krishnarajapura, Bangalore with regard to Survey No.14/1;
69.	19.05.2016	Search Report bearing SA No.843/2016-17 for the period 01.04.2004 to 18.03.2016, issued by the office of the Senior Sub-Registrar, Ulsoor, Bangalore with regard to Survey No.14/1;
70.	18.05.2016	Search Report bearing SA No.824/2016-17 for the period 24.07.2015 to 17.05.2016, issued by the office of the Senior Sub-Registrar, Ulsoor, Bangalore with regard to Survey No.14/3;
71.	19.05.2016	Search Report bearing SA No 840/2016-17 for the period 31.08.2010 to 18.05.2016, issued by the office of the Senior Sub-Registrar, Ulsoor, Bangalore with regard to BBMP Khata No. 365/13-6, 14-1, 16-4, 16-5 (earlier bearing Survey Nos. 13/6, 16/4, 16/5 and 14/1) measuring 5 Acres 12 Guntas;

II.	GLOSSARY (indicative)	
Sl.No	**Term**	**Description**
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
4.	Gunta	1/40th of an Acre or 121 square yards or 1089 Square Feet;
5.	Hisse	Portions formed in survey numbers after phoddi / partition;
6.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
7.	Tippni	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
8.	Hobli	The sub-division of a taluk;
9.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
10.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
11.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
12.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
13.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
14.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
15.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

III. DETAILS OF THE PROPERTY

All that piece and parcel of residentially converted lands bearing Survey No.13/6 measuring 1 Acre 35 Guntas and portion of Survey No.14/1 measuring 1 Acre 07 Guntas, both situated at Hoodi Village, Krishnarajapuram, Bangalore East Taluk comprised of Item-1 and Item-2 below, which are presently being a portion of BBMP Municipal No. 365, Hoodi, Ward No. 82 – Hoodi, Bangalore and bounded as follows:

East by	:	Remaining portion of Survey No.14/1;
West by	:	Land bearing Survey No.13/5;
North by	:	Land bearing Survey Nos.12 and 11;
South by	:	Land bearing Survey Nos.16 and 15;

Item No.1:

All that piece and parcel of residentially converted Survey No.13/6 situated at Hoodi Village, Krishnarajapuram, Bangalore East Taluk, measuring 1 Acre 35 Guntas and bounded as follows:

East by	:	Land bearing Survey No.14/1;
West by	:	Land bearing Survey No.13/5;
North by	:	Land bearing Survey No.12;
South by	:	Land bearing Survey No.16;

Item No.2:

All that piece and parcel of residentially converted portion of Survey No.14/1 situated at Hoodi Village, Krishnarajapuram, Bangalore East Taluk, measuring 1 Acre 07 Guntas and bounded as follows:

East by	:	Remaining portion of Survey No.14/1;
West by	:	Land bearing Survey No.13/6;
North by	:	Land bearing Survey No.11;
South by	:	Land bearing Survey No.15;

IV. NOTE:

This report on title (the Report) has been prepared for M/s. Godrej Properties Limited, who are investigating the title of the Property for the purpose of the development of the property with the Owner. This Report should not be relied upon for any other purpose. The contents of this Report shall not without our express written be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by our client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information.

V. NOTE ON TITLE:

1. All that piece and parcel of agricultural land bearing Survey No.13/6, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 1 Acre 36 Guntas, there being no kharab is hereinafter referred to as **"Survey No.13/6"**, originally belonged to Pillappa son of Munishami as gathered from Hissa Survey Tippni of 1929 (Document No. 50).

2. All that piece and parcel of agricultural land bearing Survey No.14/1, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 2 Acres

30 Guntas, there being no kharab is hereinafter referred to as **"Survey No.14/1"**, originally belonged to Pillappa son of Munishami as gathered from Hissa Survey Tippni of 1929 (Document No. 51).

3. H.P.Muniyappa son of late Pillappa, A. Muniyappa son of late Abbaiah and S.C.Ramaswamy son of late Chennarayappa, their fathers being brothers constituting the joint family, have partitioned their ancestral properties which interalia included Survey No.13/6 and Survey No.14/1 under a palupatti (partition deed) dated 02.09.1980 (Document No.1) and on the partition becoming effective , the names of H.P.Muniyappa son of late Pillappa, A. Muniyappa son of late Abbaiah and S.C.Ramaswamy son of late Chenarayappa are recorded as the khathedar under the Mutation Register Extract bearing M.R.No.40/1990-91 (Document No.2) as mentioned below:

Sl No.	Survey No.	Extent		Allotted to	Hereinafter referred to as
		Acres	Guntas		
1.	13/6	1	22	H.P.Muniyappa	**Item No.1**
2.	13/6	-	14	A.Muniyappa	**Item No.2**
	14/1	1	08		
3.	14/1	1	22	H.C.Ramaswamappa	**Item No.3**

ITEM NO.1:

Western Portion of Survey No.13/6 measuring 1 Acre 22 Guntas belonging to H P Muniyappa :

4. H.P.Muniyappa son of late Pillappa having acquired Item No.1 under the Partition Deed dated 02.09.1980 (Document No.1), he along with his sons Srinivasa and Jayaraju sold Item No.1 to N.Nataraj son of Nagappa under a Sale Deed dated 20.01.1992 (Document No.3) and the name of N.Nataraja is registered as the khathedar In all revenue records under Mutation Register Extract bearing M.R.No.25/1991-92 (Document No.4) with regard to Item No.1;

5. Subsequently, N.Nagaraj sold Item No.1 to A.Rajendran son of R.Arunachalam under Sale Deed dated 12.08.1992 (Document No.5) and the name

of A.Rajendran is registered in all the revenue records under Mutation Register Extract bearing No.6/1992-93 (Document No.6) with regard to Item No.1.

ITEM NO.2:

Eastern Portion of Survey No.13/6 measuring 13 Guntas and adjoining land bearing Survey No.14/3 (earlier being Western Portion of Survey No.14/1) measuring 1 Acre 07 Guntas both of them belonging to A Muniyappa.

6. On A. Muniyappa son of late Abbaiah having acquired Item No.2 under the Palupatti (partition deed) dated 02.09.1980 (Document No.1), his brother H.Shammanna son of late Abbaiah (**"Plaintiff"**) filed a suit for partition and separate possession of ancestral properties which interalia included Item No.2 against his mother Kullamma wife of late Abbaiah along with his brothers and sisters namely A.Muniyappa, A.Mariyappa, Vijayamma and Muniyamma all children of late Abbaiah (**"Defendants"**) in case bearing O.S No.103/1987, before the City Civil Court, Bangalore. The Plaintiff and Defendants at the intervention of well-wishers amicably compromised the suit under the Compromise Petition dated 24.02.1987 (Document No.7) wherein H.Shammanna was allotted the "Eastern Portion of Item No.2" (i.e., 20 Guntas in Survey No.14/1), A.Mariyappa was allotted "Centre Portion of Item No.2" (i.e., 20 Guntas in Survey No.14/1), A.Muniyappa was allotted with the "Western Portion of Item No.2" (i.e. Western Portion in Survey No.14/1 measuring 07 Guntas and Eastern Portion of Survey No.13/6 measuring 13 Guntas admeasuring 20 Guntas). Kullamma wife of late Abbaiah, Vijayamma and Muniyamma both daughters of late Abbaiah were allotted Site Nos. 5, 3 and 4 respectively, each measuring 1200 square feet (admeasuring 3600 square feet, approximately 03.3 Guntas) formed in Survey No.13/6. The said compromise is recorded in the Order sheet of the City Civil Court, Bangalore in case bearing O.S.No. 103/1987 (Document No.8). We observe that after allotting 13 Guntas to A.Muniyappa in Survey No. 13/6 the remaining extent is only One Gunta, however 03.3 Guntas is sought to be allotted to Kullamma wife of late Abbaiah, Vijayamma and Muniyamma both daughters of late Abbaiah. In our view there was no additional land and as such the allotment would be ineffective and further taking into consideration the documents that are subsequently executed by the two sisters in favour of the subsequent seller, there seems to be no existing rights as discussed in detail in the subsequent paragraphs.

7. We had requisitioned for certified copies of case papers and proceedings (including plaint, written statement) filed in case bearing O.S.No.103/1987 on the file of City Civil Court at Bangalore and certified copy of Decree drawn on the Compromise Petition dated 24.02.1987 (Document No.7), but we were informed that due to the same being old they are not available in the Court records and the erstwhile owners have not collected the same. However, taking into consideration the contents of the Order Sheet of the City Civil Court, Bangalore in case bearing O.S.No. 103/1987 (Document No.8) and the Compromise Petition dated 24.02.1987 (Document No.7), based on which the parties have acted and such actions have been accepted over a period of 29 years, we have presumed the existence of the said compromise and the order passed thereon and as such we have not insisted on the same.

8. A. Muniyappa, A.Mariyappa and H.Shamanna all sons of late Abbaiah sold Item No.2 to S.Venkatesh son of Srinivasa Reddy under a Sale Deed dated 25.05.1988 (Document No.9) and S.Venkatesh was registered as the khathedar with regard to Item No.2 in all revenue records under Mutation Register Extract bearing M.R. No.33/1987-88 (Document No.10).

9. Kullamma, Vijayamma and Muniyamma who were together given 3600 square feet (approximately 03.3 Guntas) out of Survey No.13/6 measuring 14 Guntas in the compromise petition, were not made parties to the Sale Deed dated 25.05.1988 (Document No.9) executed in favour of S Venkatesh. However, we have been furnished with two General Powers of Attorney dated 22.05.1989 and 15.06.1989 one executed by Muniyamma daughter of late Abbaiah and the other by Vijayamma daughter of late Abbaiah respectively in favour S.Venkatesh (Document Nos. 11 and 13) under which Muniyamma and Vijayamma have authorized S.Venkatesh to deal and dispose of the Site Nos.3 and 4 belonging to them. We have also be given an affidavit executed by Muniyamma dated 22.05.1989 (Document No.12) wherein she has affirmed having sold Site No.4 formed in Survey No.13/6 to S.Venkatesh with possession and the execution of the above said Power of Attorney dated 15.06.1989 (Document No. 11) is irrevocable. We requisitioned similar power of attorney from Kullamma and affidavits from Kullama and Vijayamma

but have been informed that the same are not available though they have been taken. Taking into consideration the two Powers of Attorney dated 22.05.1989 and 15.06.1989 (Document Nos. 11 and 13) and the Affidavit of Muniyamma (Document No. 12) we could conclude that S.Venkatesh secured the rights to the two sites in Survey No.13/6, whilst conveying the lands in Survey No. 13/6 to A.Rajendran did transfer such rights under Sale Deed dated 12.08.1992 (Document No.14). We also understand that the sale of 13 Guntas is within the present boundary of the land belonging to A Rajendran and as such any claim would be outside the boundary of A.Rajendran. Also taking into consideration that the lands allotted to Kullama, Muniyamma and Vijayamma were more than the extent of lands in Survey No. 13/6, which was only 14 Guntas, their claim if any could not exceed to one (1) gunta provided such claim is proved to be within limitation and within the boundary of the lands belonging to A. Rajendran.

10. S.Venkatesh was the owner and in possession of the eastern portion of Survey No. 13/6 measuring 13 Guntas since 1988 and mutation was transferred to the name of S.Venkatesh vide Mutation Register Extract bearing MR No.33/1987-88 (Document No.10) since 1988. There has been no claims since 28 years, we can presume there are no claims from Kullamma, Muniyamma and Vijayamma and if there is any claim the same is hopelessly time barred. In any event the present owners can be asked to give additional indemnity if any frivolous proceedings being taken, which in our view as observed would be hopelessly time barred against S.Venkatesh or predecessors of him in title in respect of 13 guntas of land in Survey No. 13/6.

11. S.Venkatesh represented by his attorney holder S.Ravi son of Sampangappa sold Item No.2 to A.Rajendran son of R.Arunachalam under a Sale Deed dated 12.08.1992 (Document No.14) and the name of A.Rajendran is recorded in all the revenue records as Mutation Register Extract bearing No.7/1992-93 (Document No. 15) with regard to Item No.2. We have requisitioned the Power of Attorney under which the Sale Deed dated 12.08.1992 (Document No.14) was effected by S.Ravi son of Sampangappa representing on behalf of S.Venkatesh, but we were told that the same is not available on record. Taking into consideration that sale been

executed on 12.08.1992 and mutation having been effected in favour of A Rajendran and no claim have been made by S Venkatesh till date with regard to Item No.2 nor against the Sale Deed dated 12.08.1992 (Document No.14), one can safely presume that S.Ravi was authorized by S.Venkatesh to execute the Sale Deed dated 12.08.1992 (Document No.14).

12. On an application made by A.Rajendran son of R.Arunachalam and on payment of requisite conversion fines, the Special Deputy Commissioner, Bangalore District, Bangalore, vide an Official Memorandum bearing No. BDS. ALN. (Pu) SR: (Kru.Hu): 138A/2005-06, dated 29.11.2008 (Document No.21 read with Document Nos. 19 and 20), converted both Item-1 and Item-2 lands being Survey No.13/6 measuring 1 Acre 35 Guntas and Survey No.14/1 measuring 1 Acre 07 Guntas along with other Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas (hereinafter referred to as the "**Converted Lands**"), from agricultural purposes to non-agricultural Public and Semi-public purposes and the conversion is recorded in all the revenue records under Mutation Register Extract bearing M.R. No.22/2008-09 (Document No.22).

13. Subsequently, A. Rajendran gifted the Converted Lands to R. Varalakshmi wife of A. Rajendran under a Gift Deed dated 30.03.2009 (Document No.23).

14. The Converted Lands having come within the jurisdiction of Bruhat Bangalore Mahanagara Palike, R.Varalakshmi made an application to the Bruhat Bangalore Mahanagara Palike, Mahadevapura Zone, Bangalore for assigning municipal number to Survey No.13/6 measuring 1 Acre 35 Guntas, Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas in all measuring 5 Acres 12 Guntas and the Bruhat Bangalore Mahanagara Palike vide the Special Notice dated 31.08.2010 bearing No. Vale/PR/KTR/149/2010-11 (Document No. 24) assessed Survey Nos. 13/6, 14/1, 16/4 and 16/5 together measuring 5 Acres 12 Guntas to tax and assigned Municipal No. 365 and the portion of BBMP Municipal No. 365 comprised of Survey No.13/6 measuring 1 Acre 35 Guntas and a portion of Survey No.14/1 measuring 1 Acre 07 Guntas (later assigned Survey No. 14/3) is hereinafter referred to as the **"Said Lands"** and R.Varalakshmi is registered as the khathedar of the said lands, that is

Khata No.365/13/6, 14/1, 16/4 and 16/5 vide Khata Certificate dated 19.02.2014 (Document No. 28) and Khata Extract for the period 2013-14 dated 20.02.2014 (Document No. 29). During assessment, betterment charges have not been paid and in our view the said amounts would be required to be paid, on the demand being made by BBMP.

15. M/s R Kuppuswamy, R.K.Kaleswaran, K.Ramaswamy, R.K.Palaniswamy, K.Padmarajan, K.Shivashanmugam, R.K.Vadivelu all sons of late R.Kuppuswamy - all represented by their attorney holder K.Padmarajan joined by R Varalakshmi mortgaged the Converted Lands along with other lands to State Bank of Mysore vide Memorandum of Deposit of Title Deed dated 23.12.2010 (Document No.25). This Memorandum of Deposit of Title Deed dated 23.12.2010 (Document No.25) was registered with the Sub-Registrar Office, Rajajinagar as registered Document No. 3612/2010-11 and as such registration was not within the jurisdictional Sub-Registrar Office, the Rajajinagar Sub-Registrar Office vide Form No.26 (Intimation) Slip (Document No.27) transferred the registration of the Memorandum of Deposit of Title Deed dated 23.12.2010 (Document No.25) to Mahadevapura Sub-Registrar Office and the same was registered as registered Document No. 33/2010-11 (Document No.26). The said mortgage against the said lands are still continuing and we are informed the same would be discharged pertaining to the Converted Lands. We also notice that the mortgage has been created by M/s R Kuppuswamy represented by its partners and R Varalakshmi. We requisitioned as to whether R Varalakshmi had contributed the Converted Lands to the Firm and we are informed that no such contribution has been made, but the Converted Lands were given as collateral security and as such mortgage created as security for the loan availed. In our view in any documents that may be executed to transact with the Converted Lands, which includes the Schedule Property, the Firm of M/s R Kuppuswamy represented all its partners can confirm the same this fact and the fact of ownership of R Varalakshmi.

16. R.Varalakshmi made an application for change in conversion from non-agricultural Public and Semi-public purpose to residential purpose, on which the Deputy Commissioner, Bangalore District, Bangalore vide his order in Office

Memorandum dated 22.07.2015 bearing No. ALN(Pu).SR.(Kai.Ho)138A/2005-06 (Document No.30) changed the land use to Residential purpose with regard to the converted lands being Survey No.13/6 measuring 1 Acre 35 Guntas, Survey No.14/1 measuring 1 Acre 07 Guntas, Survey No.16/4 measuring 1 Acre 04 Guntas and Survey No.16/5 measuring 1 Acre 06 Guntas. This was pursuant to the Comprehensive Development Plan of 2015 wherein the Converted Lands was classified as residential zone.

17. The Intimation Letter dated 22.10.2015 (Document No.31) issued by the Tahsildar and Secretary, Land Value Assessment Committee and Government Notification dated 29.12.2015 bearing No. CI 163 SPQ 2015 (Document No.32) discloses the acquisition of land in Survey No. 13/6 measuring 93.48 square metres (around 1 Gunta) out of the total extent of 1 Acre 36 Guntas, is issued under the Karnataka Industrial Area Development Act, 1966 for the purpose of Bangalore Metro Rail Scheme. In consideration of the Government Notification, the Special Land Acquisition Officer, KIADB vide Notice dated 04.02.2016 (Document No. 33) called upon R.Varalakshmi to hand over the possession of the acquired extent of 93.48 square metres, within 30 days from the date of notice.

18. . We issued public notice on 11.07.2015 in two leading local newspapers namely The Times of India and Prajavani (Document No.43) for which we received an objection on 08.09.2015 (Document No.44) annexed with a xerox copy of Form 10 Extract, from V.Anand, Advocate on behalf of his clients Venkataramana son of Avalappa, claiming his rights over Survey No.13/6 and portion in Survey No. 14/1. In response thereto, we have issued a reply notice dated 09.09.2015 (Document No. 45) calling upon the said V.Anand to furnish documents to prove such claim. However, till date we haven't received any reply for our reply notice dated 09.09.2015 (Document No. 45). Post such claim we secured a certified copy of the same Form 10 Extract based on the details of the number given therein (Document No. 46) and noticed that the xerox copy of Form 10 annexed with the objection dated 08.09.2015 (Document No.44) of V Anand, Advocate was totally doctored by interpolating the words "neeraganti inamthi" with regard to Survey Nos.13/6 and 14/1, whereas the certified copy secured by us does not have the words "neeraganti inamthi" but only

shows the khathedar Pillaiah, the predecessor-in-title of the present owner R.Varalakshmi. As such in our view the objections raised are totally hopeless and speculative in nature.

19. The tax paid receipt for the period 2013-14 and 2014-15 (Document No.39), issued by BBMP discloses that tax has been paid by M/s Kuppu Swamy for property bearing Nos.13/6, 14/1, 16/5, 16/4, 15/2, though the khathedar is R.Varalakshmi. We observe that the khatha continues to be in the name of R.Varalakshmi, however the owner's name is reflected as M/s.R.Kuppuswamy in the said Tax Paid Receipt for the year 2013-14 (Document No. 39). It is recommended to rectify the error.

20. The Record of Tenancy and Crops Extract / Pahani (RTC/Pahani) with regard to Survey No. 13/6 discloses the total extent and actual extent as 1 Acre 36 Guntas, there being no kharab (Document Nos. 34 and 35). It further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1965-66 to 1967-68	Government	-	-	-
1968-69 to 1970-71	Government	-	-	Muniyappa s/o Pillaiah Chennarayappa
1971-72 to 1974-75	Muniyappa s/o Pillaiah	-	-	Muniyappa Chennarayappa
1975-76 to 1978-79	Muniyappa s/o Pillaiah	RR 115J	-	Muniyappa s/o Pillaiah
1979-80 to 1986-87	Muniyappa s/o Pillaiah	RR 115J	-	P.Muniyappa s/o Pillaiah (1A 22G) A.Muniyappa and A.Mariyappa s/o Abbaiah (14G)
1987-88	Muniyappa s/o Pillaiah	RR 115J	-	P.Muniyappa s/o Pillaiah
	S.Venkatesh s/o Srinivasa Reddy (13G)	MR No. 33/87-88	-	A.Muniyappa and A.Mariyappa s/o Abbaiah

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1988-89 to 1989-90	Muniyappa s/o Pillaiah	RR 115J	-	P.Muniyappa s/o Pillaiah
	S.Venkatesh s/o Srinivasa Reddy (13G)	MR No. 33/87-88	-	A.Muniyappa and A.Mariyappa s/o Abbaiah S.Venkatesh
1990-91	Muniyappa s/o Pillaiah	RR 115J	-	Muniyappa (1A 23G)
	S.Venkatesh s/o Srinivasa Reddy (13G)	MR No. 33/87-88		S.Venkatesh (13G)
1991-92	N.Nagaraju s/o Nagappa (1A 22G)	MR No.25/91-92	-	Muniyappa (1A 23G)
	S.Venkatesh s/o Srinivasa Reddy (13G)	MR No. 33/87-88		S.Venkatesh (13G)
1992-93 to 2007-08	A.Rajendran s/o Arunachalam (1A 35G)	MR 6/92-93 (1A 22G)	-	-
		MR 7/92-93 (13G)		
2008-09	A.Rajendran s/o Arunachalam (1A 35G)	MR 22/2008-09 Conversion dated 05.01.2009	-	-
2009-10	A.Rajendran s/o Arunachalam (1A 35G)	MR 22/2008-09 Conversion dated 05.01.2009	-	A.Rajendran
2010-11	A.Rajendran s/o Arunachalam (1A 35G)	MR 22/2008-09 Conversion dated 05.01.2009	-	-
2011-12	A.Rajendran s/o Arunachalam (1A 35G)	MR 22/2008-09 Conversion dated 05.01.2009	-	A.Rajendran
2012-13 & 2015-16	A.Rajendran s/o Arunachalam (1A 35G)	MR 22/2008-09 Conversion dated 05.01.2009	-	A.Rajendran

21. The RTC/Pahani for the above mentioned period furnished corroborate with the documents of title furnished and do not disclose any change or deviation either in

ownership or occupancy. However we notice that in the RTC/Pahani for the period 1965-67 to 1970-71, Government is shown as the khathedar and as such to ascertain as to why the name of government has been reflected as khathedar for the said five years period, when the possession continued with the Muniyappa, the predecessor in title of R. Varalakshmi, we secured the Hissa Tippni of the year 1929 and the Form 10 extract which is the Preliminary R. R. Pakka Book maintained even before the Index of Lands and Records of Rights came to be in existence as revenue record and we noticed that since 1929 Pillaiah son of Munishami is reflected as the khathedar in the Hissa Survey Tippani and in the Form 10 Extract (Document Nos 50 and 46). Having reviewed these documents we could only presume that, if there was a default in payment of taxes during any one of those 5 years despite during tom-tom being done, the name of the government would have been recorded as the khathedar and later on the payments being made the name of the owner was again taken on record as the khathedar. Other than this reason we find no reason for the name of the Government to appear in the khathedar column.

22. We note that the name of A.Rajendran is continued as the khathedar for the period 2009-10 to till date with regard to Survey No. 13/6, instead of R.Varalakshmi, even after the subsequent Gift Deed dated 30.03.2009 (Document No.23) executed by A.Rajendran in favour of his wife R.Varalakshmi. As the lands in survey No. 13/6 have been converted, the RTC/Pahani no longer assumes importance, and further the same lands have also been assessed to tax by BBMP and assigned number in the name of R.Varalakshmi, we have not insisted upon any mutation of the revenue records in order to reflect the name R.Varalakshmi.

23 The Record of Tenancy and Crops (RTC/Pahani) with regard to Survey No. 14/1 discloses the total extent and actual extent as 2 Acre 30 Guntas and there being no kharab (Document No. 36 and 37). It further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1966-67 to 1970-71	Pillaiah s/o Muniyappa	-	-	-

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Government			
1971-72	Muniyappa s/o Pillaiah	IHC No.1/75-76	-	-
1972-73	Muniyappa s/o Pillaiah	IHC No.1/75-76	-	Abbaiah Chennarayappa
1973-74 to 1974-75	Muniyappa s/o Pillaiah	IHC No.1/75-76	-	Pillaiah
1975-76 to 1979-80	Muniyappa s/o Pillaiah	IHC No.1/75-76	-	A.Mariyappa s/o Abbaiah (24G) H.C.Ramaswamy s/o Chennarayappa (31G) H.P.Muniyappa s/o Pillaiah (24G)
1980-81 to 1986-87	Muniyappa s/o Pillaiah	IHC No.1/75-76	-	A.Mariyappa s/o Abbaiah (24G) Ramaswamy s/o Chennarayappa (31G) Govindappa (31G) H.P.Muniyappa s/o Pillaiah (24G)
1987-88 to 1988-89	Muniyappa s/o Pillaiah	IHC No.1/75-76	-	A.Mariyappa s/o Abbaiah (24G) H.C.Ramaswamy s/o Chennarayappa (31G) Govindappa (31G) H.P.Muniyappa s/o Pillaiah (24G)
1989-90	Muniyappa s/o Pillaiah S.Venkatesh s/o Srinivasa Reddy (1A 07G)	IHC No.1/75-76 MR 33/87-88	-	A.Mariyappa s/o Abbaiah H.C.Ramaswamy s/o Chennarayappa Govindappa H.P.Muniyappa s/o Pillaiah S.Venkatesh

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1990-91 to 1991-92	S.Venkatesh	MR 33/87-88	-	S.Venkatesh (1A 07G)
	H.C.Ramaswamy (31G)			H.C.Ramaswamy (31G)
	H.C.Govindappa (31G)	MR 33/90-91		H.C.Govindappa (31G)
				Muniyappa
1992-93 to 1994-95	H.C.Ramaswamy (31G)	MR 33/90-91	-	-
	H.C.Govindappa			
	H.Thimma Reddy s/o Hanuma Reddy	MR 85/95-96 (29G)		
		MR 86/95-96 (4G)		
	A.Rajendran	MR 7/92-93		
1995-96 to 2002-03	H.C.Ramaswamy (31G)	MR 33/90-91	-	H.C.Ramaswamy (31G)
	H.C.Govindappa			H.C.Govindappa (31G)
	H.Thimma Reddy s/o Hanuma Reddy	MR 85/95-96 (29G)		H.Thimma Reddy (33G)
		MR 86/95-96 (4G)		
	A.Rajendran	MR 7/92-93		A.Rajendran (1A 07G)
2003-04	H.C.Ramaswamy (30G)	MR 33/90-91	-	H.C.Ramaswamy
	H.Thimma Reddy s/o Hanuma Reddy (33G)	MR 85/95-96		H.C.Govindappa
		MR 86/95-96		H.Thimma Reddy
	A.Rajendran (1A 07G)	MR 7/92-93		A.Rajendran
2004-05	H.C.Ramaswamy (01G)	MR 33/90-91	-	H.C.Ramaswamy
	H.Thimma Reddy s/o Hanuma Reddy (33G)	MR 9/04-05 Conversion 20.08.2004		H.C.Govindappa
	H.Thimma Reddy s/o Hanuma Reddy (29G)	MR 138/04-05 conversion 14.06.2005		H.Thimma Reddy
	A.Rajendran (1A 07G)	MR 7/92-93		A.Rajendran
2005-06 to 2007-08	H.C.Ramaswamy (01G)	MR 33/90-91		H.C.Ramaswamy
	H.Thimma Reddy s/o Hanuma Reddy (33G)	MR 9/04-05 Conversion 20.08.2004		H.Thimma Reddy

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	H.Thimma Reddy s/o Hanuma Reddy (29G)	MR 138/04-05 conversion 14.06.2005		
	A.Rajendran (1A 07G)	MR 7/92-93		A.Rajendran
2008-09- , to 2010-11	H.C.Ramaswamy (01G)	MR 33/90-91		H.C.Ramaswamy
	H.Thimma Reddy s/o Hanuma Reddy (33G)	MR 9/04-05 Conversion 20.08.2004		H.Thimma Reddy
	H.Thimma Reddy s/o Hanuma Reddy (29G)	MR 138/04-05 conversion 14.06.2005		
	A.Rajendran (1A 07G)	MR 22/08-09 conversion 05.01.2009		A.Rajendran
2011-12 to 2014-15	H.C.Ramaswamy (01G)	MR 33/90-91	Stay order in case bearing O.S No.1754/06 dated 27.11.2010	H.C.Ramaswamy
	H.Thimma Reddy s/o Hanuma Reddy (33G)	MR 9/04-05 Conversion 20.08.2004		H.Thimma Reddy
	H.Thimma Reddy s/o Hanuma Reddy (29G)	MR 138/04-05 conversion 14.06.2005		
	A.Rajendran (1A 07G)	MR 22/08-09 conversion 05.01.2009		A.Rajendran

24. The RTC/Pahani for the above mentioned period furnished corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy. However we notice that in the RTC/Pahani for the period 1965-67 to 1970-71, Government is shown as the khathedar and as such to ascertain as to why the name of government has been reflected as khathedar for the said five years period, when the possession continued with Muniyappa, the predecessor in title of R Varalakshmi, we secured the Hissa Tippni of the year 1929 and the Form 10 Extract which is the Preliminary Register Extract maintained even before the Index of Lands and Records of Rights came to be in existence as revenue record and we noticed that since 1929 Pillaiah son of Munishami is reflected as the khathedar in the Hissa Survey Tippni and in the Form 10 Extract (Document Nos.51 and 46). Having reviewed these documents we could only presume that, if there was a default in payment of taxes during any one of those 5 years despite during tom tom

being done, the name of the government would have been recorded as khathedar and later on the payments being made the name of the owner was again taken on record as the khathedar. Other than this reason we find no reason as why name of government is reflected in the RTC/Pahani of Survey No. 14/1.

25. We had sought for Inheritance Register Extract bearing IHC No.1/1974-75 (as gathered from RTC for the period 1971-72 to 1972-73 of Survey No.14/1). However we have been furnished with the Endorsement bearing No. RK.CR/3518/15-16 (Document No.18), issued by the office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram, Bangalore, with regard to Survey No.14/1 stating that IHC No. 1/1974-75 is not available. In any event subsequent thereto, there has been a palupatti (partition) and mutation being effected in favour of H P Muniyappa son of Pillaiah and other family members and further mutations have been effected in favour of the subsequent owners, hence we have not insisted upon the said IHC No. 1/1974-75.

26. We note that the name of A.Rajendran is continued as the khathedar for the period 2009-10 to till date with regard to Survey No. 14/1, instead of R.Varalakshmi, even after the subsequent Gift Deed dated 30.03.2009 (Document No.23) executed by A.Rajendran in favour of his wife R.Varalakshmi. As the lands in Survey No. 13/6 have been converted, the RTC/Pahani no longer assumes importance and further the same lands have also been assessed to tax by BBMP and assigned number in the name of R Varalakshmi. We have not insisted upon mutation of the revenue records to the name of R Varalakshmi.

27. The RTC/Pahani for the period 2011-12 to 2014-15 discloses a stay order dated 27.11.2010 in Case bearing O.S No.1754/2006. We sought for the suit papers in Case bearing O.S No.1754/2006 and we have been furnished with the copy of Amended Plaint (Document No. 16) which confirms that the said suit is not pertaining to the portion of Survey No.14/1 which is the subject matter of this opinion but for the remaining portion in Survey No. 14/1 being the eastern portion.

28. We notice that Survey No. 14/1 stands bifurcated and the portion measuring 1 Acre 07 Guntas which continues to reflect the name of A.Rajendra instead of his wife R.Varalakshmi, has been assigned Survey No. 14/3. We have been furnished with the Mutation Register Extract bearing M.R.No. T1/2015-16 (Document No.17) which discloses that the portion measuring 1 Acre 07 Guntas belonging to A.Rajendran son of R.Arunachalam which was bearing Survey No. 14/1 is now phoddied on 24.07.2015 under ADLR Order and has been assigned Survey No. 14/3.

29. The Record of Tenancy and Crops (RTC/Pahani) with regard to Survey No. 14/3 discloses the total extent and actual extent as 1 Acre 07 Guntas and there being no kharab (Document No. 38). It further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2015-16	A.Rajendran (1A 07G)	M.R.T1/2015-16 Bifurcation dated 14.08.2015	-	-

30. The RTC/Pahani for the above mentioned period furnished corroborate with the documents of title furnished and do not disclose any change or deviation either in ownership or occupancy.

31. The Endorsement dated 30.01.2006, bearing No. LRF:CR:314/2005-06 issued by the office of the Special Tahsildar, Bangalore East Taluk, Krishnarajapuram, Bangalore (Document No.40), confirms that there are no tenancy claims filed with regard to the Lands under Section 48A under Form 7 of the Karnataka Land Reforms Act, 1961, with regard to Survey Nos. 13/6 and 14/1 along with other Survey Nos. We have not been furnished with Endorsement confirming that no tenancy applications have been filed under Section 77 A in Form 7 A of the Karnataka Land Reforms Act, 1961, however, taking into consideration the entries in the RTC do not disclose any other occupant names different from the names of the

khathedar for Survey Nos. 13/6 and 14/1, we have presumed that there are no such claims.

32. The Endorsement dated 13.12.2005, bearing No. LRF:(B.E)CR:394/2005-06 issued by the office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 41), confirms that no proceedings have been initiated under Section 79A and 79B of Karnataka Land Reforms Act,1961 with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No.14/1 measuring 1 Acre 22 Guntas along with other Survey Numbers.

33. The Endorsement dated 12.12.2005, bearing No.PTCL:CR:200/2005-06 issued by the office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.42), confirms that no proceedings have been initiated under the provisions of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No.14/1 measuring 1 Acre 22 Guntas. It is recommended that an updated endorsement should be secured from the concerned authority under the provision of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with regard to Survey No. 13/6 measuring 1 Acre 35 Guntas and Survey No.14/1 measuring 1 Acre 22 Guntas and new number 14/3.

34. The Village Map of Hoodi Village, issued by the office of the Tahsildar, Bangalore East Taluk, Bangalore (Document No.46) shows the location, shape and boundaries as follows:

a) Survey No.13 is bounded on the East by Survey No.14, West by Survey No.22, North by Survey No.12 and South by Survey No.16;

b) Survey No.14 is bounded on the East by Survey No.185 and Survey No.184, West by Survey No.13, North by Survey No.11 and South by Survey No.15;

35. The original Survey Tippni shows the shape of the lands in Survey Nos.13 and 14 (Document Nos.48 and 49).

36. Hissa Survey Tippni (Document No. 50) with regard to Survey No.13 measuring 6 Acres 25 Guntas there being 04 Guntas of kharab, discloses that Survey No.13 was phoddied on 10.09.1929 into 6 portions namely Survey Nos.13/1 to 13/6. It further discloses that Pillaiah son of Munishami as the hissedhar with regard to Survey No.13/6;

37. Hissa Survey Tippni (Document No. 51) with regard to Survey No.14 measuring 6 Acres there being no kharab, discloses that Survey No.14 was phoddied on 10.09.1929 into 2 parts namely Survey Nos.14/1 and 14/2 and the same is reflected in Hudbust Sketch (Document No. 52). It further discloses that Pillaiah son of Munishami as the hissedhar with regard to Survey No.14/1;

38. The Karnataka Revision Settlement Akarband, issued by the office of the Tahsildar (Document No. 53), discloses as mentioned below:

Survey No.	Total Extent		Kharab		Actual Extent	
	Acres	Guntas	Acres	Guntas	Acres	Guntas
13/6	1	36	-	-	1	36
14/1	2	30	-	-	2	30

39. The Search Report with regard to Survey No.13, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 6 Acres 25 Guntas, issued by the concerned Sub-Registrar (Document Nos. 54 to 55) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
610/16-17	01.04.1920	30.06.1924	Nil	6	25	-	-	-
6035/16-17	01.07.1924	10.09.1929	Nil	6	25	-	-	-

40. The Search Reports for the period 01.04.1920 to 10.09.1929, with regard to Survey No.13 does not disclose any transactions.

41. The Search Report with regard to Survey No.13/6, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 1 Acre 36 Guntas, issued by the concerned Sub-Registrar (Document Nos. 56 to 61) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
814/16-17	01.04.1920	30.06.1924	Nil	1	36	-	-	-
6033/16-17	01.07.1924	14.02.1957	Nil	1	36	-	-	-
5739/16-17	15.02.1957	31.03.1960	Nil	1	36	-	-	-
5736/16-17	01.04.1960	31.05.1989	Sale dated 25.05.1988	-	13	A.Muniyappa, A.Mariyappa, A.Shamanna	S.Venkatesh	2391/88-89
7466/16-17	01.06.1989	31.03.2004	Sale Deed dated 20.01.1992	1	22	H.P.Muniyappa and others	N.Nagaraj	7066/91-92
			Sale Deed dated 12.08.1992	1	22	N.Nagaraj	A.Rajendran	3111/92-93
			Sale Deed dated 12.08.1992	-	13	S.Venkatesh	A.Rajendran	3122/92-93
845/16-17	01.04.2004	18.05.2016	Gift Deed dated 30.03.2009	1	35	A.Rajendran s/o late R.Arunahalam	R.Varalakshmi w/o A.Rajendran	4965/08-09
			Deposit of Title Deeds dated 29.03.2011	-	13	M/s. R.Kuppuswamy- rep. by K.Padmarajan along with others.	The Chief Manager. State Bank of Mysore, Bangalore Branch.	33/2010-11

42. The Search Reports for the period 01.04.1920 to 18.05.2016, with regard to Survey No.13/6, does not disclose any transactions other than those discussed herein above.

43. The Search Report with regard to Survey No.14, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 6 Acres, issued by the concerned Sub-Registrar (Document Nos. 62 and 63) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
609/16-17	01.04.1920	30.06.1924	Nil	6	-	-	-	-
6037/16-17	01.07.1924	10.09.1929	Nil	6	00	-	-	-

44. The Search Reports for the period 01.04.1920 to 10.09.1929, with regard to Survey No.14, does not disclose any transactions.

45. The Search Report with regard to Survey No.14/1, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 2 Acres 30 Guntas, issued by the concerned Sub-Registrar (Document Nos. 64 to 69) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
813/16-17	01.04.1920	30.06.1924	Nil	2	30	-	-	-
6034/16-17	01.07.1924	14.02.1957	Nil	2	30	-	-	-
5737/16-17	15.02.1957	31.03.1960	Nil	2	30	-	-	-
5735/16-17	01.04.1960	31.05.1989	Sale dated 25.05.1988	1	07	A,Muniyappa, A.Mariyappa, A.Shamanna	S.Venkatesh	2391/88-89

SA.	From	To	Transaction	Extent		By	In favour of	Doc
746 5/16 -17	01.06.1989	31.03.2004	Sale Deed dated 12.08.1992	1	07	S.Venkatesh	A.Rajendran	312 2/92 -93
843/ 16- 17	01.04.2004	18.05.2016	Gift Deed dated 30.03.2009	1	07	A.Rajendran s/o late R.Arunahalam	R.Varalakshmi w/o A.Rajendran	496 5/08 -09
			Deposit of Title Deeds dated 29.03.2011	1	07	M/s. R.Kuppuswamy- rep. by K.Padmarajan along with others.	The Chief Manager. State Bank of Mysore, Bangalore Branch.	33/2 010 -11

46. The Search Reports for the period 01.04.1920 to 18.05.2016, with regard to Survey No.14/1, do not disclose any transactions other than those discussed herein above.

47. The Search Report with regard to Survey No.14/3, situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 1 Acre 07 Guntas, issued by the concerned Sub-Registrar (Document No. 70) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
824/ 16- 17	24.07.2015	17.05.2016	Nil	1	07	-	-	-

48. The Search Reports for the period 24.07.2015 to 17.05.2016, with regard to Survey No.14/3, does not disclose any transactions.

49. The Search Report with regard to BBMP Khata No. 365/13-16,14-1,16-4,16-5 (earlier bearing Survey Nos. 13/6, 16/4, 16/5 and portion of Survey No. 14/1), situated at Hoodi Village, Krishnarajapuram Hobli, Bangalore East Taluk, measuring 5 Acres 12 Guntas, issued by the concerned Sub-Registrar (Document No. 71) discloses as follows:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc No.
				A	G			
840/16-17	31.08.2010	18.05.2016	Nil	5	12	-	-	-

50. The Search Reports for the period 31.08.2010 to 18.05.2016, with regard to BBMP Khata No. 365/13-16,14-1,16-4,16-5, do not disclose any transactions.

VI. OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents, information and observations made hereinabove, we are of the view that all that piece and parcel of residentially converted land bearing Survey No.13/6 measuring 1 Acre 35 Guntas and a portion of Survey No.14/1 measuring 1 Acre 07 Guntas (at present bearing Survey No. 14/3) both situated at Hoodi Village, Krishnarajapuram, Bangalore East Taluk measuring in all about 3 Acres 02 Guntas being portion of BBMP Municipal No. 365, Hoodi, Ward No. 82 – Hoodi, Bangalore vests with R.Varalakshmi wife of A.Rajendran and she would have a good and marketable title, subject to the Mortgage dated 23.12.2010 being discharged, payment of betterment charges, taxes being paid upto date and search report being brought upto date.

We have been assisted by Ms. Amrutha Varshini Sreedhar and Mrs. Shilpa Raj Gautham in the preparation of this Title Report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
Anup S Shah Law Firm

(Anup S Shah)
Advocate.

ANNEXURE - 'G'

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Date: 30/06/2017

To,

The Karnataka Real Estate Regulatory Authority
Housing Department,
Vikas Soudha ,
Bangalore

Sir(s),

Sub: Certification of Nil Encumbrance.

Referring to the cited subject, it is hereby certified and confirmed that there is no encumbrance in respect of Sy Nos. Sy No. 13/6, 14/3 (Old No.14/1) ,16/4 & 16/5 Hoodi Village, K.R. PURAM HOBLI, BANGALORE EAST TALUK, BANGALORE; Encumbrance Certificate authenticating the same is attached herewith.

Yours faithfully,

For GODREJ HOUSING PROJECTS LLP.,

Godrej Housing Projects LLP Bangalore

AUTHORISED SIGNATORY
Signature and seal (if any) of the Applicant(s)

Godrej

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ :GNR-EC-A-0002719-2017-18

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ :IGR-EC-C-0002675-2017-18

R. Kuppuswamy.

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

SANo 2719/17-18

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: –.

Details Of Property : Properties situated In Hoodi, having New Converted Survey No : (13); SurveyNumber : (13) and SurveyChar : 0 and SurveyHissa : 0; New Converted Survey No : (14); SurveyNumber : (14) and SurveyChar : 0 and SurveyHissa : 0, Details Of Receipt :, Rs 55.00 Paid By Cash against Receipt Number 2722/08-06-2017

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 02/Apr/2015 ರಿಂದ 07/Jun/2017 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ .

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy No. 13/6, Hoodi Village, K R Puram Hobli, BETq., (EAST) Land bearing Sy No. 14/3 (Formerly Sy No. 14/1) (WEST) Land bearing Sy No. 13/5 (SOUTH) Land bearing Sy No. 16 (NORTH) Land bearing Sy No. 12 (Now Site bearing Municipal No. 235)Note : (Schedule A:) Item No. 2 Sy No. 13/6, Hoodi Village, K R Puram Hobli, BETq., measuring 1 Acre 35 Guntas	26/Oct/2016	ಅಭಿವೃದ್ಧಿಯ ಕರಾರು Market Value —— 0.0000 Consideration —— 750000000.0000	R Varalakshmi W/o. A Rajendran . ,K Ramaswamy S/o. Late R Kuppuswamy . ,R K Kaleswaran S/o. Late R Kuppuswamy . ,K Padmarajan S/o. Late R Kuppuswamy .	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar .	VRTD321	70	VRT-1-02911-2016-17
2	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) New Sy No. 14/3, (Old No.	26/Oct/2016	ಅಭಿವೃದ್ಧಿಯ ಕರಾರು Market Value —— 0.0000	R Varalakshmi W/o. A Rajendran . ,K Ramaswamy S/o. Late R Kuppuswamy . ,R K	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its	VRTD321	70	VRT-1-02911-2016-17

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ ಸಂ. ಮತ್ತು ಪುಟ ಸಂಖ್ಯೆ		ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	14/1), Hoodi Village, K R Puram Hobli, BETq., (EAST) Remaining portion of Sy No. 14/1 (WEST) Land bearing Sy No. 13/6 (SOUTH) Land bearing Sy No. 15 & 16 (NORTH) Land bearing Sy No. 12 (now Site bearing No. 235) and Sy No. 11Note : (Schedule A:) Item No. 3 New Sy No. 14/3, (Old No. 14/1), Hoodi Village, K R Puram Hobli, BETq., measuring 1 Acre 07 Guntas		Consideration ——— 750000000.0000	Kaleswaran S/o. Late R Kuppuswamy . ,K Padmarajan S/o. Late R Kuppuswamy .	Authorised Signatory Mr. Uday Bhaskar .			
3	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy No. 13/6 & New Sy No. 14/3 (Old Sy No. 14/1), Hoodi Village, K R Puram Hobli, BSTq., (EAST) Sri Chinnappa's Land (WEST) Sri Pillaiah's Land (SOUTH) Rahim Sab & Meenammaa's Land (NORTH) Sri Kakappa & Yemalur Raju's LandNote : (Schedule A:) Sy No. 13/6 measuring 13 guntas & New Sy No. 14/3 (Old Sy No. 14/1), measuring 1 acre 7 guntas @ Hoodi Village, K R Puram Hobli, BSTq., In all measuring 1 acre 20 guntas	18/Oct/2016	ಬಿಡುಗಡೆ ಪತ್ರ Market Value ——— 0.0000 Consideration ——— 338500000.0000	State Bank of Mysore, Bangalore Main Branch rep by its Asst General Manager .	R Kuppuswamy rep by his GPA holder K Padmarajan .	VRTD320	5	VRT-1-02722-2016-17
4	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Undeveloped Residential	23/Aug/2016	ದಾನ ಪತ್ರ Market Value ——— 0.0000	Smt.R.Varalakshmi D/o Late R Kuppuswamy .	Sri.R.K.Kaleswaran S/o Late R Kuppuswamy ,Sri.K.Ramaswamy S/o Late R Kuppuswamy	INRD174	11	INR-1-04125-2016-17

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Converted land measuring an extent of 1 Acres 35 guntas Comprised in Sy No 13/6 , 1 Acres 7 guntas , In Sy No 14/1, 1 Acres 4 guntas, Sy No 16/4 measuring 1 Acre 6 guntas Sy No 16/5, in all measuring an extent of 5 Acres 12 guntas, or 2, 30,868 sq feet , Now Coming within the Jurisdiction of BBMP and Assigned Municipal No 365, of Hoodi Village, K R Puram Hobli Bangalore East Taluk (EAST) Sy No 15 and remaining Portion of Sy No 14/1 of Hoodi Village (WEST) Sy No 13/5 and 16/3 of Hoodi Village (SOUTH) Sy No 18 of Hoodi Village (NORTH) Road and Portion of SY No 11 of Hoodi VillageNote : (Schedule A:) Undeveloped Residential Converted land measuring an extent of 1 Acres 35 guntas Comprised in Sy No 13/6 , 1 Acres 7 guntas , In Sy No 14/1, 1 Acres 4 guntas, Sy No 16/4 measuring 1 Acre 6 guntas Sy No 16/5, in all measuring an extent of 5 Acres 12 guntas, or 2, 30,868 sq feet , Now Coming within the Jurisdiction of BBMP and Assigned Municipal No 365, of Hoodi Village, K R Puram Hobli Bangalore East Taluk		Consideration ——— 1.0000		,,Sri.K.Padmarajan S/o Late R Kuppuswamy .			

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು

ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಗಂಗಾನಗರ), ಬೆಂಗಳೂರು
6/8/2017 3:20 PM

ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ : Tumkur ರುಜು : 8-6-17 ಮುದ್ರೆ

ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) Liability Note - Order Number: 45A(3)/SM/HUD/3/2011-12, Issue Date: 16-01-2012, Liability Note: As Per DR Tumkur Order Deficit Stamp Duty is Rs. 746/- & Deficit Regn. fee is Rs. 110/- Total Deficit Amount is Rs. 856/- with 12% Interest after 90 days from the DR OrderOrder Number: 45A(3)/SM/Sira/16/2011-12, Issue Date: 21-01-2012, Liability Note: As Per DR Tumkur Order Deficit Stamp Duty is Rs. 23933/- & Deficit Regn. fee is Rs.3540/- Total Deficit Amount is Rs. 27473/- with 12% Interest after 90 days from the DR Order

(3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ಮಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಪಡೆದಿದ್ದ ಕಾರಣ ಅಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರಕ್ಕಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

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ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Residentially/Commercially Converted Land Measuring 1 Acre 35 Guntas comprised in Sy No. 13/6, 1 Acre 7 Guntas Comprised in Sy No. 14/1, 1Acre 4 Guntas Comprised in Sy No. 16/4 and 1 Acre 6 Guntas Comprised in Sy No. 16/5 at Hoodi Village K R Puram hobli BETQ (EAST) Sy No. 15 and Remaining Portion of Sy No. 14/1 of Hoodi Village (WEST) Sy No. 13/5 and Sy No. 16/3 of Hoodi Village (SOUTH) Sy No. 18 of Hoodi Village (NORTH) Road Followed by Sy No. 11 of Hoodi VillageNote : (Schedule A:) Residentially/Commercially Converted Land Measuring 1 Acre 35 Guntas comprised in Sy No. 13/6, 1 Acre 7 Guntas Comprised in Sy No. 14/1, 1Acre 4 Guntas Comprised in Sy No. 16/4 and 1 Acre 6 Guntas Comprised in Sy No. 16/5 at Hoodi Village K R Puram hobli BETQ	30/Mar/2009	ದಾನ ಪತ್ರ Market Value ——— 0.0000 Consideration ——— 1.0000	A. Rajendran S/o Late R. Arunachalam .	R. Varalakshmi W/o A. Rajendran .	MDPD36	11	MDP-1-04965-2008-09

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು/ಋಣಭಾರಗಳು ಇರುವುದಿಲ್ಲವೆಂದು ಸಹಿ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು

ಶ್ರೀ..... ಶೋಧನೆ ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಶ್ರೀ.....

ಶುಲ್ಕ (ಪದನಾಮ).....

ಸ್ಥಳ :

ದಿನಾಂಕ : 19/5/10

ಮುದ್ರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು

ಹೆಲಸೂರು, ಬೆಂಗಳೂರು

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ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) Liability Note - N.A.

(3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಚಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಚಿಪಡೆದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಅದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರಕ್ಕಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

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ನಮೂನೆ-೧೬

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

(ನಮೂನೆ ಸಂಖ್ಯೆ ೧೬) (ನಿಯಮ ೧೪(೬) ನೋಡಿ)

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

೨೦೦.....ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ.....

K. Ramaswamy

೨೦೦.....ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ..... SA 9980 05-06

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ.

(ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

1ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ..೩.....ವರ್ಷಕ್ಕೆ, ದಿನಾಂಕ..1/4/03.....ರಿಂದ 31/3/05 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ. ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣ ಪತ್ರ ತಯಾರಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

Bearing Sy no 16/5 at Hoodi
village K. R. puram Bdsk
Extent 1 Acre 6 Guntas
E: Munikadirappa's land
W: Venkatashreddy's land
N: property belongs to purchaser
S: N. Nagaraj's property

ಸ್ವತ್ತಿನ ವಿವರ

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ C R R Blore

ದಿನಾಂಕ.....11.8.05

ಮುದ್ರೆ

ಸ್ವತ್ತಿನ ವಿವರಣೆ ಮತ್ತು ಸಂಪುಟ ಸಂಬಂಧಿಸಿದ ದಾಖಲೆಗಳು ಲಭ್ಯವಿಲ್ಲದಿರುವುದರಿಂದ ಶೋಧನೆಯಲ್ಲಿ ಏನಾದರೂ ವ್ಯತ್ಯಾಸ ಕಂಡುಬಂದಲ್ಲಿ ಅಥವಾ ಸಂಬಂಧಪಟ್ಟ ದಾಖಲೆಗಳಿಗಾಗಿ ಅಧಿಕಾರಿಗಳನ್ನು ಸಂಪರ್ಕಿಸಲು ವಿನಂತಿಸಿದೆ.

.....
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಯವರ ಸಹಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೇಂದ್ರೀಯ ಅಭಿಲೇಖಾಲಯ
ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು

ಟಿಪ್ಪಣಿ :-(1) ನೋಂದಾಯಿಸಿದ ದಸ್ತಾವೇಜುಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರನು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣದಿಂದ ಬೇರೆಯಾಗಿದ್ದಲ್ಲಿ ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

ಮುದ್ರಕರು: ನಿರ್ದೇಶಕರು, ಮುದ್ರಣ, ಲೇಖನ ಸಾಮಗ್ರಿ ಮತ್ತು ಪ್ರಕಟಣೆಗಳು, ಬಿಶಾಮುಪ್ರ. ಕಾಸೂ.ಪ್ರ220, 100 ಹಾಳೆಗಳುಳ್ಳ 10,000 ಪ್ರತಿಗಳು ದಿ: 12-05-2005

ನಮೂನೆ - ೧೬

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[ನಮೂನೆ ಸಂಖ್ಯೆ ೧೬] [ನಿಯಮ ೧೪ಎ ನೋಡಿ]

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

೨೦೦.....ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ.....

K. Ramaswamy. ೨೦೦ S.A. ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 11230/03-04.

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ,

[ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು]

೧ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ ವಿಚಾರಣೆ ವರ್ಷಕ್ಕೆ, ದಿನಾಂಕ 1.4.02 ರಿಂದ 4.8.03. ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ಧೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತಿನ ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ, ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

Sy. No. 16/5, at Hoodi village, K.R. Puram Hobli, B.E.T.M. ಸ್ವತ್ತಿನ ವಿವರ 01-06 guntas

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ K.R. Puram.

ದಿನಾಂಕ 6/8/2003.

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳ ಕಛೇರಿಯ ಮೊಹರು
The Seal of the Sub-Registrar
K.R. Puram, Bangalore (Urban)
ಕೆ.ಆರ್.ಪುರಂ, ಬೆಂಗಳೂರು (ನಗರ)

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳ ಕಛೇರಿಯ ಮೊಹರು.
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು.

ಟಿಪ್ಪಣಿ :- (೧) ನೋಂದಾಯಿಸಿದ ದಾಖಲೆಯಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರನು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣದಿಂದ ಬೇರೆಯಾಗಿದ್ದಲ್ಲಿ, ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

[ನಮೂನೆ ಸಂಖ್ಯೆ ೧೬]

ನಮೂನೆ – ೧೬

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[ನಿಯಮ ೧೪ಎ ನೋಡಿ]

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

೨೦.....ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ.....

K. RAMASWAMY

೨೦ SA .....ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 48909/14-15

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ.

[ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು]

೧ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ.....7.....ವರ್ಷಕ್ಕೆ, ದಿನಾಂಕ 1-4-1997 ರಿಂದ 21-8-2014 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ. ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಸ್ವತ್ತಿನ ವಿವರ

Land in Sy. No. 16/5, at HOODI Village, K.R. Puram Hobli, BETP

A-G

Measuring: 1-06

East: Land in Sy. No. 16/4

West: Munikadirappa Land

North: Sy. No. 13/6 & 14/1

South: N. Nagaraj Property

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ K.R. Pura (SRO)

ದಿನಾಂಕ 08/01/2015

ಮುದ್ರೆ

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಯ ಸಹಿ

SUB REGISTRAR
Krishnarajapura
Bangalore-36

ಟಿಪ್ಪಣಿ :- ಈ ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಮಾಡಿರುವ ಪ್ರಮಾಣಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರನು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣದಿಂದ ಬೇರೆಯಾಗಿದ್ದಲ್ಲಿ, ಅಂಥವುಗಳನ್ನು ಪ್ರತಿಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

ಮುದ್ರಕರು : ನಿರ್ದೇಶಕರು, ಮುದ್ರಣ, ಲೇಖನ ಸಾಮಗ್ರಿ ಮತ್ತು ಪ್ರಕಟಣೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು/ಕಾ.ಸೂ.0281/100 ಹಾಳೆಗಳಂತೆ 10,000 ಪ್ರತಿಗಳು/ದಿನಾಂಕ 1-1-2013/ಎಲ್4

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[ನಿಯಮ ೧೪ನ ನೋಡಿ

ನಮೂನೆ ಸಂಖ್ಯೆ. ೧೬]

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

19 ..... ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ .....

SH-19 97-98 ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 4370

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ,

[ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು]

S. Ramaswamy

ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ 1997-98 ವರ್ಷಕ್ಕೆ, ದಿನಾಂಕ 12.6.97 ರಿಂದ 98.8.97 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ, ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಸ್ವತ್ತಿನ ವಿವರ Inspection of SY No. 161/5 Hoodi village K.R. Puram Hobli 8.5 Gts extent 1 Acre 06 Guntas East: Muni Reddy prop Lalit Ven Kotish Reddy property North: Purchasers property South: Nagaraja's property

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ KRPura

ದಿನಾಂಕ 12-6-97 ರಂದು

ಮುದ್ರೆ

ಉಪ್ಪ ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ಸಹಿ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಕೃಷ್ಣ ರಾಜಪುರ

ಟಿಪ್ಪಣಿ :– (೧) ನೋಂದಾಯಿಸಿದ ದಸ್ತಾವೇಜುಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರನು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣದಲ್ಲಿ ಜುಳುವಾಗಿದ್ದಲ್ಲಿ, ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

Sy.No 16/5 Hoodi village KR Puram Bsta

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ ೧೫] ಕರ್ನಾಟಕ ಸರ್ಕಾರ [೧೪೮ನೇ ನಿಯ

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ಆಸ್ತಿಯ ಮೇಲಿನ ಋಣಭಾರಗಳ ಪ್ರಮಾಣ ಪತ್ರ

ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ ೧೯ _____ ರಿಂದ _____

ಅರ್ಜಿ ಸಂಖ್ಯೆ ೧೯ 95-96 ರ 2064

K. Rama Swamy S/o

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.
(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು ಖರೀದಿಪತ್ರ 30-3-92 ರಿಂದ ೧೯ 14-6-95 ರವರೆಗೆ ೧೫ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿ
ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ ೧	(ಎ) ಆಸ್ತಿಯ ವಿವರ ೨	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ ೩	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ ೪	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ ೬	ಪುಟ ೭	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ ಮತ್ತು ವ ೮
				ಬರೆದು ಕೊಟ್ಟವರು ೫	ಬರೆಯಿಸಿ ಕೊಂಡವರು ೬			
1	Sy.No. 16/5 1-06	30-3-92	Sale 45000/- Yamma	Shahajabi	N. Nagaraja	499	247 / 249	9499 / 91-9

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇಷ್ಟೇ ಯಾವುದೇ ಕ್ರಮಗಳು ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮ

ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ _____

ರುಜು / ಪದನಾಮ

ರುಜು

ಶೋಧನೆ ಪರೀಕ್ಷೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷೆಸಿದವರು: ಶ್ರೀ _____

ಸ್ಥಳ KR Pura 14-6-95

Sy no 16/5 ... Rajapura ... Malur ...

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[೧೪ನೇ ನಿಯ

ಕೃಪತ್ರ ಸಂಖ್ಯೆ ೧೫]

ಆಸ್ತಿಯ ಮೇಲಿನ ಋಣಭಾರಗಳ ಪ್ರಮಾಣಪತ್ರ

ಪ್ರಮಾಣ ಪತ್ರದ ಸಂಖ್ಯೆ ೧೯ _____ ರಿಂದ _____

ಅರ್ಜಿ ಸಂಖ್ಯೆ ೧೯ 92-93ರ 495

K. RamaSwamy. SA

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ,

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು ಮೊದಲು 1-6-89 ರಿಂದ 23-1-93ರ ವರೆಗೆ ೧ ರೆಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇವೆ :

ಕ್ರಮ ಸಂಖ್ಯೆ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಹಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿದಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿ ಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು
೧	೨	೩	೪	೫	೬	೭	೮	೯
1	Sy no. 16/5 1-06	30-3-92	Sale 45000/-	Shahoora-biyamma	N. Nagappa - Dr	499	247/249	979/91-9
2	Sy no 16/5 1-06 Dry	9-11-92	Sale 2,00,000/-	N. Nagappa	K. Rajam - Dr	—	—	532/92-

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರ ಯಾವುದೇ ಕ್ರಮಗಳು ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇವೆ. ಶೋಧನೆ ನಡೆಸಿ

ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ _____

ರಂಜ /ಪದನಾಮ

ಶೋಧನೆ ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು ಶ್ರೀ _____

ಮಂದ್ರ

ನೋಂದಣಿ ಜಿಲ್ಲಾಧಿಕಾರಿಯವರ ಕಚೇರಿ
ಕೃಷ್ಣರಾಜಪುರ

ಕೃಷ್ಣರಾಜಪುರ

[ಪು. ೫

K. Ramaswamy 25-1-93

Sy No 16/6 situated at Hoodi village KR Puram Hobli BBT Q

ನಮೂನೆ - 15

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19..... ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148 ನೇ ನಿಯಮ) ಅರ್ಜಿ ಸಂಖ್ಯೆ 19 SAN0127176

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

K. Ramaswamy

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 30 year 20 1/4/60 ರಿಂದ 20 31/5/1989 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
1	2	3	4	5	6	7	8	9
I	Sy No 16/6 1=06 Kh No 96	4-6-80	Sale 3000/-	Rahim	K.R. Anthony	1542 71-74		1931 80-81

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ದಪಡಿಸಿದವರು ಶ್ರೀ ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ .....

ಹುದ್ದೆ (ಪದನಾಮ) .....

ದಿನಾಂಕ: 8/7/2013

ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ಹುದ್ದೆ

ಸೂಚನೆ: (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೊಂದು ಹೇಳಿ ಶೋಧನೆಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛೆಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ ನಾವೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರು ಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛೆಪಡದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ, ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿಕೊಳ್ಳುವುದಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

1957 ರಿಂದ 1995 ರವರೆಗಿನ ದಾಖಲೆಗಳು ಶಿಥಿಲಗೊಂಡಿರುವುದರಿಂದ ಯಾವುದೇ ಸಂಖ್ಯೆಯ ಮೂಲಕ ಕಂಡುಬಂದಲ್ಲಿ ಅರ್ಜಿದಾರರು ಸಂಬಂಧಪಟ್ಟ ದಾಖಲೆಗಳೊಂದಿಗೆ ಸಂಪರ್ಕಿಸಬೇಕಾಗಿ ವಿನಂತಿ.

Sy no - 16/5 of Hoode village, K.R.Pooram Hobli, Bere

ನಮೂನೆ - 15

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19... K.Ramaleswamy ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148 ನೇ ನಿಯಮ) ಅರ್ಜಿ ಸಂಖ್ಯೆ 19... ಕೋಡ 16092/13-7

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು ಸಂಖ್ಯೆ 1 ರಿಂದ 1/04/1960 ರಿಂದ 20 21/05/1989 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
1	2	3	4	5	6	7	8	9
(1)	ಜಿಲ್ಲೆ ನಂ-16/5 ಖುಷ್ಕಿ (1-6) ಅಗಸು ಇತರೆ.	21/09/1960	ಕ್ರಯ 350/-	(1) ಕೆ.ಯಮ್ಮ (2) ಪಿನ್ನಪ್ಪ	— ಭರಮಪ್ಪ	199	248 250	2506 60-61.
(2)	Sy no-16/5 (1-06) KH No-96.	4/06/1980	Sale 3000/-	Rahim.	— K.R.Murthappa	1522	91 94	1931 80-81.
(3)								

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಯಾವುದೂ ಇಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ, ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ .....

ರುಜು (ಪದನಾಮ) .....

ಸ್ಥಳ: SRO Bnk ದಿನಾಂಕ: 23/07/2013

ನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಬೊಮ್ಮನಹಳ್ಳಿ,
ಬೆಂಗಳೂರು ನಗರ.

1957 ರ ನಿಯಮ 59(1)ರ ಪ್ರಕಾರ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದ್ದು ಬರದು ಮೇಲೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ದಾಖಲೆಗಳು ತಿಳಿಸಿರುವುದು ಅಥವಾ ಪತ್ರಿಕೆಯಲ್ಲಿ ಏನಾದರೂ ತಪ್ಪುಗಳಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ನೇ ಕರಣ ಮತ್ತು ನಿಯಮ 138 (1) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಸಿದ್ದಲ್ಲಿ ನಿಗದಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ವ್ಯತ್ಯಾಸಗಳನ್ನು ತಪ್ಪುಗಳು ಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

ಅರ್ಜಿದಾರರು ಸಂಬಂಧಪಟ್ಟ ದಾಖಲೆಗಳನ್ನು ಪರಿಶೀಲಿಸಿದರೆ ಅಧಿಕಾರಿಗಳನ್ನು ಸಂಪರ್ಕಿಸಬೇಕಾಗಿಯೂ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ. ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಸಿದ್ದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ, ಆದ್ದರಿಂದ ಈ ಸೂಚಿಸಿರುವಂತೆ ಸೂಚಿಸಿದೆ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)

ಆಸ್ತಿಯ ಮೇಲಿನ ಋಣಭಾರಗಳ ಪ್ರಮಾಣಪತ್ರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ 19...ರ...

ಸಂಖ್ಯೆ 19...ರ...

ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದಲ್ಲಿ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು.)

ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು ...19...ರಿಂದ 19...ರವರೆಗೆ 1ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ

ಸುಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ಮಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
			ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿ ಕೊಂಡವರು			
2	3	4	5	6	7	8	9

ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರ ಯಾವುದೇ ಕ್ರಮಗಳು ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ

ಶ್ರೀ...

ರುಜು

ಶೋಧನೆ ಪರೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದಃ ಶ್ರೀ...

ನೋಂಪಣಿ ಅಧಿಕಾರಿಯ ರುಜು

(1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯಮೇಲೆ ಆರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇವೆ ಒಂದುವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳ ವಿವರಣೆ ವ್ಯತ್ಯಯವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ. (2) ನೋಂದಣಿ ಅಧಿನಿಯಮ 77 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಲ್ಲಿ ತಾವೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ರುಣಭಾರೆ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯ್ಯಾರು ಮಾಡಲು ಅವರ ಮನೆಗೆ ಕೊಡಲಾಗುವುದು. (3) ಆದ್ದರಿಂದ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛೆಪಡೆದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯೆ ಶೋದನೆಯನ್ನು ಅದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳಲ್ಲಿ ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ. (ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾನೇ ರುಣಭಾರಿಗಾಗಿ ಶೋದನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಪ್ರಸ್ತುತ ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗಿರುವುದಿಲ್ಲ.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ :GNR-EC-A-0002719-2017-18

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ :IGR-EC-C-0002675-2017-18

R. Kuppuswamy.

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

SANO: 2719/17-18

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: –.

Details Of Property : Properties situated In Hoodi, having New Converted Survey No : (13); SurveyNumber : (13) and SurveyChar : 0 and SurveyHissa : 0; New Converted Survey No : (14); SurveyNumber : (14) and SurveyChar : 0 and SurveyHissa : 0, Details Of Receipt :, Rs 55.00 Paid By Cash against Receipt Number 2722/08-06-2017

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 02/Apr/2015 ರಿಂದ 07/Jun/2017 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ .

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy No. 13/6, Hoodi Village, K R Puram Hobli, BETq., (EAST) Land bearing Sy No. 14/3 (Formerly Sy No. 14/1) (WEST) Land bearing Sy No. 13/5 (SOUTH) Land bearing Sy No. 16 (NORTH) Land bearing Sy No. 12 (Now Site bearing Municipal No. 235)Note : (Schedule A:) Item No. 2 Sy No. 13/6, Hoodi Village, K R Puram Hobli, BETq., measuring 1 Acre 35 Guntas	26/Oct/2016	ಅಭಿವೃದ್ಧಿಯ ಕರಾರು Market Value —— 0.0000 Consideration —— 750000000.0000	R Varalakshmi W/o. A Rajendran . ,K Ramaswamy S/o. Late R Kuppuswamy . ,R K Kaleswaran S/o. Late R Kuppuswamy . ,K Padmarajan S/o. Late R Kuppuswamy .	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar .	VRTD321	70	VRT-1-02911-2016-17
2	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) New Sy No. 14/3, (Old No.	26/Oct/2016	ಅಭಿವೃದ್ಧಿಯ ಕರಾರು Market Value —— 0.0000	R Varalakshmi W/o. A Rajendran . ,K Ramaswamy S/o. Late R Kuppuswamy . ,R K	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its	VRTD321	70	VRT-1-02911-2016-17

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ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	14/1), Hoodi Village, K R Puram Hobli, BETq., (EAST) Remaining portion of Sy No. 14/1 (WEST) Land bearing Sy No. 13/6 (SOUTH) Land bearing Sy No. 15 & 16 (NORTH) Land bearing Sy No. 12 (now Site bearing No. 235) and Sy No. 11Note : (Schedule A:) Item No. 3 New Sy No. 14/3, (Old No. 14/1), Hoodi Village, K R Puram Hobli, BETq., measuring 1 Acre 07 Guntas		Consideration ——— 750000000.0000	Kaleswaran S/o. Late R Kuppuswamy . ,K Padmarajan S/o. Late R Kuppuswamy .	Authorised Signatory Mr. Uday Bhaskar .			
3	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy No. 13/6 & New Sy No. 14/3 (Old Sy No. 14/1), Hoodi Village, K R Puram Hobli, BSTq., (EAST) Sri Chinnappa's Land (WEST) Sri Pillaiah's Land (SOUTH) Rahim Sab & Meenamma's Land (NORTH) Sri Kakappa & Yemalur Raju's LandNote : (Schedule A:) Sy No. 13/6 measuring 13 guntas & New Sy No. 14/3 (Old Sy No. 14/1), measuring 1 acre 7 guntas @ Hoodi Village, K R Puram Hobli, BSTq., In all measuring 1 acre 20 guntas	18/Oct/2016	ಬಿಡುಗಡೆ ಪತ್ರ Market Value ——— 0.0000 Consideration ——— 338500000.0000	State Bank of Mysore, Bangalore Main Branch rep by its Asst General Manager .	R Kuppuswamy rep by his GPA holder K Padmarajan .	VRTD320	5	VRT-1-02722-2016-17
4	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Undeveloped Residential	23/Aug/2016	ದಾನ ಪತ್ರ Market Value ——— 0.0000	Smt.R.Varalakshmi D/o Late R Kuppuswamy .	Sri.R.K.Kaleswaran S/o Late R Kuppuswamy ,Sri.K.Ramaswamy S/o Late R Kuppuswamy	INRD174	11	INR-1-04125-2016-17

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Converted land measuring an extent of 1 Acres 35 guntas Comprised in Sy No 13/6 , 1 Acres 7 guntas , in Sy No 14/1, 1 Acres 4 guntas, Sy No 16/4 measuring 1 Acre 6 guntas Sy No 16/5, in all measuring an extent of 5 Acres 12 guntas, or 2, 30,868 sq feet , Now Coming within the Jurisdiction of BBMP and Assigned Municipal No 365, of Hoodi Village, K R Puram Hobli Bangalore East Taluk (EAST) Sy No 15 and remaining Portion of Sy No 14/1 of Hoodi Village (WEST) Sy No 13/5 and 16/3 of Hoodi Village (SOUTH) Sy No 18 of Hoodi Village (NORTH) Road and Portion of SY No 11 of Hoodi VillageNote : (Schedule A:) Undeveloped Residential Converted land measuring an extent of 1 Acres 35 guntas Comprised in Sy No 13/6 , 1 Acres 7 guntas , in Sy No 14/1, 1 Acres 4 guntas, Sy No 16/4 measuring 1 Acre 6 guntas Sy No 16/5, in all measuring an extent of 5 Acres 12 guntas, or 2, 30,868 sq feet , Now Coming within the Jurisdiction of BBMP and Assigned Municipal No 365, of Hoodi Village, K R Puram Hobli Bangalore East Taluk		Consideration ——— 1.0000		,Sri.K.Padmarajan S/o Late R Kuppuswamy .			

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ಪೂರ್ಣಗೊಳಿಸಿದ್ದು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಸಿದ್ಧಪಡಿಸಿದವರು

ಶ್ರೀ..Abdul..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಗಂಗಾನಗರ) ಬೆಂಗಳೂರು (ದಕ್ಷಿಣ) ಜಿಲ್ಲೆ
The Sub-Registrar of the Sub-Registrar (Ganganagar) Bangalore (South) District

ಜಂಟಿ ಸಬ್-ರಿಜಿಸ್ಟ್ರಾರ್ ಮತ್ತು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಗಂಗಾನಗರ), ಬೆಂಗಳೂರು
6/8/2017 3:20 PM

ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ : Tumkur ರುಜು : 8-6-17 ಮುದ್ರೆ

ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) Liability Note - Order Number: 45A(3)/SM/HUD/3/2011-12, Issue Date: 16-01-2012, Liability Note: As Per DR Tumkur Order Deficit Stamp Duty is Rs. 746/- & Deficit Regn. fee is Rs. 110/- Total Deficit Amount is Rs. 856/- with 12% Interest after 90 days from the DR OrderOrder Number: 45A(3)/SM/Sira/16/2011-12, Issue Date: 21-01-2012, Liability Note: As Per DR Tumkur Order Deficit Stamp Duty is Rs. 23933/- & Deficit Regn. fee is Rs.3540/- Total Deficit Amount is Rs. 27473/- with 12% Interest after 90 days from the DR Order

(3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಪಡೆದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರಕ್ಕಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

Designed and Developed by e-Governance Solutions Group,C-DAC Pune

Print Date and Time: 19-May-2016 04:14:36

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ :HLS-EC-A-0000867-2016-17

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ :IGR-EC-C-0000840-2016-17

Prasanna

SANO 843/16-17

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: —.

Details Of Property : Properties situated In Hoodi, having New Converted Survey No : (14/1); New Property No : (14/1); SurveyNumber : (14) and SurveyHissa : (1), Details Of Receipt :, Rs 155.00 Paid By Cash against Receipt Number 856/19-05-2016

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 01/Apr/2004 ರಿಂದ 18/May/2016 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ .

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy NO. 13/6, Measuring an extent of 13 Guntas and sy No. 14/1, Measuring to an extyent of 1 Acre and 7 Guntas totally 1 acre and 20 Guntas ofland at Hoody, KR PuramHobli, BETQ (EAST) Chinnappa land (WEST) Pillaiah (SOUTH) Rahim Saheb and Meenammas land (NORTH) Kakappa and Yamalur Rajus landNote : (Schedule A:) Sy NO. 13/6, Measuring an extent of 13 Guntas and sy No. 14/1, Measuring to an extyent of 1 Acre and 7 Guntas totally 1 acre and 20 Guntas ofland at Hoody, KR PuramHobli, BETQ	29/Mar/2011	ಹಕ್ಕು ಪತ್ರಗಳ ಒತ್ತೆ Market Value ——— 0.0000 Consideration ——— 338500003.0000	M/s R Kuppuswamy Rep by K Padmarajan . ,R K Kaleswaran, K Ramaswamy, R K Paliniswamy, K Shivashanmugam, R K Vadivelu, Varalaxmi all rep by their SPA holder K Padmarajan . ,Padmarajan .	The Chief Manager, State Bank of Mysore, C & 1 Division Bangalore Branch, .	MDPD81	7	MDP-I Part-I-00033-2010-11

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Residentially/Commercially Converted Land Measuring 1 Acre 35 Guntas comprised in Sy No. 13/6, 1 Acre 7 Guntas Comprised in Sy No. 14/1, 1Acre 4 Guntas Comprised in Sy No. 16/4 and 1 Acre 6 Guntas Comprised in Sy No. 16/5 at Hoodi Village K R Puram hobli BETQ (EAST) Sy No. 15 and Remaining Portion of Sy No. 14/1 of Hoodi Village (WEST) Sy No. 13/5 and Sy No. 16/3 of Hoodi Village (SOUTH) Sy No. 18 of Hoodi Village (NORTH) Road Followed by Sy No. 11 of Hoodi VillageNote : (Schedule A:) Residentially/Commercially Converted Land Measuring 1 Acre 35 Guntas comprised in Sy No. 13/6, 1 Acre 7 Guntas Comprised in Sy No. 14/1, 1Acre 4 Guntas Comprised in Sy No. 16/4 and 1 Acre 6 Guntas Comprised in Sy No. 16/5 at Hoodi Village K R Puram hobli BETQ	30/Mar/2009	ದಾನ ಪತ್ರ Market Value ——— 0.0000 Consideration ——— 1.0000	A. Rajendran S/o Late R. Arunachalam .	R. Varalakshmi W/o A. Rajendran .	MDPD36	11	MDP-1-04965-2008-09

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು ಋಣಭಾರಗಳು ಇರುವುದಿಲ್ಲವೆಂದು ಸಹಿ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು

ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಶ್ರೀ.....

ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ :

ರುಜು :

ಮುದ್ರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) Liability Note - N.A.

(3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಚಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ಮಳಿಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಚಿಪಡೆದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರೆ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

Designed and Developed by e-Governance Solutions Group,C-DAC Pune

Sy NO 14/1 Hoodi Village K.R. Puram Hobli

ನಮೂನೆ – 15

BE ಇ.

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19.....

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148 ನೇ ನಿಯಮ)

ಅರ್ಜಿ ಸಂಖ್ಯೆ 19 SY NO 7465 16-17.

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

Prasanna

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 15 ವರ್ಷ 20 1.6.89 ರಿಂದ 20 31.3.04 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
1	2	3	4	5	6	7	8	9
1	Sy NO 14/1, 1-07 12.8.92 Sale 1800001- Sy NO 13/6 ರ ಸ್ಪೆಷಲ್ ಸಿಹಿ ಕೈಸಿ	12.8.92	Sale 1800001-	S. Venkatesh GPA Holder S. Ravi	A. Rajend -ಸಾಗ	574		3122 92-93

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....

ಹುದ್ದೆ (ಪದನಾಮ).....

ಸ್ಥಳ: BLR-KRPuram 18/5/16 ರುಜು :

ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ರುಜು
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು.

ಸೂಚನೆ :– (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛೆಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರು ಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ವೀಕ್ಷಿಸಲು ಇಚ್ಛೆಪಡದಿದ್ದ ಕಾರಣ ಅಧೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

ಕಾ.ಸೂ. ಸಂಖ್ಯೆ 2646 – 100 ಪುಟಗಳಂತೆ 10,000 ಪ್ರತಿಗಳು, ಸ.ಹೊ.ಮು. ಬೆಂ–59 – ದಿನಾಂಕ: 25–10–2010

Sy NO 13/6 Hoodi village K.R. pura Hobli BETQ.

ನಮೂನೆ – 15

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148 ನೇ ನಿಯಮ)

ಅರ್ಜಿ ಸಂಖ್ಯೆ ~~SL NO~~ 7466 16-17

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19.....

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

Prasanna.

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 15 ವರ್ಷ 20 1.6.89 ರಿಂದ 20 31.3.04 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
1	2	3	4	5	6	7	8	9
	Sy NO 13/6 1-22	20.1.92	Sale 650001-	H.P. Nanjappa Srinivas Rayaraju.	N. Nagaraja.	457		7066 91-92
	Sy NO 13/6 1-22	12.8.92	Sale 180000/-	N. Nagaraj	A. Rajendra	569		3111 92-93
	Sy NO 13/6 0-13	12.8.92	Sale 180000/-	S. Venkatesh R/A Hoodi	→ ←	574		3122 92-93
	Sy NO 14/1 ಸ್ವತ್ತು ಮಹ ಖೈದಿ			S. Ravi				

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....

ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ: Sadashivanagar 18/5/16 ರುಜು :

ಮುದ್ರೆ

ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ರುಜು
ಜಂಟಿ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು.

ಸೂಚನೆ :– (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇರುತ್ತವೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛೆಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರು ಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛೆಪಡದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರಕ್ಕಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

ಕಾ.ಸೂ. ಸಂಖ್ಯೆ 2646 – 100 ಪುಟಗಳಿಗಳಂತೆ 10,000 ಪ್ರತ್ಯೇಕಗಳು, ಸ.ಹೊ.ಮು. ಬೆಂ–59 – ದಿನಾಂಕ: 25–10–2010

Sy No. 13/6 Hoodi village K-R puram Hobli 1 Ac 36 Gu

ನಮೂನೆ - 15

ಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19.....

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148 ನೇ ನಿಯಮ)

ಅರ್ಜಿ ಸಂಖ್ಯೆ 19.....SR no 5736/16-17

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

Prafanna

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 30 ವರ್ಷ 20 1/4/1959 ರಿಂದ 20 31/5/89 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
1	2	3	4	5	6	7	8	9
1.	Sy No. 13/6 (0-13) ಉಸುಗು ಇತರೆ	31/5/88	Sale	A. Muniyappa A. Mariyappa A. Shamanna	S. Venkatesh	2846	444 448	2391 88-89

ರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ .....

ಜು (ಪದನಾಮ) .....

ಸಹಿ ಇತರ ಹೊಣೆರು

Sub-Registrar of Jayanagara (Jayanagara) Bommanahalli

The Seal of the Sub-Registrar of Bommanahalli (Jayanagara)

:SKo BMH 10/ಕ್ರ-16

ರುಜು:

ಮುದ್ರೆ :

ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ರುಜು

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಚನೆ :- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ ಕಲಂ 57 ಪ್ರಕರಣ ಮತ್ತು ಕಲಂ 138 (1) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛೆಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಾವುದೇ ನಕಲುಪ್ರತಿಯಿಂದಾಗಲಿ ಪರಿಶೀಲಿಸಲು ಅವಕಾಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

ಆದರೆ ಪ್ರಸ್ತುತ ಪ್ರಕರಣದಲ್ಲಿ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛೆಪಡದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ, ಆದ್ದರಿಂದ ಈ ತಪ್ಪಿನಿಂದಾಗಿ ಯಾವುದೇ ಋಣಭಾರಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(3) ಪ್ರಸ್ತುತ ಈ ಪುಸ್ತಕದ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದಿಂದ ಈ ಋಣಭಾರೆ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವ ರೀತಿಯ ತಪ್ಪುಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

ಕಾ.ಸೂ. ಸಂಖ್ಯೆ 2646 - 100 ಹಾಳೆಗಳಂತೆ 10,000 ಪ್ಯಾಡ್‌ಗಳು, ಸ.ಹೊ.ಮು. ಬೆಂ-59 - ದಿನಾಂಕ : 25-10-2010

14/1 Hoodi village K R Puram Hobli BETP - 2Ae-3044

ನಮೂನೆ - 15

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148 ನೇ ನಿಯಮ)

ಆರ್ಜಿ ಸಂಖ್ಯೆ 19....SA no 5735/16-17

ಂಖ್ಯೆ 19.....

ಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

Jamma

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 30 ವರ್ಷ ಇಂದ 1/4/60 ರಿಂದ 20 31/5/1989 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
			ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
2	3	4	5	6	7	8	9
Sy No. 14/1 (1-07) ಸಾಸು ಫ್ಯಾಕ್ಟರಿ	ಫ್ರೀಹೋಲ್ಡ್	Sale	A. Muniyappa A. Mariyappa A. Shamanna	S. Venkatesh	2846	249 248	2391 88-89

ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಯಾವುದೂ ಇಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಸಿದ್ದಪಡಿಸಿದವರು ಶ್ರೀ ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ .....

ಎಮ) .....

ಂ ಸಮಿ 19/4/17 ರುಜು: ಮುದ್ರೆ:

ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ರುಜು

ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಈ ಋಣಭ್ರಾತ್ರಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬಂದಿರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇವೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾಗಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

ನೋಂದಣಿ ಅಧಿನಿಯಮ ಕ್ರಮಗಳ ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ವಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆಯನ್ನು ಪರೀಕ್ಷಿಸಲೂ ನಕಲನ್ನು ತೆಗೆಯಲು ಅವಕಾಶ ಮಾಡಲು ಕಚೇರಿಯ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದ್ದರಿಂದ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಪಡದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ, ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿಯಾದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರಿಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದಿಂದ ಈ ಋಣಭಾರಿ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವ ಪ್ರಮಾದೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರಿಯಾಗುವುದಿಲ್ಲ.

ಕಾ.ಸೂ. ಸಂಖ್ಯೆ 2646 - 100 ಹಾಳೆಗಳಂತೆ 10,000 ಪ್ಯಾಡ್‌ಗಳು, ಸ.ಹೊ.ಮು. ಬೆಂ-59 - ದಿನಾಂಕ : 25-10-2010

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ :GNR-EC-A-0002719-2017-18

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ :IGR-EC-C-0002675-2017-18

R. Kuppuswamy.

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

SANO: 2719/17-18

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: —.

Details Of Property : Properties situated In Hoodi, having New Converted Survey No : (13); SurveyNumber : (13) and SurveyChar : 0 and SurveyHissa : 0; New Converted Survey No : (14); SurveyNumber : (14) and SurveyChar : 0 and SurveyHissa : 0, Details Of Receipt :, Rs 55.00 Paid By Cash against Receipt Number 2722/08-06-2017

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 02/Apr/2015 ರಿಂದ 07/Jun/2017 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ .

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy No. 13/6, Hoodi Village, K R Puram Hobli, BETq., (EAST) Land bearing Sy No. 14/3 (Formerly Sy No. 14/1) (WEST) Land bearing Sy No. 13/5 (SOUTH) Land bearing Sy No. 16 (NORTH) Land bearing Sy No. 12 (Now Site bearing Municipal No. 235)Note : (Schedule A:) Item No. 2 Sy No. 13/6, Hoodi Village, K R Puram Hobli, BETq., measuring 1 Acre 35 Guntas	26/Oct/2016	ಅಭಿವೃದ್ಧಿಯ ಕರಾರು Market Value —— 0.0000 Consideration —— 750000000.0000	R Varalakshmi W/o. A Rajendran . ,K Ramaswamy S/o. Late R Kuppuswamy . ,R K Kaleswaran S/o. Late R Kuppuswamy . ,K Padmarajan S/o. Late R Kuppuswamy .	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar .	VRTD321	70	VRT-1-02911-2016-17
2	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) New Sy No. 14/3, (Old No.	26/Oct/2016	ಅಭಿವೃದ್ಧಿಯ ಕರಾರು Market Value —— 0.0000	R Varalakshmi W/o. A Rajendran . ,K Ramaswamy S/o. Late R Kuppuswamy . ,R K	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its	VRTD321	70	VRT-1-02911-2016-17

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	14/1), Hoodi Village, K R Puram Hobli, BETq., (EAST) Remaining portion of Sy No. 14/1 (WEST) Land bearing Sy No. 13/6 (SOUTH) Land bearing Sy No. 15 & 16 (NORTH) Land bearing Sy No. 12 (now Site bearing No. 235) and Sy No. 11Note : (Schedule A:) Item No. 3 New Sy No. 14/3, (Old No. 14/1), Hoodi Village, K R Puram Hobli, BETq., measuring 1 Acre 07 Guntas		Consideration ——— 750000000.0000	Kaleswaran S/o. Late R Kuppuswamy . ,K Padmarajan S/o. Late R Kuppuswamy .	Authorised Signatory Mr. Uday Bhaskar .			
3	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy No. 13/6 & New Sy No. 14/3 (Old Sy No. 14/1), Hoodi Village, K R Puram Hobli, BSTq., (EAST) Sri Chinnappa's Land (WEST) Sri Pillaiah's Land (SOUTH) Rahim Sab & Meenammaa's Land (NORTH) Sri Kakappa & Yemalur Raju's LandNote : (Schedule A:) Sy No. 13/6 measuring 13 guntas & New Sy No. 14/3 (Old Sy No. 14/1), measuring 1 acre 7 guntas @ Hoodi Village, K R Puram Hobli, BSTq., In all measuring 1 acre 20 guntas	18/Oct/2016	ವಿಮರ್ಶೆಪತ್ರ Market Value ——— 0.0000 Consideration ——— 338500000.0000	State Bank of Mysore, Bangalore Main Branch rep by its Asst General Manager .	R Kuppuswamy rep by his GPA holder K Padmarajan .	VRTD320	5	VRT-1-02722-2016-17
4	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Undeveloped Residential	23/Aug/2016	ದಾನ ಪತ್ರ Market Value ——— 0.0000	Smt.R.Varalakshmi D/o Late R Kuppuswamy .	Sri.R.K.Kaleswaran S/o Late R Kuppuswamy .,Sri.K.Ramaswamy S/o Late R Kuppuswamy	INRD174	11	INR-1-04125-2016-17

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (in Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Converted land measuring an extent of 1 Acres 35 guntas Comprised in Sy No 13/6 , 1 Acres 7 guntas , in Sy No 14/1, 1 Acres 4 guntas, Sy No 16/4 measuring 1 Acre 6 guntas Sy No 16/5, in all measuring an extent of 5 Acres 12 guntas, or 2, 30,868 sq feet , Now Coming within the Jurisdiction of BBMP and Assigned Municipal No 365, of Hoodi Village, K R Puram Hobli Bangalore East Taluk (EAST) Sy No 15 and remaining Portion of Sy No 14/1 of Hoodi Village (WEST) Sy No 13/5 and 16/3 of Hoodi Village (SOUTH) Sy No 18 of Hoodi Village (NORTH) Road and Portion of SY No 11 of Hoodi VillageNote : (Schedule A:) Undeveloped Residential Converted land measuring an extent of 1 Acres 35 guntas Comprised in Sy No 13/6 , 1 Acres 7 guntas , in Sy No 14/1, 1 Acres 4 guntas, Sy No 16/4 measuring 1 Acre 6 guntas Sy No 16/5, in all measuring an extent of 5 Acres 12 guntas, or 2, 30,868 sq feet , Now Coming within the Jurisdiction of BBMP and Assigned Municipal No 365, of Hoodi Village, K R Puram Hobli Bangalore East Taluk		Consideration ——— 1.0000		,Sri.K.Padmarajan S/o Late R Kuppuswamy .			

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ಮಾಡಿದ್ದು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು

ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಗಂಗಾನಗರ) ಬೆಂಗಳೂರು (ಪೂರ್ವ)
The Seal of the Office of the Sub-Registrar of the East Bangalore (Ganganagar) Bangalore

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಗಂಗಾನಗರ), ಬೆಂಗಳೂರು
6/8/2017 3:20 PM

ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ : Tumkur ರುಜು : 8-6-17 ಮುದ್ರೆ

ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಹಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ನೈತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) Liability Note - Order Number: 45A(3)/SM/HUD/3/2011-12, Issue Date: 16-01-2012, Liability Note: As Per DR Tumkur Order Deficit Stamp Duty is Rs. 746/- & Deficit Regn. fee is Rs. 110/- Total Deficit Amount is Rs. 856/- with 12% Interest after 90 days from the DR OrderOrder Number: 45A(3)/SM/Sira/16/2011-12, Issue Date: 21-01-2012, Liability Note: As Per DR Tumkur Order Deficit Stamp Duty is Rs. 23933/- & Deficit Regn. fee is Rs.3540/- Total Deficit Amount is Rs. 27473/- with 12% Interest after 90 days from the DR Order

(3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಹಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಹಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಪಡೆದಿದ್ದ ಹಾರಣ ಅಧೀನಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಹಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರಿಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

Designed and Developed by e-Governance Solutions Group,C-DAC Pune

Print Date and Time: 19-May-2016 04:14:36

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ :HLS-EC-A-0000867-2016-17

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ :IGR-EC-C-0000840-2016-17

Prasanna

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

SRNO 8423/16-17

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: —.

Details Of Property : Properties situated In Hoodi, having New Converted Survey No : (14/1); New Property No : (14/1); SurveyNumber : (14) and SurveyHissa : (1), Details Of Receipt :, Rs 155.00 Paid By Cash against Receipt Number 856/19-05-2016

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 01/Apr/2004 ರಿಂದ 18/May/2016 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ .

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Sy NO. 13/6, Measuring an extent of 13 Guntas and sy No. 14/1, Measuring to an extyent of 1 Acre and 7 Guntas totally 1 acre and 20 Guntas ofland at Hoody, KR PuramHobli, BETQ (EAST) Chinnappa land (WEST) Pillaiah (SOUTH) Rahim Saheb and Meenammas land (NORTH) Kakappa and Yamalur Rajus landNote : (Schedule A:) Sy NO. 13/6, Measuring an extent of 13 Guntas and sy No. 14/1, Measuring to an extyent of 1 Acre and 7 Guntas totally 1 acre and 20 Guntas ofland at Hoody, KR PuramHobli, BETQ	29/Mar/2011	ಹಕ್ಕು ಪತ್ರಗಳ ಒತ್ತೆ Market Value ——— 0.0000 Consideration ——— 338500003.0000	M/s R Kuppuswamy Rep by K Padmarajan . ,R K Kaleswaran, K Ramaswamy, R K Palliswamy, K Shivashanmugam, R K Vadivelu, Varalaxmi all rep by their SPA holder K Padmarajan . ,Padmarajan .	The Chief Manager, State Bank of Mysore, C & 1 Division Bangalore Branch, .	MDPD81	7	MDP-I Part-I-00033-2010-11

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ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ		ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2	Village Name:ಹೂಡಿ Property Schedule Description: (LAND MARK) Residentially/Commercially Converted Land Measuring 1 Acre 35 Guntas comprised in Sy No. 13/6, 1 Acre 7 Guntas Comprised in Sy No. 14/1, 1Acre 4 Guntas Comprised in Sy No. 16/4 and 1 Acre 6 Guntas Comprised in Sy No. 16/5 at Hoodi Village K R Puram hobli BETQ (EAST) Sy No. 15 and Remaining Portion of Sy No. 14/1 of Hoodi Village (WEST) Sy No. 13/5 and Sy No. 16/3 of Hoodi Village (SOUTH) Sy No. 18 of Hoodi Village (NORTH) Road Followed by Sy No. 11 of Hoodi VillageNote : (Schedule A:) Residentially/Commercially Converted Land Measuring 1 Acre 35 Guntas comprised in Sy No. 13/6, 1 Acre 7 Guntas Comprised in Sy No. 14/1, 1Acre 4 Guntas Comprised in Sy No. 16/4 and 1 Acre 6 Guntas Comprised in Sy No. 16/5 at Hoodi Village K R Puram hobli BETQ	30/Mar/2009	ದಾನ ಪತ್ರ Market Value ——— 0.0000 Consideration ——— 1.0000	A. Rajendran S/o Late R. Arunachalam .	R. Varalakshmi W/o A. Rajendran .	MDPD36	11	MDP-1-04965-2008-09

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು/ಋಣಭಾರಗಳು ಇರುವುದಿಲ್ಲವೆಂದು ಸಹಿ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು

ಶ್ರೀ..... ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಶ್ರೀ.....

ಹುದ್ದೆ (ಪದನಾಮ).....

ಸ್ಥಳ :

ದಿನಾಂಕ : 19/5/2016

ಮುದ್ರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಸೂಚನೆ- (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ. ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ನ್ಯೂನ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) Liability Note - N.A.

(3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತ: ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತ: ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಪಡೆದಿದ್ದ ಕಾರಣ ಅಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತ: ತಾವು ಋಣಭಾರಿಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವುರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

Designed and Developed by e-Governance Solutions Group,C-DAC Pune

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ನಮೂನೆ-೧೬

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

(ನಮೂನೆ ಸಂಖ್ಯೆ ೧೬) (ನಿಯಮ ೧೪ಎ ನೋಡಿ)

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

K. Ramaswamy

೨೦೦.....ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ.....

೨೦೦.....ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 9979 05-06

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ.

(ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

1ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ 12 ವರ್ಷಕ್ಕೆ, ದಿನಾಂಕ 1/4/1993 ರಿಂದ 23/8/2005 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ. ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣ ಪತ್ರ ತಯಾರಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಸ್ವತ್ತಿನ ವಿವರ

Sy no 16/4 of Hoodi village
K R puram Hobli
Kithane 1 Acre 04 Guntas
E: Vendor's land
W: Muni'thadirappa's land
N: property belongs to purchaser
S: N. Nagaraj's land

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ C R R Blore

ದಿನಾಂಕ 11/8/2005

ಪುಸ್ತಕ 1ರ ವಿವರಣಾಸೂಚಿ ಮತ್ತು ಸಂಪುಟದ ಸಂಬಂಧಿಸಿದ ಪುಟಗಳು ಶಿಥಿಲಗೊಂಡಿರುವುದರಿಂದ ಶೋಧನೆಯಲ್ಲಿ ಏನಾದರೂ ವ್ಯತ್ಯಾಸ ಉಂಟಾದಲ್ಲಿ ಅದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟ ದಾಖಲೆಗಳೊಂದಿಗೆ ಅಧಿಕಾರಿಗಳು ಪರಿಷ್ಕರಿಸಿಕೊಳ್ಳಲು ವಿನಂತಿಸಿದೆ.

.....

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ಸಹಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೇಂದ್ರೀಯ ಅಭಿಲೇಖಾಲಯ
ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು

ಟಿಪ್ಪಣಿ :-(1) ನೋಂದಾಯಿಸಿದ ದಸ್ತಾವೇಜುಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರನು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣದಿಂದ ಬೇರೆಯಾಗಿದ್ದಲ್ಲಿ ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

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ನಮೂನೆ - ೧೬

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[ನಮೂನೆ ಸಂಖ್ಯೆ.೧೬] [ನಿಯಮ ೧೪ಎ ನೋಡಿ]

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

೨೦೦..... ನೇ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ.....

K. Ramakrishnaiah ೨೦೦..... ನೇ ಅರ್ಜಿ ಸಂಖ್ಯೆ. 11231/03-04

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ;

[ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ಏವರಿಸಬೇಕು]

೧ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ ವಿವರಿಸಿರುವ ಸ್ವತ್ತಿಗೆ ದಿನಾಂಕ 1.4.02 ರಿಂದ 4.8.03 ರವರೆಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಈ ಕಛೇರಿಯಲ್ಲಿ ಲಭ್ಯವಿರುವ ದಾಖಲೆಗಳನ್ನು ಪರಿಶೀಲಿಸಿದಾಗ ಸದರಿ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿರುವುದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ, ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದೆವು.

ಸಹಿ

ಹುದ್ದೆ

ಸ್ವತ್ತಿನ ವಿವರ

Sy. No. 16/4, at Hoodi Village,
K.R. Puram Hobli, Bangalore
0.1.04 guntas.
E: Venkatesh's property
W: Muni Kadirappa's land
N: Purchaser property
S: Nagaraja's land.

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಹುದ್ದೆ

ಕಛೇರಿ K.R. Puram.

ದಿನಾಂಕ 6/8/2003.

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್.ಪುರಂ, ಬೆಂಗಳೂರು.

ಟಿಪ್ಪಣಿ :- (೧) ನೋಂದಾಯಿಸಿದ ದಾಖಲೆಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರನು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣದಿಂದ ಬೇರೆಯಾಗಿದ್ದಲ್ಲಿ, ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

ಕಾನೂನು ದಾಖಲಾತಿಗಳು, ಬೆಂಗಳೂರು / ಸಂಪುಟ ೧೮೮

ನಮೂನೆ - ೧೬

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[ನಮೂನೆ ಸಂಖ್ಯೆ.೧೬] [ನಿಯಮ ೧೪(೬) ನೋಡಿ]

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ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

೨೦೦..... ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ..... 53

Ramaswamy S.A ೨೦೦..... ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 8321/02-03

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ,

[ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ಎಲ್ಲಾ ಅಂಕಿಗಳನ್ನು ಅಕ್ಷರಗಳಲ್ಲಿ ಬರೆಯಬೇಕು]

೧೫ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ ಮೊದಲ ವರ್ಷ, ದಿನಾಂಕ 8/8/91 ರಿಂದ 2/8/02 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟಿ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ. ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದವರು.

Sy No 16/4, Hoodi village
K.R. Puram Hobli, B.S.W.D.

ಸಹಿ

ಹುದ್ದೆ

ಸ್ವತ್ತಿನ ವಿವರ

1. ಮಲ್ಲಿಕಾರ್ಜುನಪ್ಪ ಮತ್ತು ಮುನಿಯಮ್ಮ
1E - Vendors Property
ಮುನಿಯಪ್ಪನವರಿಗೆ ಸೇರಿದ ಜಮೀನು
N.W. - Vendors property
ಮಲ್ಲಿಕಾರ್ಜುನಪ್ಪನವರಿಗೆ ಸೇರಿದ ಜಮೀನು

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ನೀಡಿದವರು

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ K. R. Puram

ದಿನಾಂಕ 5/8/02 ೨೦೦

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ಸಹಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು.

ಟಿಪ್ಪಣಿ :- (೧) ನೋಂದಾಯಿಸಿದ ದಾಸ್ತಾವೇಜುಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿಯಲ್ಲಿ ಮತ್ತು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿರುವ ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ನಮೂದಿಸಲಾಗಿರಬೇಕು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

54 (53)

ನಮೂನೆ ಸಂಖ್ಯೆ. ೧೬] [ನಿಯಮ ೧೪೫ ನೋಡಿ

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

19 ..... ರ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ .....

SA 19 97-98 ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 4336

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ, ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗಿರುವುದರಿಂದ,

[ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು]

K Ramaswamy

ಗನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ ..Nil.. ವರ್ಷಕ್ಕೆ, ದಿನಾಂಕ 12.6.96 ರಿಂದ 8.8.97 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟ ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತು ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ, ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಸ್ವತ್ತಿನ ವಿವರ In respect of
SY NO 16/4 Hoodi village K.R.Puram
Hobli B.S.K extent 1 Acre 04 Gunthas
East Vendhs Land
West Munireddi appas Land
North Purchase property
South Nagarajas Land

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಸಹಿ

ಹುದ್ದೆ

ಕಛೇರಿ [illegible]

ದಿನಾಂಕ 12-6-97

ಮುದ್ರೆ

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ಸಹಿ

ಟಿಪ್ಪಣಿ :- (೧) ನೋಂದಾಯಿಸಿದ ದಸ್ತಾವೇಜುಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿಯಲ್ಲಿ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ಕೊಟ್ಟಿರುವಲ್ಲಿ ನಮೂದಿಸಿದ ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

PHOTO COPY AVAILABLE IN ALL BRANCHES

land in Sy no 16/4 Hoodi village ಕಸಬಾ ಹೋಬಳಿ

ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ ೧೫] ಕರ್ನಾಟಕ ಸರ್ಕಾರ [೧೪೮೫ನೇ ನಿಯಮ

B STR. 25

ಆಸ್ತಿಯ ಮೇಲಿನ ಋಣಭಾರಗಳ ಪ್ರಮಾಣ ಪತ್ರ

ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ ೧೯ _____ ರಿಂದ _____

ಅರ್ಜಿ ಸಂಖ್ಯೆ ೧೯ 95-96 ರ 2062.

ಕೆ. ರಾಮಸ್ವಾಮಿ. SA

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು ಕಛೇರಿ ದಸ್ತಾವೇಜಿನ 11-8-92 ರಿಂದ 12-6-95 ರವರೆಗೆ ೧೫ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ

ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ ೧	(ಎ) ಆಸ್ತಿಯ ವಿವರ ೨	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ ೩	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ ೪	ಕಕ್ಷೆಗಾರರ ಹೆಸರು		ಸಂಪುಟ ೬	ಪುಟ ೭	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ ೮
				ಬರೆದು ಕೊಟ್ಟವರು ೫	ಬರೆಯಿಸಿ ಕೊಂಡವರು ೬			
1	Sy no 16/4 1-04 dry	9-11-92	Sale 2,00,000/-	S. Venkatesh Reply GPA holder S. Rani	A. Rajendran	612	78 83	5327 92-93

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರ ಯಾವುದೇ ಕ್ರಮಗಳು ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್

ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ _____

ರುಜು / ಪದನಾಮ

ಸಹಾಯಕ ಆಯುಕ್ತರು ಮತ್ತು ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

ರುಜು

ಶೋಧನೆ ಪರೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು ಶ್ರೀ Amrutha

ಮುದ್ರೆ

ಸ್ಥಳ ಕೆ.ಆರ್.ಪುರ 14-6-95

[ಪ

Sy no 16/4 Hoodi village KR puram hobli Bangalore South taluk

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಪುಪತ್ರ ಸಂಖ್ಯೆ ೧೫] [೧೪೮ನೇ ನಿಯಮ

ಆಸ್ತಿಯ ಮೇಲಿನ ಋಣಭಾರಗಳ ಪ್ರಮಾಣಪತ್ರ

ಪ್ರಮಾಣ ಪತ್ರದ ಸಂಖ್ಯೆ ೧೯ _____ ರಿಂದ _____

ಅರ್ಜಿ ಸಂಖ್ಯೆ ೧೯ 92-93ರ 4958

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಯಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.

(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು ಮೊದಲ 1-6-89 ರಿಂದ 23-1-93ರ ವರೆಗೆ ೧ ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಯಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ :

ಕ್ರಮ ಸಂಖ್ಯೆ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕ್ಷಿಪ್ತಾರರ ಹೆಸರು: ಬರೆದು ಕೊಟ್ಟವರು	ಕ್ಷಿಪ್ತಾರರ ಹೆಸರು: ಬರೆಯಿಸಿ ಕೊಂಡವರು	ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ: ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
	೨	೩	೪	೫	೬	೭	೮	೯
I	ಸರ್ವೆ ನಂ 16/4 1-04 ಮಾಲೀಕ	29-1-91	ಕ್ರಯ 60000	ಸಂಪಾದ್ಯಬೇಗಂ	ಎಸ್ ವೆಂಕಟೇಶ್	256	37-41	5602 90-91
II	Sy no 16/4 1-04 ಅರ್ಜಿ	9-11-92	Sale 2,00,000/-	S. Venkatesh Reply by GPA Holder S. Ravi	A-Ratan - Dhan	—	—	5327 92-93

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಯಗಳ ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಇತರ ಯಾವುದೇ ಕ್ರಯಗಳು ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ

ರಂಜ /ಪದನಾಮ

ಶೋಧನೆ ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು ಶ್ರೀ

ನೋಂದಣಾಧಿಕಾರಿಗಳು ಮತ್ತು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

ಮುಂದ್ರೆ

ಸ್ಥಳ KR puram 25-1-93

[ಪು. ಶಿ. ನೋ]

ನಮೂನೆ ಸಂಖ್ಯೆ ೧೬]

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

[ನಿಯಮ ೧೪೮ ನೋಡಿ

ಸ್ವತ್ತಿನ ಮೇಲೆ ಋಣಭಾರ ರಾಹಿತ್ಯ ಪ್ರಮಾಣ ಪತ್ರ

ರ ಪ್ರಮಾಣಪತ್ರ ಸಂಖ್ಯೆ _____

SA/ 93-93 ರ ಅರ್ಜಿ ಸಂಖ್ಯೆ 3567

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿದ ಸ್ವತ್ತಿನ ಬಗ್ಗೆ ನೋಂದಾಯಿಸಿದ ಪತ್ರಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಯಾವುದೇ ಇದ್ದಲ್ಲಿ ಅವುಗಳ ವಿವರಗಳನ್ನು ಕೊಡುವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ನನ್ನಿಂದ ಅರ್ಜಿ ಸಲ್ಲಿಸಲಾಗುವುದರಿಂದ

K. Rama Swamy

(ಪ್ರಪತ್ರದಲ್ಲಿ ಕಾಣಿಸಿದಂತೆ ನಮೂದಿಸಬೇಕಾದ ಮತ್ತು ವಿವರಿಸಬೇಕಾದ)

೧೯೮೦ನೇ ಪುಟದಲ್ಲಿ ಮತ್ತು ಆದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ಅನುಸೂಚಿಗಳಲ್ಲಿ ..10.....ವರ್ಷಕ್ಕೆ ದಿನಾಂಕ 01/04/80 ದಿಂದ 31/03/89 ದಿನಾಂಕದವರೆಗೆ ತಿಳಿಸಿದ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ನಡವಳಿಕೆಗಳನ್ನು ಮತ್ತು ಋಣಭಾರಗಳ ಬಗ್ಗೆ ಶೋಧನೆಯನ್ನು ಮಾಡಲಾಗಿದೆಯೆಂದು ನಾನು ಈ ಮೂಲಕ ದೃಢಪಡಿಸುತ್ತೇನೆ ಮತ್ತು ಅಂಥ ಶೋಧನೆಯಿಂದ ಸಂಬಂಧಪಟ್ಟು ತಿಳಿಸಿದ ಸ್ವತ್ತನ್ನು ಕುರಿತಂತೆ ಯಾವುದೇ ನಡವಳಿಕೆ ಅಥವಾ ಋಣಭಾರ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ ಶೋಧನೆಯನ್ನು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ತಯಾರಿಸಿದವರು.

In Respect of Sy no. 16/a, Hoodi Village,
K.R. Puram Hobli, BSK, IA-04 01.

ಸಹಿ

ಹೆಸರು

East By: Property by owner
West By: Muni Kadiappa's land.
North By: Tigalaru Pillappaiah's land
South By: Pillappa's land.

ಶೋಧನೆಯನ್ನು ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರೀಕ್ಷಿಸಿದವರು.

ಸಹಿ

ಹೆಸರು

ಕಛೇರಿ BSK

ದಿನಾಂಕ 30/07/92 ರಂದು

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ಸಹಿ

SUB-REGISTRAR
BANGALORE-SOUTH TALUK

ಟಿಪ್ಪಣಿ : (೧) ನೋಂದಾಯಿಸಿದ ದಸ್ತಾವೇಜುಗಳಲ್ಲಿ ಸ್ವತ್ತಿನ ವಿವರಗಳು ಅರ್ಜಿದಾರರು ತನ್ನ ಅರ್ಜಿಯಲ್ಲಿ ನಮೂದಿಸಿದ ವಿವರಗಳಿಂದ ಬೇರೆಯಾಗಿದ್ದಲ್ಲಿ ಅಂಥವುಗಳನ್ನು ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಸೇರಿಸಲಾಗುವುದಿಲ್ಲ.

63

Sy No 16/4 Hobli village Kempra Hobli BET &
Extent 0 / Acre 4 guntas

ನಮೂನೆ 15

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19..... **ಪ್ರಪತ್ರ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)** ಅರ್ಜಿ ಸಂಖ್ಯೆ 19SAN0246621/05-06

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ.
(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

K. Ramaswamy

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 11 years ರಿಂದ 20.01.1470 ರಿಂದ 20.11.1980 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ	ಕಕ್ಷಿದಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದುಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			ಸಂಖ್ಯೆ ಮತ್ತು ವರ್ಷ
1	2	3	4	5	6	7	8	9
I	ಬಿ.ಸಂ 16/4 ಖು 1-4	21-7-71	ಕ್ರಯ 2000/-	T. ಸುಬ್ಬಯ್ಯ	H.M. ನರಸಿಂಹಮೂರ್ತಿ	887	104/105	2142

ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಋಣಭಾರಗಳಿರುವುದು ಅಥವಾ ಅಂತಹ ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ.....ಶೋಧನೆ ಪರಿಶೀಲಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣಪತ್ರವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....

ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ CRR B'lore South ರುಜು 27/12/05

ಮುದ್ರೆ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1 ರ ಕೆಲವು ಭಾಗಗಳು ಶಿಥಿಲಗೊಂಡಿರುವುದರಿಂದ ಕೆಲವು ಅಕ್ಷರಗಳು ಅಸ್ಪಷ್ಟವಾಗಿವೆ

ಹಿರಿಯ ಸಹಾಯಕ ನಿಯಂತ್ರಣಾಧಿಕಾರಿ
ನೋಂದಣಿ ಅಧಿಕಾರಿಯ ರುಜು
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಸೂಚನೆ - (1) ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳು ಆಸ್ತಿಗಳ ವಿವರಗಳ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಾಥಮಿಕ ಮಾಹಿತಿಗಳನ್ನು ಆಧರಿಸಿವೆ. ಸಂಪುಟ, ಪುಟ ಮತ್ತು ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138(1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಪಟ್ಟಲ್ಲಿ ನಿಗಧಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ಸಕಲನ್ನು ತಯಾರು ಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು.

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛಿಪಡೆದಿದ್ದ ಕಾರಣ ಆಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಆದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ, ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರೆ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವ ರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

ಮುದ್ರಕರು: ನಿರ್ದೇಶಕರು, ಮುದ್ರಣ, ಲೇಖನ ಸಾಮಗ್ರಿ ಮತ್ತು ಪ್ರಕಟಣೆಗಳು, ಸಶಾಮುತು, ಕಾಸೂ. ಪಿ219, 100 ಹಾಳೆಗಳಂತೆ 30,000 ಪ್ರತಿಗಳು ದಿ: 12-05-2005

This Document Consists Of 7 Sheets

First Sheet Of Book No 4125 of Book - IV

Bk-I-4125
2016-2017

2015-17

DEED OF GIFT

THIS DEED OF GIFT IS EXECUTED ON THIS THE TWENTY THIRD DAY OF AUGUST TWO THOUSAND SIXTEEN (23/08/2016) AT BANGALORE BY:

I. **SMT.R.VARALAKSHMI,** aged about 62 years, daughter of late Sri.R.Kuppuswamy, wife of Sri.A.Rajendran, residing at No.278, 4th Main, Mahalakshmi Layout, Bangalore – 560 086,, hereinafter referred to as the **DONOR**, which term, wherever the context permits, shall mean and include her heirs, successors, executors, assigns, administrators and legal representatives **OF THE ONE PART**;

TO AND IN FAVOUR OF

II. **SRI.R.K.KALESWARAN,** aged about 70 years, son of late Sri.R.Kuppuswamy, residing at No.244, 3rd Main, Mahalakshmi Layout, Bangalore – 560 086, hereinafter referred to as the **DONEE NO.1**, which term, wherever the context permits, shall mean and include his heirs, successors, executors, assigns, administrators and legal representatives;

III. **SRI.K.RAMASWAMY,** aged about 68 years, son of late Sri.R.Kuppuswamy, residing at No.244, 3rd Main, Mahalakshmi Layout, Bangalore – 560 086, hereinafter referred to as the **DONEE NO.2**, which term, wherever the context permits, shall mean and include his heirs, successors, executors, assigns, administrators and legal representatives;

IV. **SRI.K.PADMARAJAN,** aged about 64 years, son of late Sri.R.Kuppuswamy, residing at No.244, 3rd Main, Mahalakshmi Layout, Bangalore – 560 086, hereinafter referred to as the **DONEE NO.3**, which term, wherever the context permits, shall mean and include his heirs, successors, executors, assigns, administrators and legal representatives; with the terms DONEE NO.1, 2 and 3 hereinafter jointly referred to as the **DONEES**, wherever required in this deed **OF THE OTHER PART**;

WHEREAS, the entire immovable property being converted lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4

R.Varalakshmi

K. Kaleswaran

K.Padmarajan

Print Date & Time : 23-08-2016 01:50:46 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4125

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-08-2016 ರಂದು 01:41:28 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	385.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	960.00

ಶ್ರೀ Sri.R.K.Kaleswaran S/o Late R.Kuppuswamy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri.R.K.Kaleswaran S/o Late R Kuppuswamy			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.R.K.Kaleswaran S/o Late R Kuppuswamy (ಬರೆಸಿಕೊಂಡವರು)			
2	Sri.K.Ramaswamy S/o Late R Kuppuswamy (ಬರೆಸಿಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas was owned by Sri.A.Rajendran, with absolute possession free from all and every type of encumbrances, mortgages, charges, liens, legal acquisition or requisition proceedings of any kind whatsoever, lispendens, minor claims, maintenance claims etc., and the said Sri.A.Rajendran has acquired the absolute ownership rights to the same as indicated below:

No.	Particulars	Sy.No.	Extent
1)	By virtue of a Sale Deed dated:12/08/1992 executed by Sri.S.Venkatesh to and in favour of Sri.A.Rajendran, registered as Document No.3122/1992-93 in Book – I, Volume – 574, pages 179 to 184 with the Sub-Registrar, Krishnarajapura, Bangalore	13/6 14/1	13 Guntas 1 Acre 7 Guntas
2)	By virtue of a Sale Deed dated:12/08/1992 executed by Sri.N.Nagaraj to and in favour of Sri.A.Rajendran, registered as Document No.3111/1992-93 in Book – I, Volume – 569, pages 132 to 136 with the Sub-Registrar, Krishnarajapura, Bangalore	13/6	1 Acre 22 Guntas
3)	By virtue of a Sale Deed dated:09/11/1992 executed by Sri.N.Nagaraj to and in favour of Sri.A.Rajendran, registered as Document No.5326/1992-93 in Book – I, Volume – 611, pages 242 to 248 with the Sub-Registrar, Krishnarajapura, Bangalore	16/5	1 Acre 6 Guntas
4)	By virtue of a Sale Deed dated:09/11/1992 executed by Sri.S.Venkatesh to and in favour of Sri.A.Rajendran, registered as Document No.5327/1992-93 in Book – I, Volume – 612, pages 78 to 83 with the Sub-Registrar, Krishnarajapura, Bangalore	16/4	1 Acre 4 Guntas
		Total	**5 Acres 12 Guntas**

WHEREAS, subsequently the Khatha in respect of the lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli,

R. Vanalakshmi

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Sri.K.Padmarajan S/o Late R Kuppuswamy (ಬರೆಸಿಕೊಂಡವರು)			K Padmarajan
4	Smt.R.Varalakshmi D/o Late R Kuppuswamy (ಬರೆಸಿಕೊಡುವವರು)			R. Varalakshmi

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ, ಬೆಂಗಳೂರು

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Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas has been transferred in the name of the Sri.A.Rajendran as evidenced by the extract from the Mutation Register bearing Nos 6, 7, 9 & 10 of 1992-93 issued by the Village Accountant, Hoodi Village Panchayat, Bangalore South Taluk;

Whereas, the lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas was converted into lands to be used for non agricultural uses and purposes by virtue of the following order of the competent authority;

No.	Particulars	Sy.No.	Extent
1)	Official Memorandum bearing No.ALN(E)SR-(KH)138A/2005-06, dated: 29/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.	13/6, 14/1 16/4 16/5	1 Acre 35 Guntas 1 Acre 7 Guntas 1 Acre 4 Guntas 1 Acre 6 Guntas
		Total	**5 Acres 12 Guntas Or 2,30,868 sq.ft**

WHEREAS, the aforesaid Sri.A.Rajendran executed a deed of gift dated: 30/03/2009, which has been duly registered as Document No.MDP-1-04965/2008-09 in Book – I, stored in CD No.MDPD36, with the Senior Sub-Registrar Mahadevapura, Bangalore "to and in favour of his wife Smt.R.Varalakshmi, under the terms of which, he fully transferred his absolute right, title and interest with possession in respect of lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas to his wife

R. Varalakshmi

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Chandrashekar No 27, 1st Main, Vyalikaval Bangalore	
2	Ramesh Damlur Bangalore	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

ಈ ಪ್ರಮಾಣ ಪತ್ರವು ಸಂಖ್ಯೆ INR-1-04125-2016-17 ಆಗಿ ಬಿ.ಡಿ. ಸಂಖ್ಯೆ INRD174 ಈ ದಸ್ತಾವೇಜಿಗೆ ದಿನಾಂಕ 23-08-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ-ಮಾದೇವನಗರ)
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

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Smt.R.Varalakshmi, the DONOR herein and pursuant thereto, the DONOR herein has become the absolute owner with possession of the aforesaid property;

Whereas, pursuant to the execution and registration of the Gift Deed dated:30/03/2009, the aforesaid Smt.R.Varalakshmi, the DONOR herein duly got transferred the Khatha in respect of the lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas to her name as evidenced by the Khatha Certificate dated:19/02/2014 issued by the Assistant Revenue Officer, Hoodi Sub Range, Bruhat Bangalore Mahanagara Palike assigning Municipal No.365 to the Schedule Property;

Whereas, thereafter, the aforesaid Smt.R.Varalakshmi, the DONOR herein applied for a change of land use before the Deputy Commissioner, Bangalore District, Bangalore;

Whereas, pursuant to the application filed by Smt.R.Varalakshmi, the DONOR herein, the Deputy Commissioner, Bangalore District, Bangalore issued a Revised Official Memorandum bearing No.ALN(E)SR(KH)138A/2005-06, dated: 22/07/2015 granting change of land use in respect of lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No 16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas from public \ semi public to residential uses and purposes, which is more particularly described in the Schedule hereunder and hereinafter referred to as the Schedule Property;

Whereas, the DONOR herein intends to gift the land measuring an extent of 1 Acre 35.42 Guntas (about 82,142) sq.ft of undivided share, right, title and interest in the Schedule Property to her elder brother Sri.R.K.Kaleswaran, the DONEE NO.1 herein, land measuring an extent of 23.42 Guntas (about 25,514 sq.ft) of undivided share, right, title and interest in the Schedule

R Varalakshmi

4

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri.R K.Kaleswaran S/o Late R Kuppuswamy , ಇವರು 5600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕನಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	5600.00	DD No 366904 dt 20-8-2016 S B M Bangalore
ಒಟ್ಟು :	5600.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ
ದಿನಾಂಕ : 23/08/2016

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಅಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು
(ಇಂದಿರಾನಗರ)

Designed and Developed by C- DAC ,ACTS Pune.

PAGE NO -8

5 S/ Doct. No. 4125 ...I Book

Property to her elder brother Sri.K.Ramaswamy, the DONEE NO.2 herein and land measuring an extent of 1 Acre 35.42 Guntas (about 82,142 sq.ft) of undivided share, right, title and interest in the Schedule Property to her elder brother Sri.K.Padmarajan, the DONEE NO.3 herein out of her natural love and affection for them while retaining for herself land measuring an extent of 37 Guntas (about 41,070 sq.ft) of undivided share, right, title and interest in the Schedule Property, which is reduced to writing and recorded hereunder in this deed:

NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS

1. The DONOR Smt.R.Varalakshmi does hereby, out of love and affection transfers and sets over by way of gift land measuring an extent of 1 Acre 35.42 Guntas (about 82,142 sq.ft) of undivided share, right, title and interest in the Schedule Property to her elder brother Sri.R.K.Kaleswaran, the DONEE NO.1 herein, land measuring an extent of 23.42 Guntas (about 25,514 sq.ft) of undivided share, right, title and interest in the Schedule Property to her elder brother Sri.K.Ramaswamy, the DONEE NO.2 herein, land measuring an extent of 1 acre 35.42 Guntas (about 82,142 sq.ft) of undivided share, right, title and interest in the Schedule Property to her elder brother Sri.K.Padmarajan, the DONEE NO.3 herein and retaining for herself land measuring an extent of 37 Guntas (about 41,070 sq.ft) of undivided share, right, title and interest in the Schedule Property.
2. The Donor has on this day delivered constructive possession of the undivided share, right, title and interest in the Schedule Property gifted to the Donees herein as mentioned above under this deed of gift to the Donees,
3. The DONEES herein accept the GIFT made in their favour by the DONOR herein.
4. On and from this day, the Donor and the Donees herein shall become the Co-owners of the Schedule Property with each one owning the undivided share, right, title and interest in the Schedule Property as mentioned below.

R. Varalakshmi

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PAGE NO-9

No.	Name/s	Undivided share, right, title and interest in the Schedule Property
(a)	Smt.R.Varalakshmi, Donor	41,070 sq.ft
(b)	Sri.R.K.Kaleswaran, Donee No.1	82,142 sq.ft
(b)	Sri.K.Ramaswamy, Donee No.2	25,514 sq.ft
(c)	Sri.K.Padmarajan, Donee No.3	82,142 sq.ft
	Total	**2,30,868 sq.ft**

5. Pursuant to the execution of this Deed of Gift, the Donor and the Donees shall jointly make an application to the Bruhat Bangalore Mahanagara Palike (BBMP) to get the Khatha of the Schedule Property transferred to their joint names in the records of the BBMP.

6. The original documents of title relating to the Schedule Property and the original of this deed of gift will be retained by Sri.R.K.Kaleswaran, the Donee No.1 herein and copies of the this deed of gift and other records will be handed over to the Donor and other donees herein. However, the Donee No1., shall always offer the originals of the documents of title and other records relating to the Schedule Property and the original of this deed of gift for inspection to the Donor and the Donee No.2 and3 as and when sought for by them.

7. This Deed of Absolute Gift is stamped in accordance with provisions of the Article 28(b)(i) of the Karnataka Stamp Act, 1957.

SCHEDULE PROPERTY

All that piece and parcel of undeveloped residentially converted lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5 of Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk in all measuring an extent of 5 Acres 12 Guntas or 2,30,868 sq.ft forming one composite and compact block of lands (converted vide Official Memorandum bearing No.ALN(E)SR-(KH)138A/2005-06, dated: 29/11/2008 and Revised Official Memorandum bearing No.ALN(E)SR(KH)138A/2005-06, dated: 22/07/2015, both issued by the Special Deputy Commissioner, Bangalore District, Bangalore) together with some buildings standing thereon and now coming within the jurisdiction of BBMP and assigned Municipal No.365 and bounded on the:

R. Varalakshmi

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7 Sheet Of Doct. No. 4125 of Book I
2016-17

East by:	Sy.No.15 and remaining portion of Sy.No.14/1 of Hoodi Village.
West by:	Sy.No.13/5 and Sy.No.16/3 of Hoodi Village.
North by:	Road and portion of Sy.No.11 of Hoodi Village.
South by:	Sy.No.18 of Hoodi Village.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE AFFIXED THEIR SIGNATURES TO THIS DEED OF GIFT AT BANGALORE ON THE DAY, MONTH AND YEAR HEREINABOVE FIRST MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES:

1)

CHANDRASHEKAR
No. 27, 1st Main Road
Vyalikaval
Bangalore - 560 003

2)

RAMESH
DOMLUR
BSK

DONOR

R. Varalakshmi
(R.VARALAKSHMI)

DONEES

(R.K.KALESWARAN)
DONEE NO.1

(K.RAMASWAMY)
DONEE NO.2

(K.PADMARAJAN)
DONEE NO.3

Drafted By

Arvind Raghavan
Advocate
No. 27, 1st Main Road, Vyalikaval,
Bangalore - 560 003

PAGE NO-11

(23) 4965/08-09 Book-I 165

DEED OF GIFT

13/6 14/1, 16/4, 16/5
1A 35G - SD only for 13G

THIS DEED OF GIFT OF IMMOVABLE PROPERTY IS EXECUTED ON THIS THE 30TH DAY OF MARCH 2009 AT BANGALORE BY:

I. **SRI.A.RAJENDRAN,** aged about 58 years, son of late Sri.R.Arunachalam, residing at No.278, 4th Main, Mahalaxmi Layout, Bangalore - 560 086, hereinafter referred to as the **DONOR,** which term, wherever the context permits, shall mean and include his heirs, successors, executors, assigns, administrators and legal representatives of the **ONE PART;**

TO AND IN FAVOUR OF

II. **SMT.R.VARALAKSHMI,** aged about 54 years, wife of Sri.A.Rajendran, residing at No.278, 4th Main, Mahalaxmi Layout, Bangalore - 560 086, hereinafter referred to as the **DONEE,** which term, wherever the context permits, shall mean and include her heirs, successors, executors, assigns, administrators and legal representatives of the **OTHER PART;**

Whereas, the DONOR herein is the sole and absolute owner in possession of the immovable properties of the total extent of 5 Acres 12 Guntas ie., 2,30,868 sq.ft, situated at Hoodi Village, K.R.Puram Hobli, Bangalore South Taluk, which is more particularly described in the Schedule hereunder and hereinafter referred to as the Schedule Property having acquired the ownership rights to the same in the following manner;

R. Varalakshmi

NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS 166

1. The DONOR hereby out of natural love and affection towards his wife **SMT.R.VARALAKSHMI,** the DONEE herein, does hereby by way of absolute GIFT, transfers and sets over the Schedule Property TO AND IN FAVOUR of his wife **SMT.R.VARALAKSHMI** (the DONEE herein) with all the easements, advantages, liberties thereto held and enjoyed absolutely and all the estate, right, title, interest, inheritance, benefit, claim and demand whatsoever of the DONOR into or upon the same and every part thereof TO AND IN FAVOUR OF THE DONEE **Smt.R.Varalakshmi** TO HAVE AND TO HOLD the same for herself, her heirs, legal representatives, executors, administrators, assigns, absolutely and for ever together with title deeds, writings, documents and all other evidences of title and the DONEE herein accepts the GIFT made in her favour by the DONOR herein free from all encumbrances, mortgages, charges, liens, legal acquisition or requisition proceedings of any kind whatsoever and to remain in possession and enjoyment of the same with a right to deal with the same in any manner as she deems fit.

2. ON AND FROM THIS DAY, the DONOR ceases to have any type of right, interest and title in the Schedule Property whatsoever and the ownership rights of the Schedule Property has on this day vested with DONEE herein who shall henceforth becomes its sole and owner thereof.

Rajendran

R. Varalakshmi

Print Date & Time : 30-03-2009 03:16:42 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4965

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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಮಹದೇವಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-03-2009 ರಂದು 03:09:20 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	330.00
3	ಇತರೆ	20.00
	ಒಟ್ಟು :	850.00

ಶ್ರೀ R. Varalakshmi W/o A. Rajendran ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ R. Varalakshmi W/o A. Rajendran			R. Varalakshmi

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	R. Varalakshmi W/o A. Rajendran . (ಬರೆಸಿಕೊಂಡವರು)			R. Varalakshmi
2	A. Rajendran S/o Late R. Arunachalam . (ಬರೆದುಕೊಡುವವರು)			A. Rajendran

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....;

2008-2009

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No.	Particulars	Sy.No.	Extent
1)	By virtue of a Sale Deed dated:12/08/1992 executed by Sri.S.Venkatesh, registered as Document No.3122/1992-93 in Book – I, Volume – 574, pages 179 to 184 with the Sub-Registrar, Krishnarajapura, Bangalore	13/6, 14/1	13 Guntas 1 Acre 7 Guntas
2)	By virtue of a Sale Deed dated:12/08/1992 executed by Sri.N.Nagaraj, registered as Document No.3111/1992-93 in Book – I, Volume – 569, pages 132 to 136 with the Sub-Registrar, Krishnarajapura, Bangalore	13/6	1 Acre 22 Guntas
3)	By virtue of a Sale Deed dated:09/11/1992 executed by Sri.N.Nagaraj, registered as Document No.5326/1992-93 in Book – I, Volume – 611, pages 242 to 248 with the Sub-Registrar, Krishnarajapura, Bangalore	16/5	1 Acre 6 Guntas
4)	By virtue of a Sale Deed dated:09/11/1992 executed by Sri.S.Venkatesh, registered as Document No.5327/1992-93 in Book – I, Volume – 612, pages 78 to 83 with the Sub-Registrar, Krishnarajapura, Bangalore	16/4	1 Acre 4 Guntas
		Total	5 Acres 12 Guntas

R. Vanalakel

2

.....4.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4965

ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	K. Ramaswamy No. 44, R K House 3rd Main Road, Mahalaxmi Layout, B'lore 86	
2	K. Padmarajan No. 44, R K House 3rd Main Road, Mahalaxmi Layout, B'lore 86	

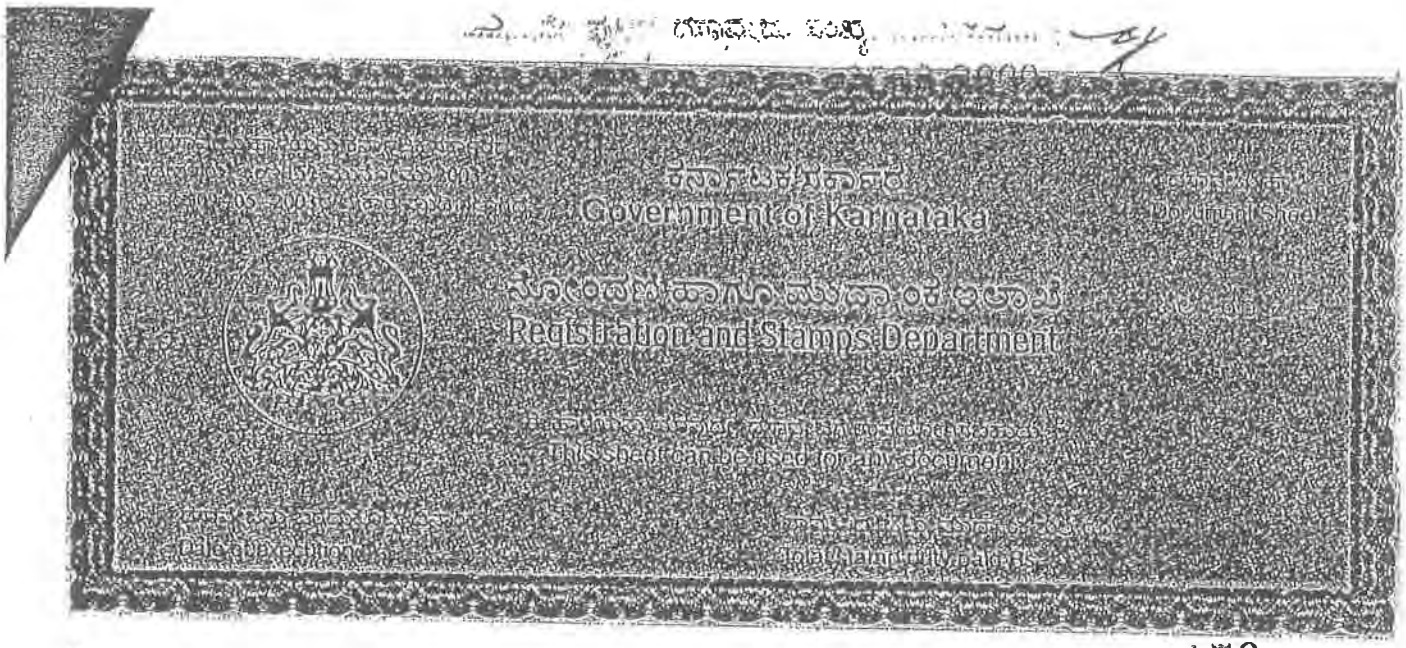
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-04965-2008-09 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD36 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 30-03-2009 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ, ಮಹದೇವಪುರ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಕಛೇರಿ ಬೆಂಗಳೂರು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ (ಮಹದೇವಪುರ)
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು - 66.

Designed and Developed by C-DAC, ACTS, Pune



WHEREAS, subsequently the Khatha in respect of the Schedule Property has been transferred in the name of the DONOR herein as evidenced by the extract from the Mutation Register bearing Nos.6, 7, 9 & 10 of 1992-93 issued by the Village Accountant, Hoodi Village Panchayat, Bangalore South Taluk;

Whereas, the aforesaid Schedule Property were converted into lands to be used for non agricultural uses and purposes by virtue of the following order of the competent authority;

No.	Particulars	Sy.No.	Extent
1)	Official Memorandum bearing No.ALN(E)SR(KH)138A/2005-06, dated: 29/11/2008, issued by the Special Deputy Commissioner, Bangalore District, Bangalore	13/6, 14/1 16/4 16/5	1 Acre 35 Guntas 1 Acre 7 Guntas 1 Acre 4 Guntas 1 Acre 6 Guntas
		Total	**5 Acres 12 Guntas**

WHEREAS, the DONOR Sri.A.Rajendran out of his personal love and affection for his wife **SMT.R.VARALAKSHMI** (the DONEE herein), is transferring the Schedule Property by way of gift absolutely to DONEE as set out below in this deed of gift;

A. Rajendran

R. Varalakshmi

...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4965
2008-2009

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ R. Varalakshmi W/o A. Rajendran , ಇವರು 1130.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

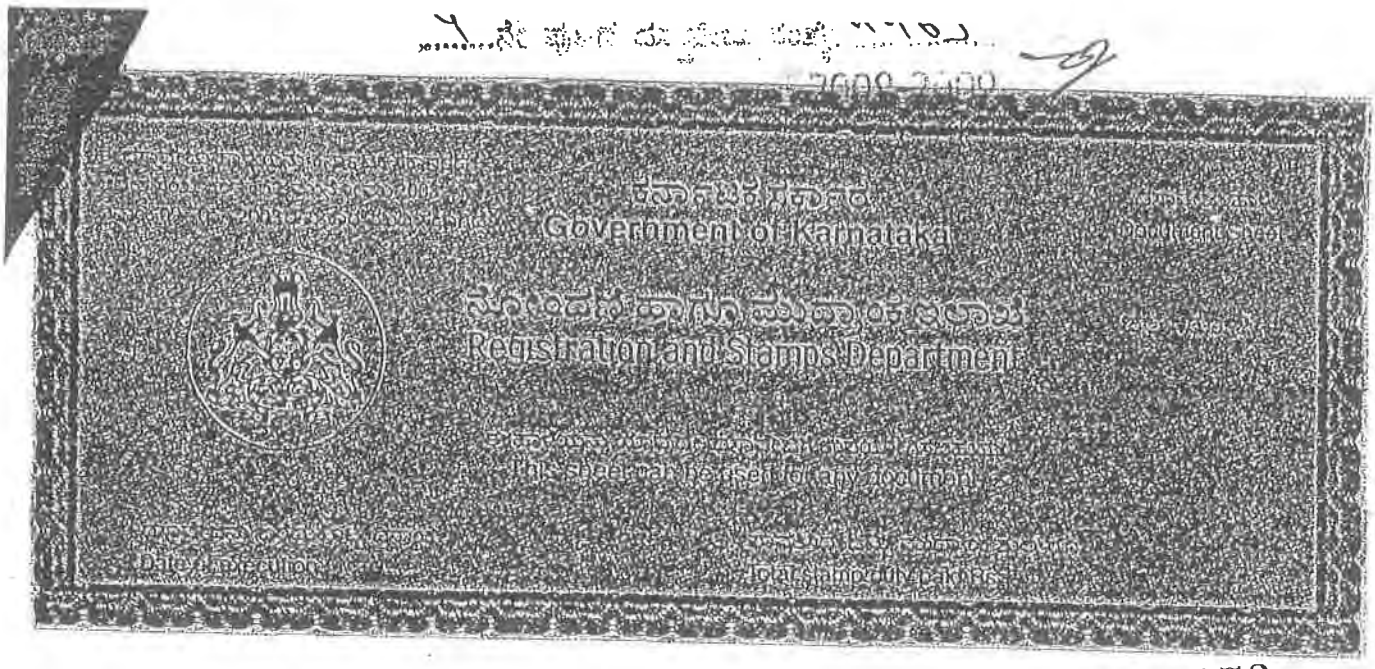
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1130.00	By Cash
ಒಟ್ಟು :	1130.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 30/03/2009

ಉಪ-ಸೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ (ಸೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.



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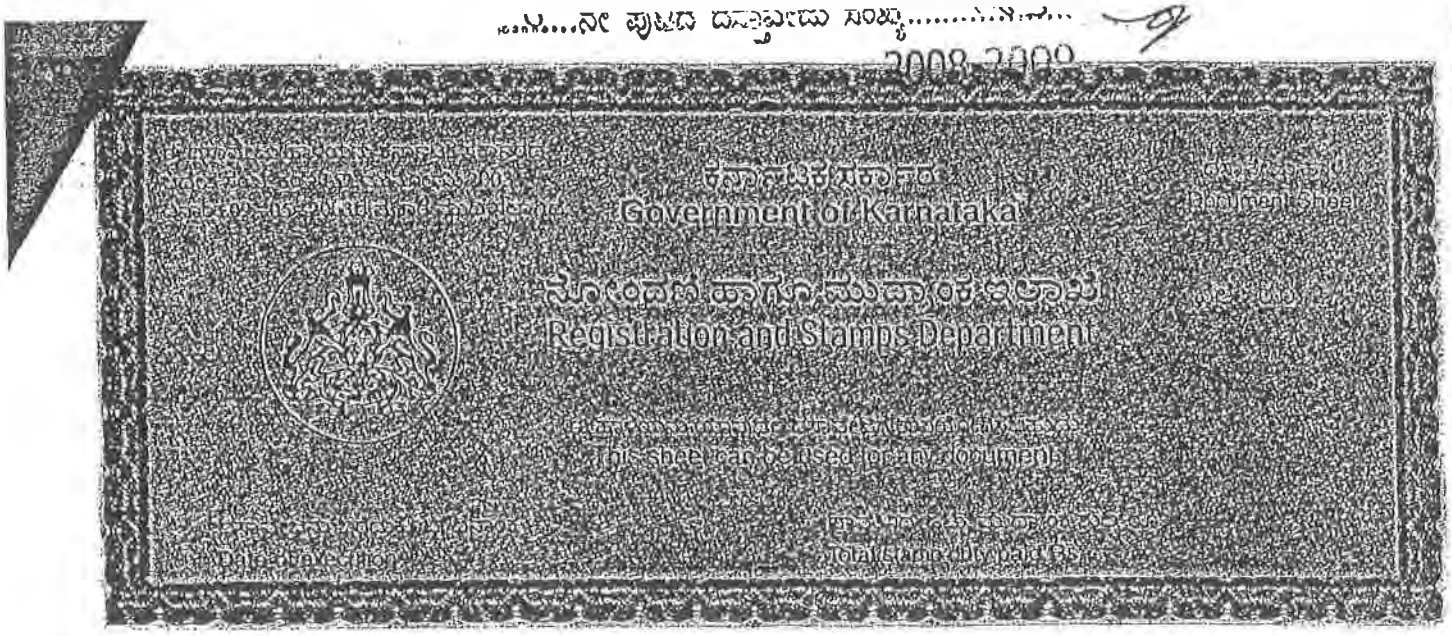
c) That he has not done or made or executed any deed or thing to the contrary and that he has a good and absolute estate and title to gift the Schedule Property to the DONEE herein.

d) That he has paid upto date all the taxes and other levies, due and payable on the Schedule Property upto date and that there are no arrears regarding the same and,

e) That the DONEE Smt.R.Varalakshmi has on this day, entered upon the Schedule Property and shall occupy, possess and enjoy the Schedule Property for her own use and benefit as the sole and absolute owner thereof without any interruption, claim or demand whatsoever from or by the DONOR or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the DONOR.

f) That he will sign all the necessary papers, documents etc., with regard to the transfer of the Khatha of the Schedule Property in favour of the DONEE.

R. Varalakshmi



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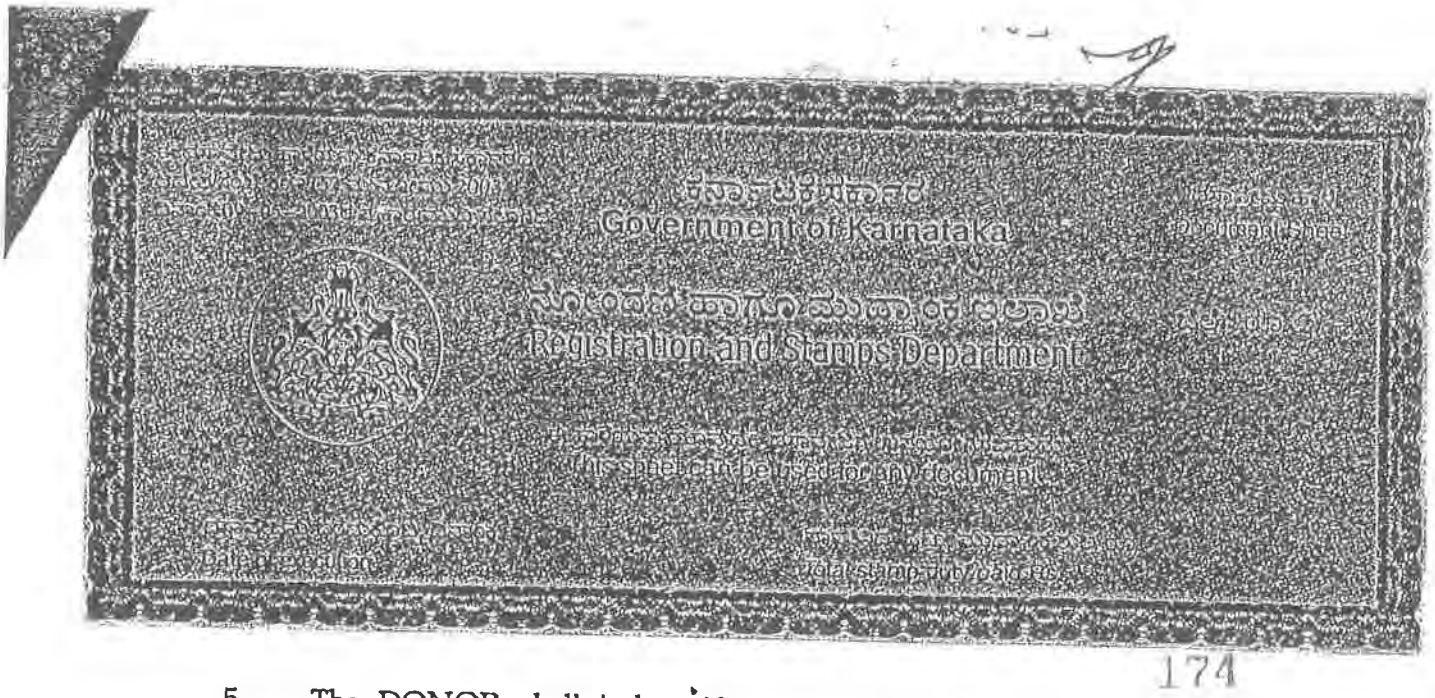
3. THE DONEE does hereby ACCEPT THE GIFT from the DONOR by taking possession of the Schedule Property from the DONOR.

4. THE DONOR HEREBY COVENANTS WITH THE DONEE AS FOLLOWS:

a) The DONOR does hereby covenant and assure the DONEE that the Schedule Property is his self acquired property and that he has a clear and marketable title to the Schedule Property, which is free from all types of encumbrances, mortgages, charges, liens, legal acquisition or requisition proceedings of any kind whatsoever, lispendens, minor claims, maintenance claims etc., and the DONOR is fully competent to execute this DEED OF GIFT in favour of the DONEE in the manner provided above.

b) The DONOR further covenants and assures that the DONEE and all persons claiming any rights through the DONEE, he will do all such further acts, deeds and things including the signing of such further documents, papers etc., as may be required at any time for assuring and ensuring a better title to the DONEE in respect of the Schedule Property hereby gifted to her.

R. Venkatachalam



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5. The DONOR shall indemnify the DONEE and hold the DONEE indemnified against all losses, costs and damages that she may be put to or may have to incur in consequences of this GIFT.

6. The DONOR has on this day handed over all the documents of title pertaining to the Schedule Property to the DONEE.

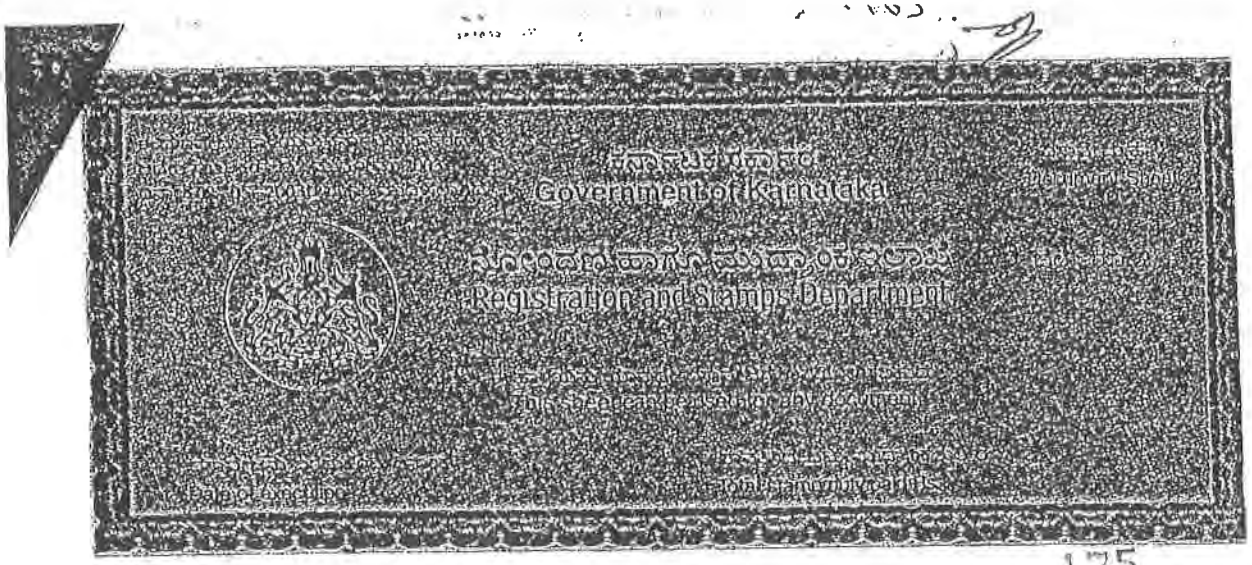
7. The DONOR has also on this day handed over vacant possession of the entire Schedule Property to the DONEE.

8. This Deed of Absolute Gift is stamped in accordance with provisions of the Article 28(b) of the Karnataka Stamp Act, 1957.

SCHEDULE PROPERTY

All that piece and parcel of residentially/commercially converted lands measuring an extent of 1 Acre 35 Guntas comprised in Sy.No.13/6, 1 Acre 7 Guntas comprised in Sy.No.14/1, 1 Acre 4 Guntas comprised in Sy.No.16/4 and 1 Acre 6 Guntas comprised in Sy.No.16/5, all situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk forming one composite and compact block of lands and bounded on the:

R. Vanalatha



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East by:	Sy.No.15 and remaining portion of Sy.No.14/1 of Hoodi Village.
West by:	Sy.No.13/5 and Sy.No.16/3 of Hoodi Village.
North by:	Road followed by Sy.No.11 of Hoodi Village.
South by:	Sy.No.18 of Hoodi Village.

IN WITNESS WHEREOF, THE DONOR DOES HEREBY AFFIX HIS SIGNATURE TO THIS DEED OF GIFT ON THE DAY, MONTH AND YEAR HEREINABOVE FIRST MENTIONED AND THE DONEE IS AFFIXING HER SIGNATURE TO THIS DEED IN TOKEN OF ACCEPTING THE GIFT FROM THE DONOR.

WITNESSES:

1. K. Ramaswamy
K. RAMASWAMY
244, RK House
3rd main Road,
Mahalaxmi layout,
Bangalore-86.

(A.RAJENDRAN)
DONOR

2. K. Padmarajan
K. PADMARAJAN
244, RK House
3rd Main Road
Mahalaxmi Layout

(R.VARALAKSHMI)
DONEE

Drafted by: BANGALORE-56
Arvind Raghavan

Arvind Raghavan, Advocate

(5)

Bruhat Bengaluru Mahanagara Palike

176

RECEIPT
(General Purpose)
[para 22(1)]

Receipt No. : RD/RDAROHODI/09/2013-14/Jul/0699

Department : Revenue

Office Address : RD ARO Hoodi

Zone : Mahadevapura

Receipt Date : 25-07-2013

Division/Subdiv. /Ward(Wardno.) : Mahadevapura /Hoodi /Garudacharpalya(No.82)

Received the sum of ₹ 125.00/- (One Hundred Twenty Five Only), From Sri/Smt. R Kuppu Swamy , Party Address Khatha No 205/235/405/236/406 Mahadevapura Agrahara Bangalore, Property Address Khatha No 205/235/405/236/406 Mahadevapura Agrahara Bangalore,

Note : A subject to realization.

S No.	Amount Paid Through	Cheque/DD No.	Cheque/DD Date	Bank Name	Bank Branch Name	Bank Type	Total Amount
1	Cash		25-07-2013				125.00

Current Year : 2013-14

S No.	R Code & Description	Amount
1	R0131 - Khata Certificate & Extract Fees	₹ 125.00
	Total Amount	₹ 125.00

ಸಹಾಯಕ ಕಂದಾಯಾಧಿಕಾರಿಗಳ ಕಛೇರಿ
ಬೃ ಬೆಂ ಮ ಪಾ

For BBMP
ARO Hoodi
Assistant Revenue Officer
09/12/52/RD/00000200
Ph No. / 0

This is being credited to Corporation Bank Bank Mahadevpura Branch & Acc No.-CA206
This is Computer Generated Receipt From BBMP GRMS-FMS 25-07-2013 12:58:00 User : rdarohoodi - 13911939891307250727
Supported by Indian Centre for Social Transformation

7/25/2013 12

16/4

This **DEED OF SALE** executed on the NINTH Day of NOVEMBER, ONE THOUSAND NINE HUNDRED AND NINETY TWO (9-11-1992)

BY Shri S. VENKATESH
aged 35 years,
S/o. Shri. Srinivasa Reddy,
residing at Swamy Vivekananda Ashrama,
Hoodi Village, Bangalore-560 048
represented herein by his General Power of Attorney Holder Shri S. Ravi, son of Sampangappa, aged 24 years, residing at Garudachar Palya, Mahadevapura Post, Bangalore-560 048 under registered General Power of Attorney dated 25-5-1992

Syno-
16/4

(hereinafter referred to as the "VENDOR" which expression shall whenever the context so requires or admits, mean and include his heirs, executors, administrators and assigns)

IN FAVOUR OF: Shri. A. RAJENDRAN,
S/o. Sri.R.Arunachalam, aged 38 years,
residing at No.245, 3rd Cross,
Mahalaxmi Layout, Bangalore-560 086

(hereinafter referred to as "PURCHASER" which expression shall whenever contexts so requires or admits, mean and include his heirs, executors, administrators and assigns)

WITNESSES AS FOLLOWS :

I. WHEREAS agricultural land bearing Survey No. 16/4

S. Ravi

Name

Date

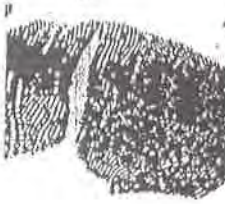
The Bangalore Legal Practitioners Co-operative Society Ltd.

For Want of Rs Papers of Rs

of Rs of Rs of Rs

of Rs of Rs

Date The Bangalore Legal Practitioners Co-operative Society Ltd.



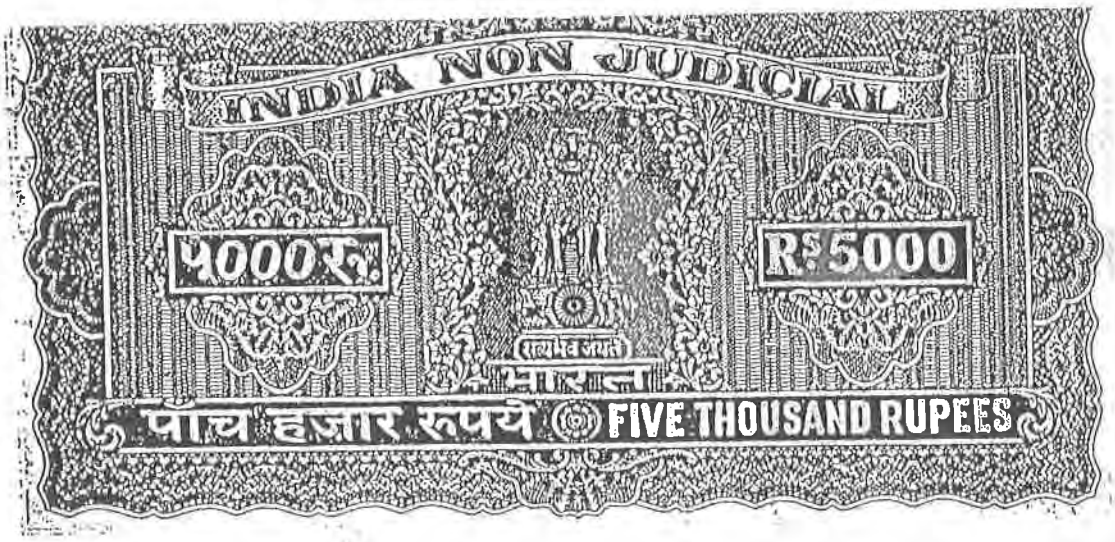
S. Rau

P. A. Holder for S. Venkatesh.

N. Venkatesh.

Vijayapura.

16.



measuring 1 Acre & 04 guntas and situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, morefully described in the Schedule written hereunder and hereinafter referred to as the Schedule Property originally belonged to one T.Subbaiah and he sold the Schedule Property to One H M.Narasimha Reddy under sale deed dated 27-7-1971 (Registered as Document No. 2142/1971-72 in Book I, Volume 887, at pages 104 to 105 in the office of Sub-Registrar, Bangalore South Taluk) who sold it to Shamshad Begum under sale deed dated 21-1-1980 (Registered as Document No.5875/1979-80 in Book I, Volume 1434, at pages 114 to 116 in the office of Sub-Registrar, Bangalore South Taluk) who in turn sold it to the Vendor herein under a sale deed dated 29-1-1991 (Registered as Document No.5602/1990-91 in Book I, Volume 256, at pages 37 to 41 in the office of Sub-Registrar, K.R. Pura)

II. WHEREAS the Vendor is desirous of selling the schedule property and Purchaser is desirous of purchasing the same for a sale consideration of Rs.2,00,000/-;

III. NOW THIS DEED WITNESSES THAT in pursuance of the foregoing and in consideration of the amount of Rs.2,00,000/-, paid by Purchaser to the Vendor by Demand Draft No. 280028 dated 9/11/1992 drawn on State Bank of Mysore Bank, in favour of the Vendor, in the presence of the Sub-Registrar at the time of registration of the Deed, the receipt of which sum the Vendor hereby accepts and acknowledges, the Vendor as

S. Ravi

the sole & absolute owner hereby grants, transfers and conveys UNTO to the Purchaser BY WAY OF SALE all those pieces and parcel of agricultural land measuring 1 Acre 4 Guntas in Sy. No.16/4, situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, morefully described in the Schedule written hereunder, together with all rights, easements, privileges and appurtenants thereto, TO HAVE and TO HOLD the same UNTO to the Purchaser as absolute owner thereof.

The Vendor has this day delivered possession of the Schedule Property to the Purchaser.

IV. THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :-

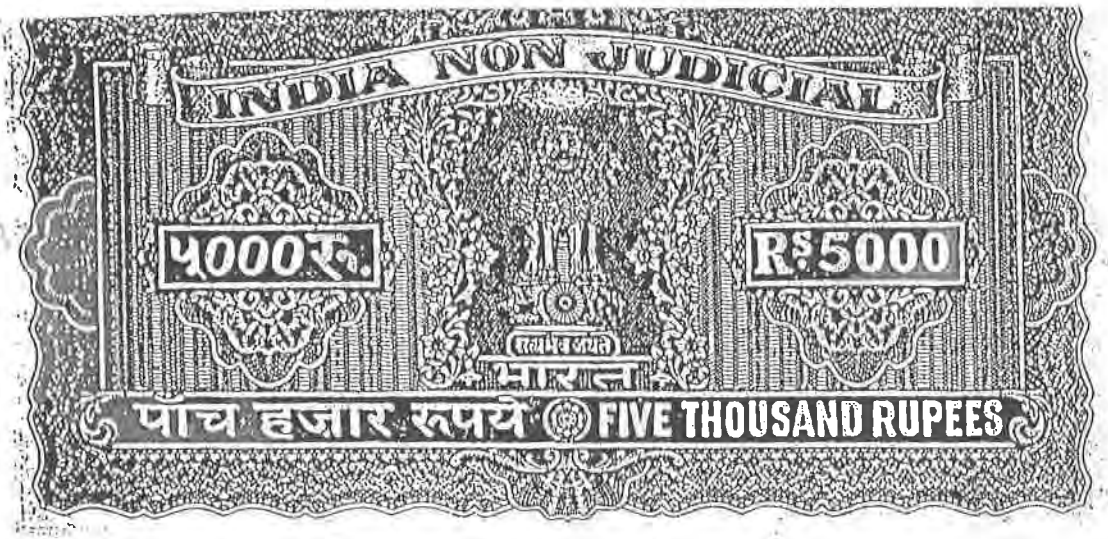
1. That the Purchaser shall be entitled to hold, possess, enjoy and cultivate the Schedule Property hereby conveyed and the profits received therefrom, without any let, hindrance, disturbance or interference from the Vendor or any person claiming through or under him.

2. That the Schedule Property is sole and absolute property of the Vendor that no other person/s has any right, title, share or interest in them.

3 That the title of the Vendor to the Schedule Property is good, marketable and subsisting and that he has power to convey the same.

4. That the Schedule Property is not subject any

S. Roy



attachment, acquisition or Court proceedings and is free from all encumbrances and charges.

5 That all rates, taxes, land revenues and public charges payable to Government and other authorities have been paid upto date by the Vendor.

6 That the Vendor has this day delivered all title deeds and other documents relating to Schedule Property to the Purchaser with a list separately.

7 That the Vendor shall whenever so required by the Purchaser, sign all application and forms to cause the transfer of the Khata of the Schedule Property to the name of the Purchaser and shall do and execute all other acts, deeds and things as may be necessary for more fully and perfectly assuring title of the Schedule Property hereby conveyed to the Purchaser.

8 That the Vendor shall at all times keep the Purchaser fully indemnified and harmless against any defect in or want of title on part of Vendor or any of the predecessor in title to the Schedule Property, and against any loss or liability, costs or claims, action or proceedings if any should arise against the Purchaser or the property hereby sold by reasons thereof and against any consequential disturbance to the peaceful possession and quiet enjoyment of the

S. Ravi

Schedule Property by the Purchaser.

9(a) That the land does not contravene the provisions of Karnataka Consolidation and fragmentation of Holdings Act, 1966

(b) That the land is not granted under Land Grant Rules.

(c) That the Property has not been tenanted and no order has been passed to that effect by the Land Tribunal under Karnataka Land Reforms Act.

(d) That land does not come under Service Inam Lands under Karnataka Village Officers Abolition Act, 1966.

(e) That land does not come under Urban Land (Ceiling & Regulation) Act,.

(f) That land does not violate provisions of the Karnataka SC/ST (Prohibition and transfer of certain lands) Act, 1987.

S C H E D U L E

All those pieces and parcel of agricultural land (Dry) in Sy. No. 16/4, measuring 1 Acre & 04 Guntas, (having Revenue Assessment of Rs. 1.75 Ps.) situated at HOODI Village, K.R. Puram Hobli, Bangalore South Taluk.

BOUNDED BY :

On the EAST : By Vendor's Lands;
WEST : By Munikadirappa's Lands;
NORTH : By Property belonging to Purchaser;
SOUTH : By N.Nagaraj's Lands.

S. Roy

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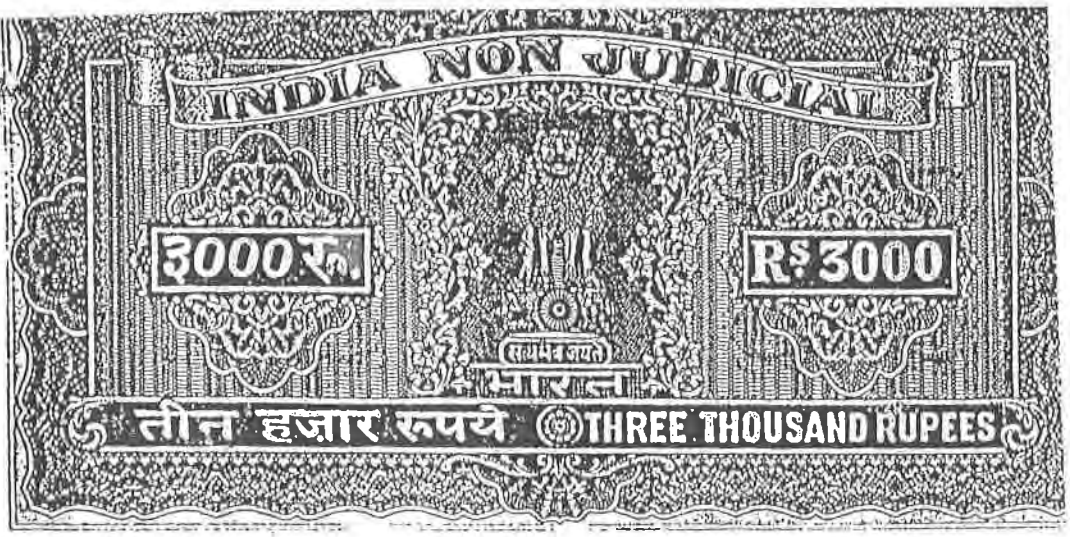


There are no valuable Trees in the land. The land is cultivated by rain-fed water only.

(The market value of the property is Rs.2,00,000/-).

IN WITNESS WHEREOF the Vendor abovenamed has executed this Deed in the presence of the Witnesses attesting hereunder :-

S. Raj

VENDOR

WITNESSES :-

1) M.Reddy.
(N.VENKATAPPA REDDY)

2)

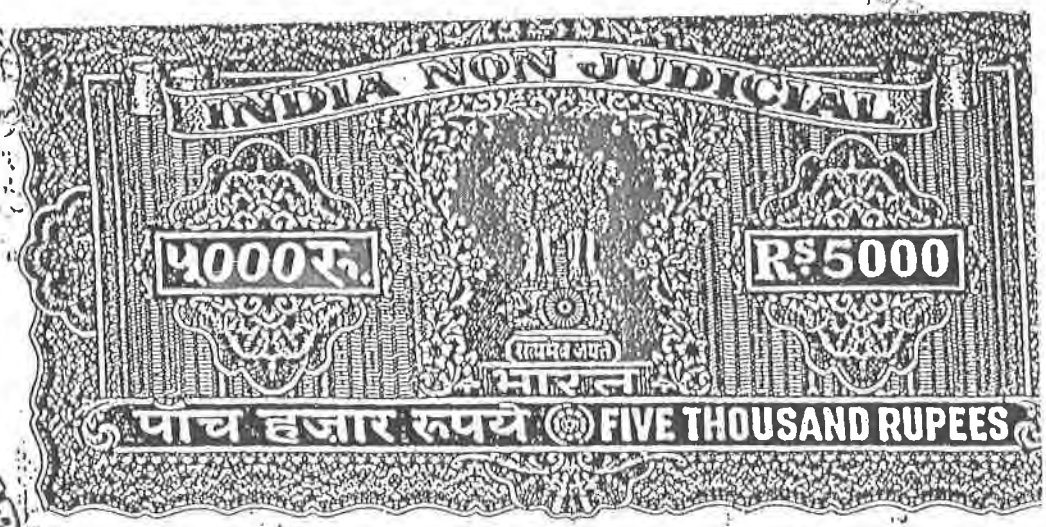
Drafted By :

Amba-prasad

(AMBA PRASAD G)
Advocate,
BANGALORE.

ಕರ್ನಾಟಕ ಪೊಲೀಸ್ ಇಲಾಖೆ

Mutation Order



This **DEED OF SALE** executed on the NINTH Day of NOVEMBER ONE THOUSAND NINE HUNDRED AND NINETY TWO (9-11-1992)

BY : Shri *N. NAGARAJ*,
aged 40 years,
son of Shri Nagappa,
residing at Garudachar Palya,
Mahadevapura Post, Bangalore-560048.

(hereinafter referred to as the *"VENDOR"* which expression shall whenever the context so requires or admits, mean and include his heirs, executors, administrators and assigns)

IN FAVOUR OF : Shri *A. RAJENDRAN*,
aged 48 years,
S/o.R.Arunachalam,
residing at No.245, 3rd Cross,
Mahalaxmi Layout, Bangalore-560 086.

(hereinafter referred to as *"PURCHASER"* which expression shall whenever contexts so requires or admits, mean and include his heirs, executors, administrators and assigns.)

WITNESSES AS FOLLOWS :

1. Whereas agricultural land bearing Survey No.16/5 measuring 1 Acre & 06 Guntas situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, (morefully described in the Schedule written hereunder and also referred to as the Schedule Property) originally belonged to the family of one Neeruganti

A. GERAM
Regn.No: 423
NOTARY
GOVT. OF
KARNATAKA
BANGALORE METROPOLITAN

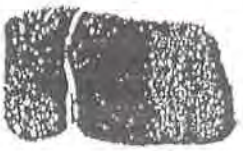
- 5 NOV 92

Name A. Rajendra

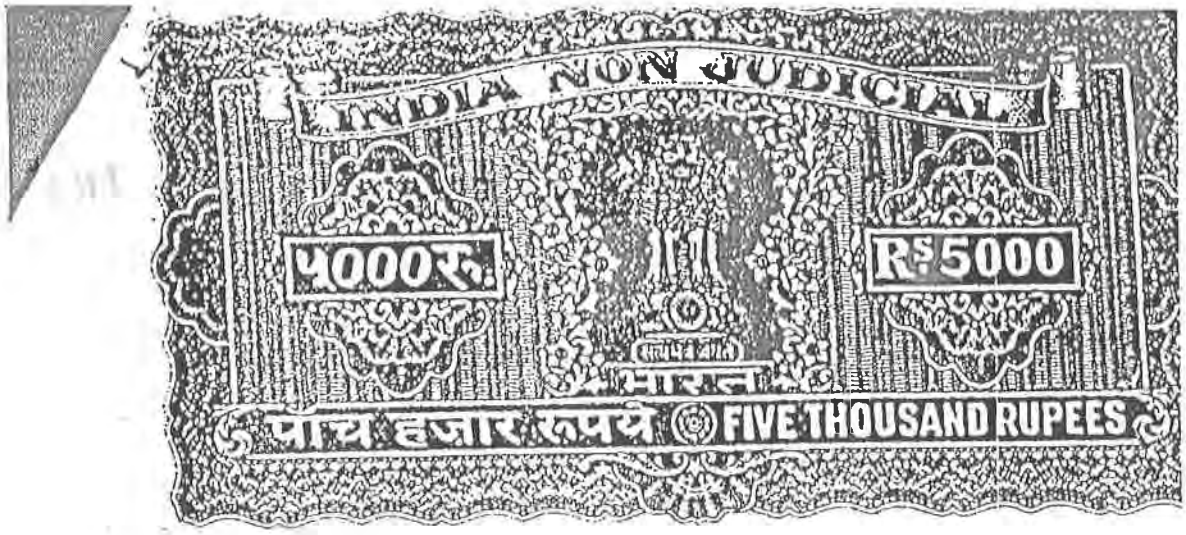
Stamp Vendor
The Bangalore Legal Practitioners
Co-operative Society Ltd.

For Want of Rs 26.000 Papers of Rs
of Rs of Rs of Rs of Rs

Stamp Vendor
The Bangalore Legal Practitioners
Co-operative Society Ltd.



NOTARY
Regn No
GOVT. OF KARNATAKA
A. GERARD
BANGALORE METRO



Muniswamy, the vendor herein, his ancestral property; being in possession and enjoyment of the same for the past several years.

II. WHEREAS after the death of the said Neeruganti Muniswamy, his Widow Kayamma and her Sons Chinnappa, Puttaiah, Perla, Chikkaputtadurappa, Muniraju and Chikkavenkata, were registered as the Khatedars in the Revenue records and accordingly were in possession and enjoyment of the Schedule Property;

III. WHEREAS Kayamma and her Sons Chinnappa, Puttaiah, Perla, Chikkaputtadurappa, Muniraju and Chikkavenkata sold the Schedule property to Smt. Bhoomadabylamma under a sale deed dated 2/9/1960, (Registered as Document No. 2563/1960-61 in Book I, Volume 199, at pages 248 to 250 in the office of Sub-Registrar, Bangalore South Taluk) who in turn sold it to the Vendor herein, under a sale deed dated 30-3-92, (Registered as Document No. 9499/1991-92 in Book I, Volume 592, at pages 247 to 249 in the office of Sub Registrar, K.R.Puram) herein and accordingly Vendor is in possession and enjoyment of the Schedule Property, the Khata being registered in his name and having paid taxes and also cultivating the land personally;

V. WHEREAS the Vendor is desirous of selling the Schedule property and Purchaser is desirous of purchasing the same for a sale consideration of Rs. 2,00,000/-;

NOW THIS DEED WITNESSES THAT in pursuance of

2

A. GERARD
Regn No: 423
NOTARY
GOVT. OF
KARNATAKA
BANGALORE METROPOLITAN AREA

the foregoing and in consideration of the amount of Rs.2,00,000/-, paid by Purchaser to the Vendor by Demand Draft No.049239. dated 7/11/1992 drawn on State Bank of Mysore. Bank, in favour of the Vendor in the presence of the Sub-Registrar at the time of registration of the Deed, the receipt of which sum the Vendor hereby accepts and acknowledges, the Vendor as the sole & absolute owner hereby grants, transfers and conveys UNTO to the Purchaser BY WAY OF SALE all those pieces and parcels of agricultural land measuring 1 acre 06 Guntas in Sy. No.16/5, situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, morefully described in the Schedule written hereunder, together with all rights, easements, privileges and appurtenants thereto, TO HAVE and TO HOLD the same UNTO to the Purchaser as absolute owner thereof.

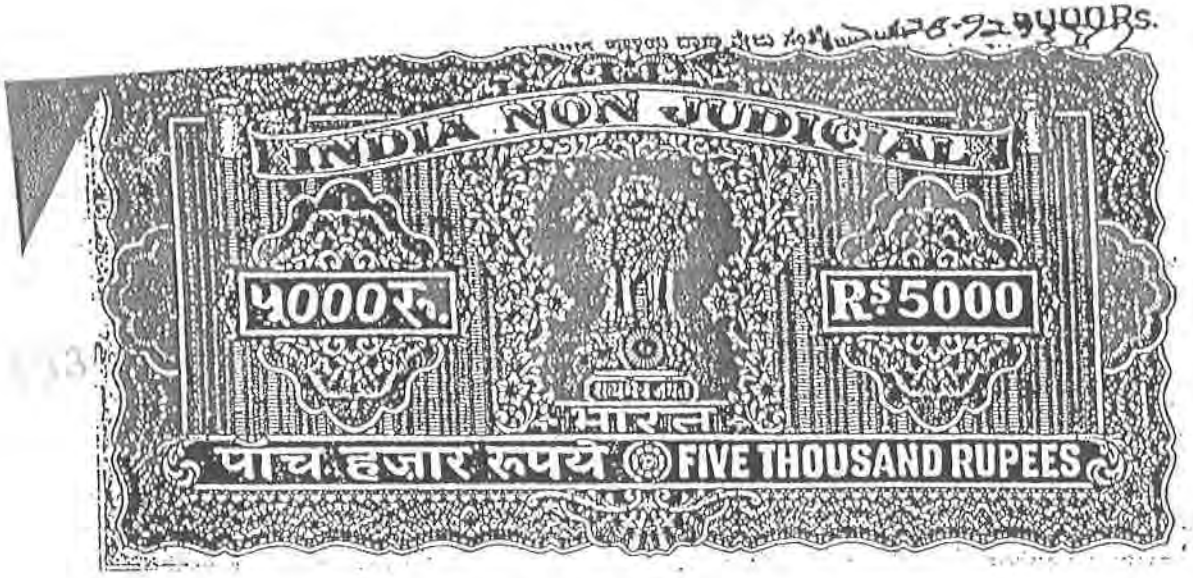
The Vendor has this day delivered possession of the Schedule Property to the Purchaser.

VII. THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :-

1. That the Purchaser shall be entitled to hold, possess, enjoy and cultivate the Schedule Property hereby conveyed and the profits received therefrom, without any let, hindrance, disturbance or interference from the Vendor or any person claiming through or under him.

2 That the Schedule Property is sole and absolute property of the Vendor that no other person/s has

N. Nagaraja



any right, title, share or interest in them.

3. That the title of the Vendor to the Schedule Property is good, marketable and subsisting and that he has power to convey the same.

4 That the Schedule Property is not subject any attachment, acquisition or Court proceedings and is free from all encumbrances and charges.

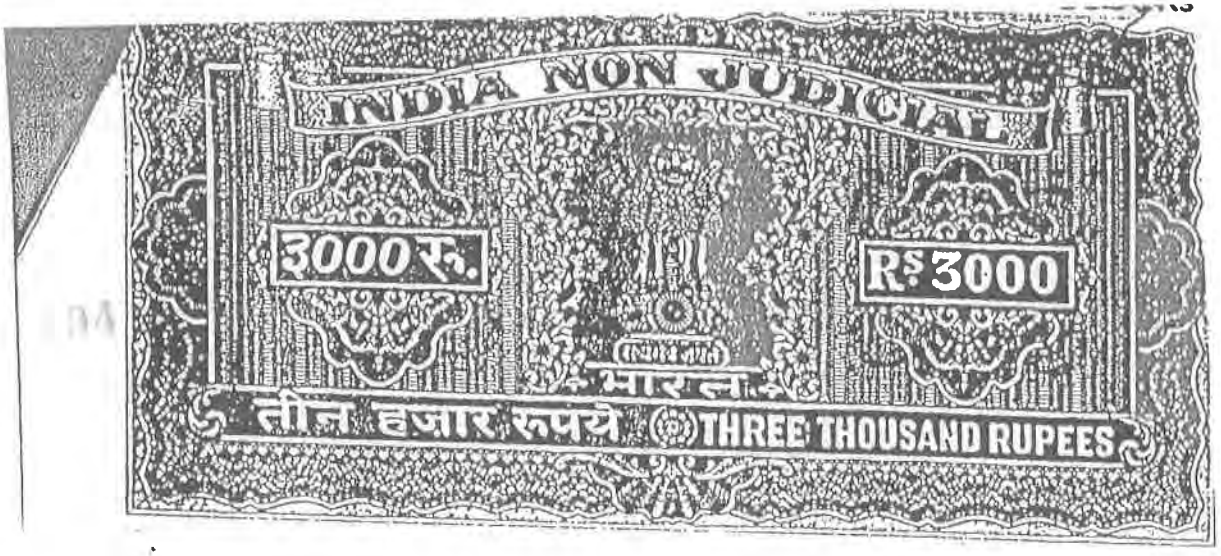
5. That all rates, taxes, land revenues and public charges payable to Government and other authorities have been paid upto date by the Vendor.

6. That the Vendor has this day delivered all title deeds and other documents relating to Schedule Property to the Purchaser with a list separately.

7. That the Vendor shall whenever so required by the Purchaser, sign all application and forms to cause the transfer of the Khata of the Schedule Property to the name of the Purchaser and shall do and execute all other acts, deeds and things as may be necessary for more fully and perfectly assuring title of the Schedule Property hereby conveyed to the Purchaser.

8 That the Vendor shall at all times keep the Purchaser fully indemnified and harmless against any defect in or want of title on part of Vendor or any of the predecessor in title to the

GERAKU
Regn.No: 423
NOTARY
GOVT. OF KARNATAKA
BANGALORE METR... AREA



Schedule Property, and against any loss or liability, costs or claims, action or proceedings, if any, should arise against the Purchaser or the property hereby sold by reasons thereof and against any consequential disturbance to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

9(a) That the land does not contravene the provisions of Karnataka Consolidation and fragmentation of Holdings Act, 1966.

(b) That the land is not granted under Land Grant Rules.

(c) That the Property has not been tenanted and no order has been passed to that effect by the Land Tribunal under Karnataka Land Reforms Act.

(d) That land does not come under Service Inam Lands under Karnataka Village Officers Abolition Act, 1966.

(e) That land does not come under Urban Land (Ceiling & Regulation) Act,

(f) That land does not violate provisions of the Karnataka SC/ST (Prohibition and transfer of certain lands). Act, 1987.

S C H E D U L E

All those pieces and parcel of agricultural land (Dry) in Sy. No. 16/5, measuring 01 Acre, 06 Guntas, (having Revenue Assessment of Rs.1.75 Ps.) situated at HOODI Village, K.R. Puram Hobli, Bangalore South Taluk.

M. Nagaraj

NOTARY GOVT. OF KARNATAKA BANGALORE METROPOLITAN AREA

ಸಾವಿರ ರೂಪಾಯಿ ಬೆಲೆಯ ಮುದ್ರೆ ಕಾಗದ 3000Rs.

BOUNDED BY :-

On the EAST : By Munikadirappa's Property and Thippareddy's Property;
WEST : By Venkatesh Reddy's Property;
NORTH : By Property belonging to Purchaser;
SOUTH : By Nagaraju's Property:

There are no valuable Trees on the land. The land is cultivated by rainfed water only. The market value of the property is Rs.2,00,000/-.

IN WITNESS WHEREOF the Vendor abovenamed has executed this Deed in the presence of the Witnesses attesting hereunder :-

WITNESSES :-

1) K. Ramaswamy
(K. RAMASWAMY)

2) N Reddy
(N. VAJRAPPAREDDY)

N. Nagaraju
VENDOR

Drafted By :
(Ambaprasad)
(AMBA PRASAD G.)
Advocate, BANGALORE.

A. GERARD
Regn No: 423
NOTARY
GOVT. OF KARNATAKA
BANGALORE METROPOLITAN AREA

ATTESTED TRUE COPY

A. GERARD, B.Sc., LL.B
ADVOCATE & NOTARY
No. 134, Nayappa Road
Kammanahalli
BANGALORE-560 084

Mutation entry

Sy. No. 16/5

MR No. 4/93-94

Sl.No. ಕ್ರಮಾಂಕ 1	No. of Reference to Preliminary Record or Taluk Office or Sub-Registrar or other Office. ಪೂರ್ವಭಾವಿ ದಾಖಲೆ ಅಥವಾ ತಾಲ್ಲೂಕು ಕಛೇರಿ ಅಥವಾ ಸಬ್-ರಿಜಿಸ್ಟ್ರಾರರುಗಳ ಅಥವಾ ಇತರ ಕಛೇರಿಯ ಉಲ್ಲೇಖದ ಸಂಖ್ಯೆ 2	Nature of Right ಹಕ್ಕಿನ ಸ್ವಭಾವ 3	Survey No. Sub-Divisi ಸರ್ವೇ ನಂಬರ್ 4	Date of issue of Notic ನೋಟೀಸನ್ನು ಕೊಟ್ಟ ದಿನಾಂಕ 5	Orders to the Enquiry Officer ವಿಚಾರಣಾಧಿಕಾರಿಯ ಆದೇಶಗಳು 6	Date of entry in the Preliminary Record or Record of Rights ಪೂರ್ವಭಾವಿ ದಾಖಲೆಯಲ್ಲಿ ಅಥವಾ ಹಕ್ಕುಗಳ ದಾಖಲೆಯಲ್ಲಿ ದಾಖಲು ಮಾಡಿದ ದಿನಾಂಕ 7
3 92-93	ಬೆಂ॥ತ॥ಗ್ರಾ॥ ಕೆಂ॥ರಾ॥ಪ್ರಾಂತ ಕೆಂಪೇಗೌಡ ಬಡಾವಣೆ ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳ ಕಛೇರಿ H.O ಸಾಲಗಮಂಗಲ ಸಂಬಂಧ ಗಂಗಾಧರಪ್ಪ ಮತ್ತು ನಿಂಗಪ್ಪ ಇವರುಗಳು 1ಸೆ H N ಅನಧಿಕೃತ ಕಟ್ಟಡ 2ಸೆ HN ಕೊಟ್ಟಿಗೆಯನ್ನು 3ಸೆ HN ಖಾಲಿ ಗೋಡೆಯನ್ನು 4ಸೆ HN ಸಿಮೆಂಟ್ ಶೀಟಿನ ಶೆಡ್ಡನ್ನು ಕಟ್ಟಿರುವ ಬಗ್ಗೆ ಸರ್ವೇಯರರವರ ವರದಿಯಂತೆ ಇವರುಗಳಿಗೆ ನೋಟೀಸು ಜಾರಿ ಮಾಡಿದ್ದು ದಿನಾಂಕ 24-12 ರಂದು ಬೆಳಿಗ್ಗೆ ಹಾಜರಾಗಲು ತಿಳಿಸಿದೆ.	ಕೆಳಿ H	N ನೋಟೀಸನ್ನು ಜಾರಿ ಮಾಡಲಾಗಿದೆ	R.T.C ಯಂತೆ ವಿಸ್ತೀರ್ಣವು 24-12 ಗುಂಟೆ ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು ಸಾಲಗಮಂಗಲ ಗ್ರಾಮದ ಸರ್ವೇ ನಂ. 73/2 ಮತ್ತು 66/1 ಕ್ಕೆ ಸೇರಿದ್ದು ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಡ ಕಟ್ಟಿರುವುದು ಕಂಡುಬಂದಿರುತ್ತದೆ. ಆದ್ದರಿಂದ ಸದರಿ ಕಟ್ಟಡಗಳನ್ನು ತೆರವುಗೊಳಿಸಲು ಆದೇಶಿಸಿದೆ.	73/2 1-05 66/1 5-02	
4 92-93	ಬೆಂ॥ಪೂ॥ತಾ॥ ಕೃ॥ರಾ॥ ಪ್ರಾಂತ ಕೆಂಪೇಗೌಡ ಬಡಾವಣೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಪೂರ್ವಭಾವಿ ವಿಚಾರಣೆಯಲ್ಲಿ ಯಲಹಂಕ ಹೋಬಳಿ ಸಾಲಗಮಂಗಲ ಗ್ರಾಮದ ಸರ್ವೇ ನಂ. 16/5 ಕ್ಕೆ ಸೇರಿದ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಡ ಕಟ್ಟಿರುವ ಬಗ್ಗೆ ಸರ್ವೇಯರರವರ ವರದಿಯಂತೆ ಸದರಿ ಕಟ್ಟಡಗಳನ್ನು ತೆರವುಗೊಳಿಸಲು ಆದೇಶಿಸಿದೆ.	ಸೆ	16/5	1-06 ಗುಂಟೆ	R.T.C ಯಂತೆ ವಿಸ್ತೀರ್ಣವು ಮೇಲ್ಕಾಣಿಸಿದ ಸರ್ವೇ ನಂಬರ್‌ನಲ್ಲಿ ಕಾಣಿಸಿರುವುದರಿಂದ ಸದರಿ ಕಟ್ಟಡಗಳನ್ನು ತೆರವುಗೊಳಿಸಿದೆ ಹೊರತಾಗಿ ಮೇಲ್ಕಾಣಿಸಿದ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಡಗಳು ಇರುವುದಿಲ್ಲವೆಂದು ವರದಿ ಮಾಡಿದೆ.		
5 92-93	ಬೆಂ॥ಪೂ॥ತಾ॥ ಕೃ॥ರಾ॥ ಪ್ರಾಂತ ಕೆಂಪೇಗೌಡ ಬಡಾವಣೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಮಾಡಿ ಸಾಲಗಮಂಗಲ ಗ್ರಾಮದ ಸರ್ವೇ ನಂ. 16/5 ಕ್ಕೆ ಸೇರಿದ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಡ ಕಟ್ಟಿರುವ ಬಗ್ಗೆ ಸರ್ವೇಯರರವರ ವರದಿಯಂತೆ ಸದರಿ ಕಟ್ಟಡಗಳನ್ನು ತೆರವುಗೊಳಿಸಲು ಆದೇಶಿಸಿದೆ.	ಸೆ	16/5	ಎ. ಕುಟ.	H.R.C ಯಂತೆ ವಿಸ್ತೀರ್ಣವು ಮೇಲ್ಕಾಣಿಸಿದ ಸರ್ವೇ ನಂಬರ್‌ನಲ್ಲಿ ಕಾಣಿಸಿರುವುದರಿಂದ ಸದರಿ ಕಟ್ಟಡಗಳನ್ನು ತೆರವುಗೊಳಿಸಿದೆ ಹೊರತಾಗಿ ಮೇಲ್ಕಾಣಿಸಿದ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಡಗಳು ಇರುವುದಿಲ್ಲವೆಂದು ವರದಿ ಮಾಡಿದೆ.		

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14

This **DEED OF SALE** executed on the Twelfth Day of AUGUST, One Thousand Nine Hundred and Ninty Two (12-8-1992)

BY : Shri S. VENKATESH aged 35 years, S/o. Shri Srinivasa Reddy, residing at Swamy Vivekananda Ashrama, Hoodi Village, Bangalore, 560038 represented herein by his General Power of Attorney Holder Shri S.Ravi, son of Sampangappa, aged 24 years, residing at Garudachar Palya, Mahadevapura Post,Bangalore, Under Regd. General Power of Attorney dated:25-5-1992,

(Hereinafter referred to as the "VENDOR" which expression shall whenever the context so requires or admits, mean and include his heirs, executors, administrators and assigns)

IN FAVOUR OF: Shri A. RAJENDRAN, S/o.Sri.R.Arunachalam, aged 38 years, residing at No.245, 3rd Cross, Mahalaxmi Layout, Bangalore-560 084.

(Hereinafter referred to as "PURCHASER" which expression shall whenever contexts so requires or admits, mean and include his heirs, executors, administrators and assigns.)

WITNESSES AS FOLLOWS :

I. Whereas agricultural land bearing Survey No.13/6 measuring 13 guntas and Survey No.14/1 measuring 1

S. Ravi

7 AUG 1992

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For Want of Rs ... Papers of Rs ...
of Rs ... of Rs ... of Rs ... of Rs ... Issued

Date 11-8-92

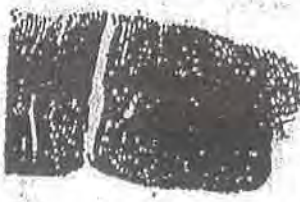
Sridhar. N
Stamp Vendor
The Bangalore Legal Practitioners
Co-operative Society Ltd.

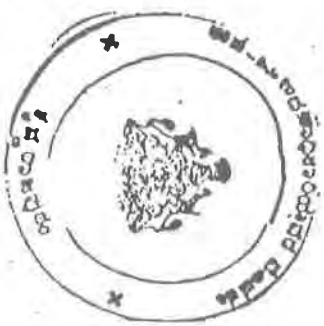
No. 2428-24 Sml

Name ...

Date 11-8-92

Stamp Vendor
The Bangalore Legal Practitioners
Co-operative Society Ltd.





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acre 7 guntas situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, originally belonged to the family of one Abbaiah the same being his ancestral property;

II. Whereas one H.Shamanna, son of the said Abbaiah filed a suit for partition of the joint family property belonging to Abbaiah against his brothers and sisters in O.S.No.103 of 1987, on the file of the City Civil Court at Bangalore, and at the intervention of wellwishers, the parties therein entered into a compromise dated 24-2-1987 and the suit was accordingly decreed on the same day as per the said compromise petition;

III. Whereas according to the said compromise decree, Shamanna was allotted an area admeasuring 20 guntas in Sy no 14/1, Muniyappa was allotted 7 guntas in Sy.No14/1 and 13 guntas in Sy No 13/6 and Mariyappa was allotted 20 guntas in Sy no 14/1, all situated in Hoodi Village K.R. Puram Hobli, Bangalore South taluk, (in all 13 guntas in Sy No 13/6, and 1 Acre and 7 guntas in Survey No.14/1), morefully described in the schedule written hereunder and hereinafter referred to as the schedule property;

S. Ravi

IV. Whereas Muniyappa, Mariyappa and Shamanna were accordingly in possession and enjoyment of the same, personally cultivating the lands and they jointly sold the schedule property to the Vendor herein under a Registered Sale Deed dated 25-5-1988 (Registered as Document No.2391/1988-89 in Book I, Volume 2846, at pages 244 to 248 in the office of Sub-Registrar, Bangalore South Taluk);

V. WHEREAS the Vendor is desirous of selling the same and Purchaser is desirous of purchasing the same for a sale consideration of Rs.1,80,000/-;

VI. NOW THIS DEED WITNESSES THAT in pursuance of the foregoing and in consideration of the amount of Rs.1,80,000/-, paid by Purchaser to the Vendor by Demand Draft No. 786914 dated 12/8/1992 drawn on State Bank of Mysore Bank, in favour of the Vendor, in the presence of the Sub-Registrar at the time of registration of the Deed, the receipt of which sum the Vendor hereby accepts and acknowledges, the Vendor as sole & absolute owner hereby grants, transfers and conveys UNTO to the Purchaser BY WAY OF SALE all those pieces and parcel of agricultural land measuring 13 Guntas in Sy. No.13/6 and 1 Acre 7 Guntas in Sy. No.14/1, in all measuring 1 Acre 20 Guntas, situated

S. Ravi

at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, morefully described in the Schedule written hereunder, together with all rights, easements, privileges and appurtenants thereto, TO HAVE and TO HOLD the same UNTO to the Purchaser as absolute owner thereof.

The Vendor has this day delivered possession of the Schedule Property to the Purchaser.

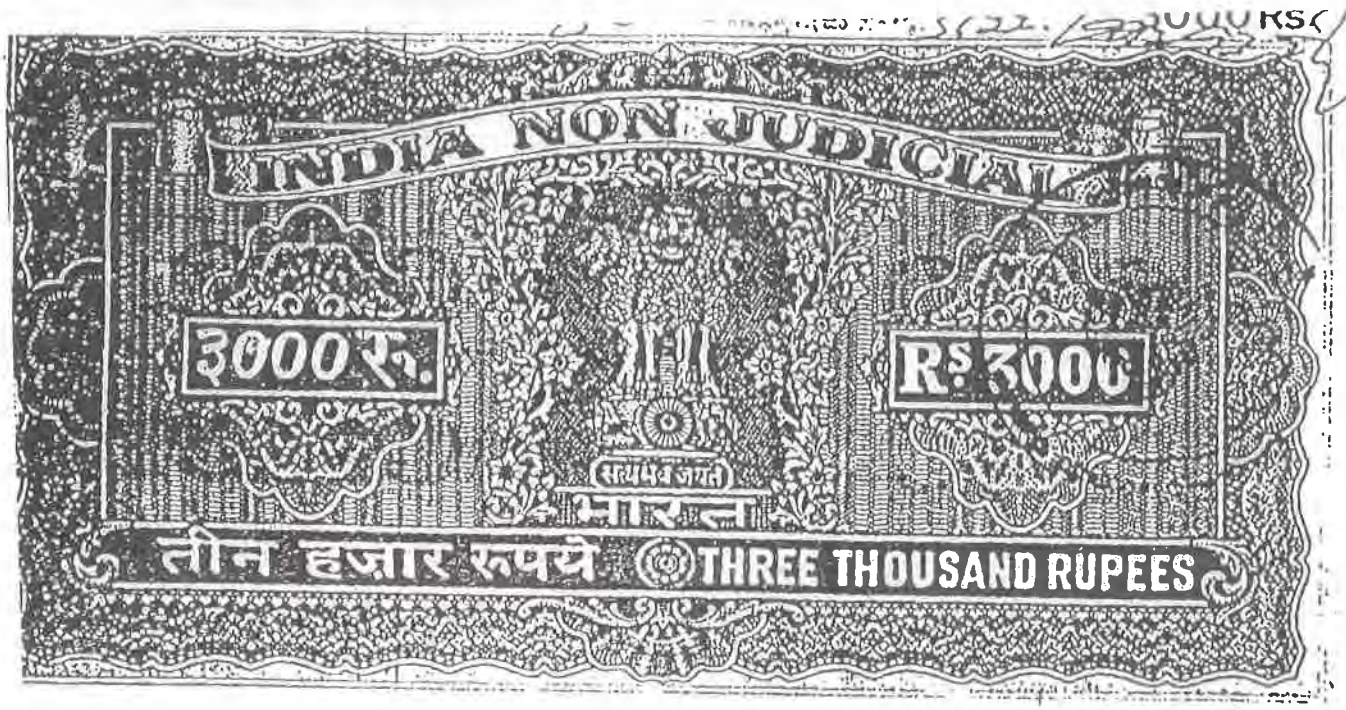
VII. THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :-

1. That the Purchaser shall be entitled to hold, possess, enjoy and cultivate the Schedule Property hereby conveyed and the profits received therefrom, without any let, hindrance, disturbance or interference from the Vendor or any person claiming through or under him.

2. That the Schedule Property is sole and absolute property of the Vendor that no other person/s has any right, title, share or interest in them.

3. The title of the Vendor to the Schedule Property is good, marketable and subsisting and that he has power to convey the same.

S. Ravi



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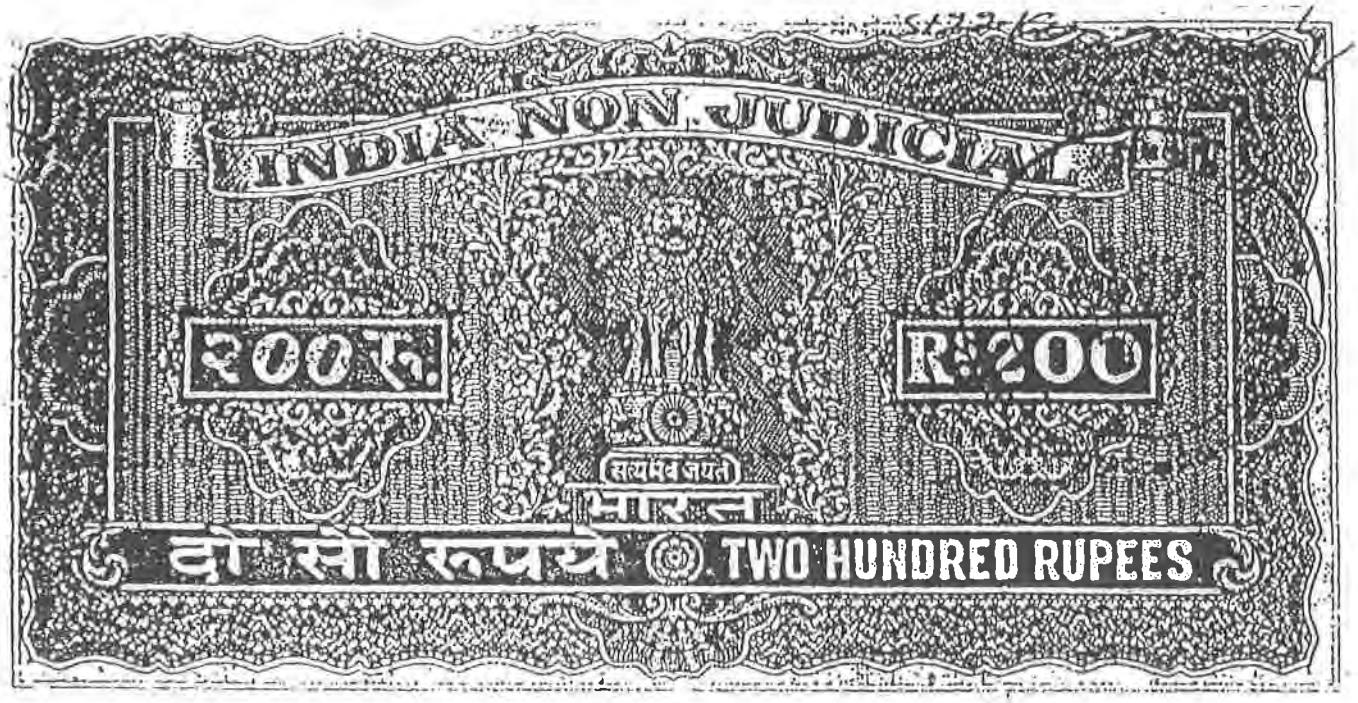
4. The Schedule Property is not subject any attachment, acquisition or Court proceedings and is free from all encumbrances and charges.

5. That all rates, taxes, land revenues and public charges payable to Government and other authorities have been paid upto date by the Vendor.

6. That the Vendor has this day delivered all title deeds and other documents relating to Schedule Property to the Purchaser with a list separately.

7. That the Vendor shall whenever so required by the Purchaser, sign all application and forms to cause the transfer of the Khata of the Schedule Property to the name of the Purchaser and shall do and execute all other acts, deeds and things as may be necessary for more fully and perfectly assuring title of the Schedule Property hereby conveyed to the Purchaser.

8. That the Vendor shall at all times keep the Purchaser fully indemnified and harmless against any defect in or want of title on part of Vendor or any of the predecessor in title to the



Schedule Property, and against any loss or liability, costs or claims, action or proceedings if any should arise against the Purchaser or the property hereby sold by reasons thereof and against any consequential disturbance to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

9(a) That the land does not contravene the provisions of Karnataka Consolidation and fragmentation of Holdings Act, 1966

(b) That the land is not granted under Land Grant Rules.

(c) That the Property has not been tenanted and no order has been passed to that effect by the Land Tribunal under Karnataka Land Reforms Act.

(d) That land does not come under Service Inam Lands under Karnataka Village Officers Abolition Act, 1966.

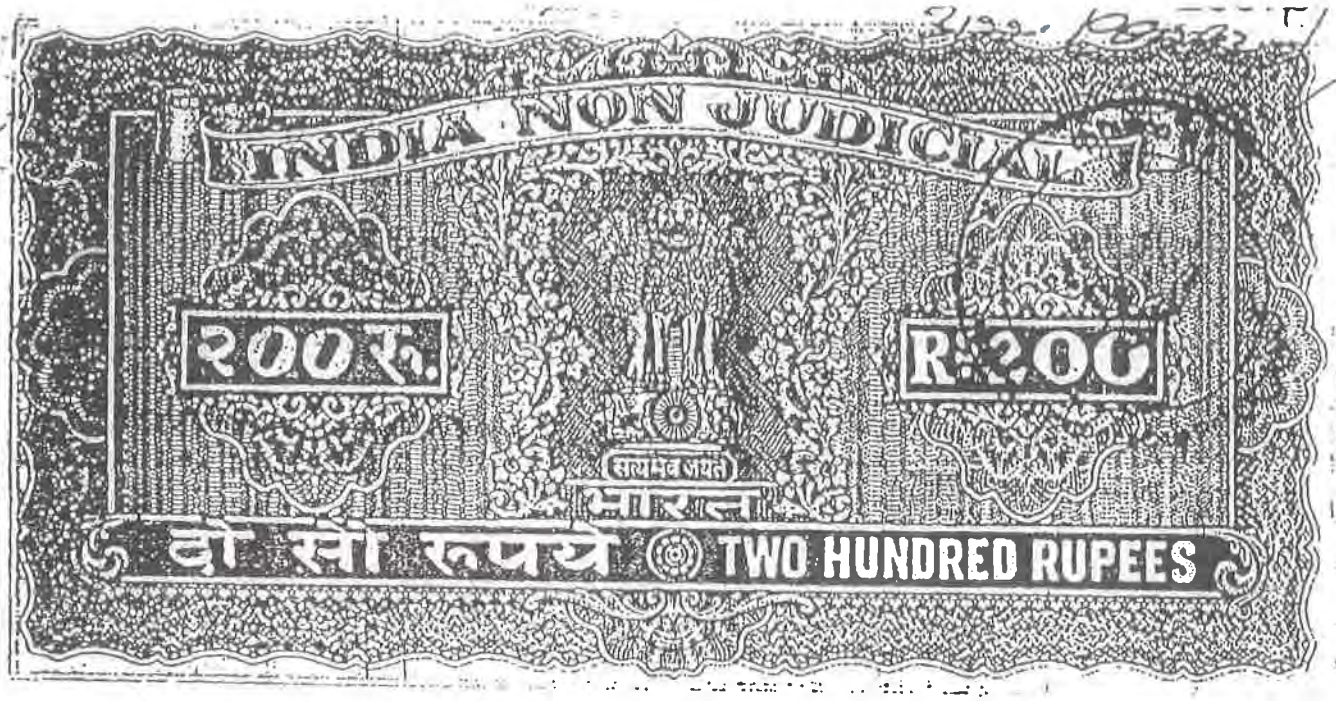
(e) That land does not come under Urban Land (Ceiling & Regulation) Act,

(f) That land does not violate provisions of the Karnataka SC/ST (Prohibition and transfer of certain lands). Act, 1987.

S C H E D U L E

All those pieces and parcel of agricultural land (Dry) in Sy. No.13/6, measuring 13 Guntas,

S Rao



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(having Revenue Assessment of Rs.2.80 Ps.) and Sy. No.14/1 measuring 1 Acre & 7 Guntas (having revenue assessment of Rs.3.47 Ps.), in all 1 Acre & 20 Guntas, situated at HOODI Village, K.R. Puram Hobli, Bangalore South Taluk,

BOUNDED BY :-

On the EAST : By Chinnarappa's Land;
WEST : By Pillaiah;s Land:
NORTH : By Kakappa & Yemalur Raju's Land: and
SOUTH : By Rahim Saheb & Meenamma's Land.

There are no valuable Trees in the land. The land is cultivated by rain-fed water only.
(The market value of the property is Rs.1,80,000/-).

IN WITNESS WHEREOF the Vendor abovenamed has executed this Deed in the presence of the Witnesses attesting hereunder :-

S. Ravi
VENDOR

WITNESSES :-
1)
M. Nagaraja
S/o Narayappa
2) Mahadevamma W/o
Gangadharappa
Bangalore-48

2) N. Reddy.
N. VENKATRAPPA REDDY
BENNIGANAHALLI
BANGALORE-560016

Drafted By :
(AMBA PRASAD G.)
Advocate.
BANGALORE.

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217 (13)

General Power of Attorney

Know all men by these present that I, Smt, Vijayamma D/O of late Abbaiah, aged 28 years residing at Heedy village K.R. Puram Hobli, Bangalore-48, do hereby constitute, nominate, and appoint Sri. S. Venkatesh, s/o of srinivasa Reddy aged 33 years, residing at Heedy village, K.R.Puram Hobli Bangalore South Taluk, as our true and lawful attorney to do the following on our name in respect of the shhedule property.

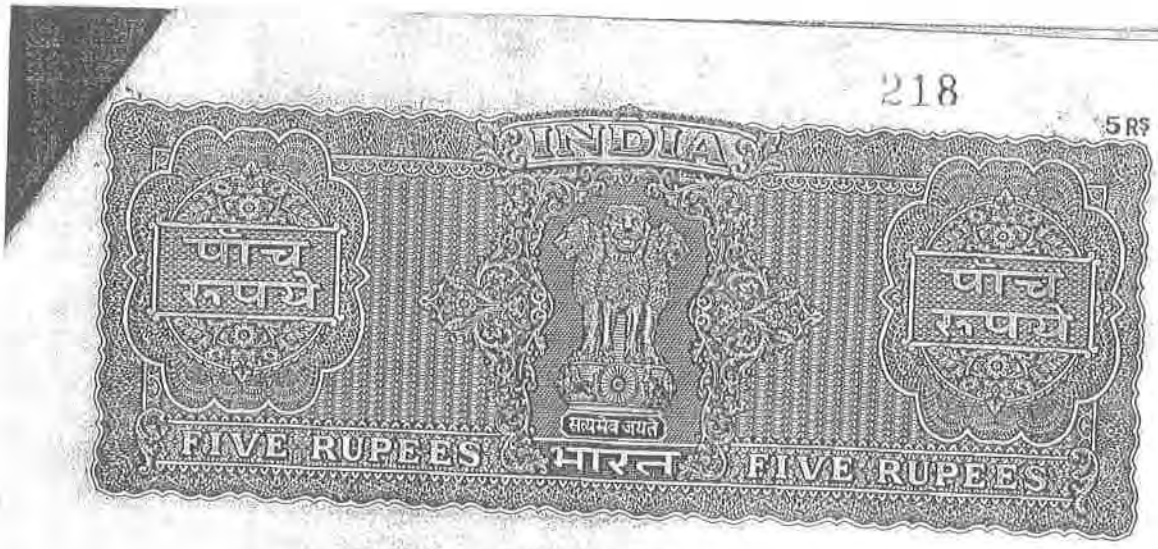
Wheras we are the absolute owners of the property, bearing sy.No.13/6, situated at Heedi village, K.R.Puram Hobli, Bangalore South Taluk, havinh acquried under the Civil Court order Degree, bearing Case No. O.S. 103/1987, Cvil Court, Bangalore.

And whereas I am unable to manage the schedule property personally, as such I do hereby autherise our attorney to & do the follwing acts, deeds things, etc., in respect of the schedule property.

Ltrs [redacted] Vijayamma

....2 attested

S.B. CHANDRASEKHAR NOTARY BANGALORE CITY METROPOLITAN AREA



To appear and represent before the authorities of corporation Bangalore Development Authority, Karnataka Electricity Board, Karnataka Housing Board, Bangalore Water Supply and Severage board, Urban Land ceiling, land Tribunal Banks, courts and such other other government and local office, to pay taxes, cesses, conversion charges, etc., to this effect.

I. To appear and manage and supervise the schedule property and to make necessay improvements.

L. T. or. [redacted] G. V. Jayaramu

...3

attested

S.B. CHANDRASEKHAR NOTARY BANGALORE CITY METROPOLITAN AREA

5R$

2. To pay taxes, charges and other amounts to the Government and Local authorities in respect of the schedule property.

3. To appear and represent in all the Government office in the all the matters, relating to schedul property.

4. To form sites in the land as per plans and to sell site or sites to any buyers and receive full consideration thereof.

5. To obtain and apply building licences, approval of plans, light and water connections in respect of the schedule property from any authorities.

6. To put up construction of house on the the schedule property after obatining permission from any authorities concerned and also transfer of khatha, phani, in her name from the concerned authorities.

A-T-o-A

Vijayamma

....Attorney

B. CHANDRASEKHAR
NOTARY
BANGALORE CITY METROPOLITAN AREA

3R$50P

INDIA

THREE RUPEES भारत FIFTY PAISE

7. To incur expenses for all the acts, deeds works etc., done by her to file cases, proceedings appeals in any court of law defend the same and complete proceedings.

8. To let out the same on rental basis.

9. To apply and to obtain loan from any bank of finicaial institutions on the security of the scheldule property.

10. To convey the schedule property by way of the mortage, lease, sale of otherwise to fix up full consideration, to receive to execute deeds to admit execution of the same in the concerned Sub-Registrar Office and to complete registration.

11. To do any other acts which may be incidentally requried to in future.

L.T.R. [redacted] of Vijayamma

....5

S.B. CHANDRASEKHAR * NOTARY * BANGALORE CITY METROPOLITAN AREA

3R$50P

INDIA

THREE RUPEES FIFTY PAISE

I do hereby admit that all acts, deeds things assurance and signatures made and executed by the said G.P.A. shall be lawful binding on us and we undertake to confirm the same as made done and executed by us personally.

B. SCHEDULE PROPERTY.

B. Schedule property fallem to the share of Smt, Vijayamma, the fouth defendant, site No. 3, formed in sy. No. 13/6 B, measuring East to West 30 feet, North to South 40 feet, situated at Hoody Village, K.R.Puram Hobli, Bangalore South Taluk, bounded on the :

East by: Venkatesh property,
West by: Venkatesh property,
North by : Venkatesh property,
South by : Venkatedh property.

In witness whereof we the above named executants affixed our signatures to this G.P.A. on the 15th day of June 1989, at Banagalore.

Witnessest/
1. L.T.Ramesh
2.

Executants.
Vijayamma

I identified by me, Jacob, M.A.,B.L. Advocate & Shipping Legal Adviser Bangalore-560 025

Execution admitted before me.

NOTARY BANGALORE 15.6.89

Should we use this 3

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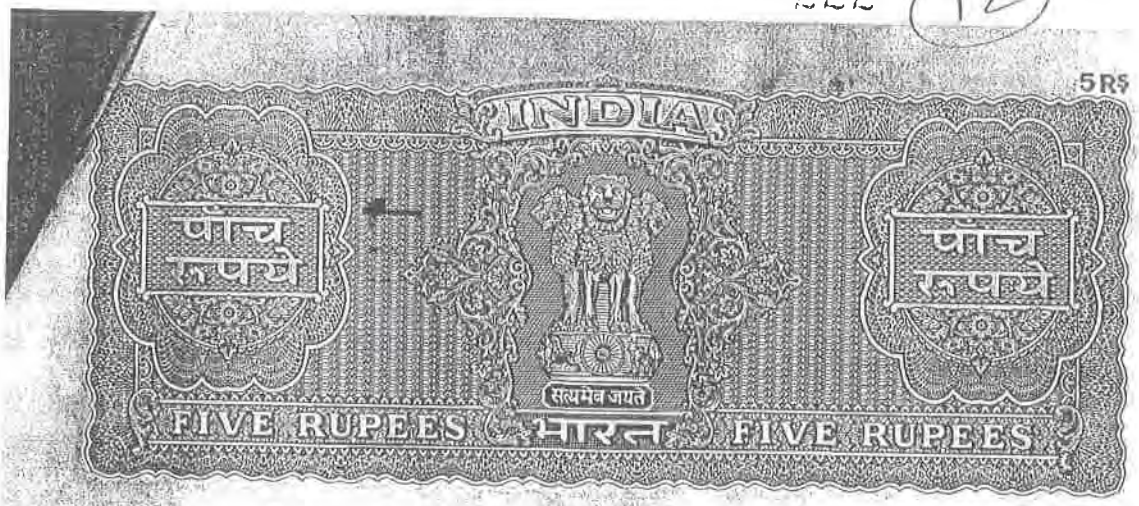


AFFIDAVIT.

I, Muniyamma D/o of late Abbaiah, aged 23 years residing at Hoody village K.R.PuramHobli, Bangalore-48, do hereby solemnly affirm and state on oath as follows:-

I declare that I have sold sway the ~~house with~~ site No.4, formed in sy.No.13/6, situated at hoodi village, K.R.Puram Hobli, Bangalore South Taluk, measuring East to West 40feet, and North South 30feet, in favour of Sri. S.Venkatesh, s/o of Srinivasa reddy aged 33 years, residing at hoody village, K.R.Puram Hobbi, Bangalore South Taluk, and the value of the property is Rs.3,000/-(Rupees three thousand only) and which I have already received from him and ~~mx~~ full amount.

To-day I have given full possession of the said property and executed by G.P.A.before the Notary, hereinafter he is at fully liberty to use the said property as he likes paying future taxes, charges kandaya and other maounts to the Government. he is at full liberty to use the said property as he likes peacefully.

I further declare that I have no rights to cancel the said G.P.A. attorney. circumstances.

What is stated above is true and correcg.

Identified by me.

K.M. Jacob, M.A.B.L.
Advocate & Solicitor
Legal Adviser
Courts, Bangalore-560 0

Bangalore.
date:22.5.89

D.T.M

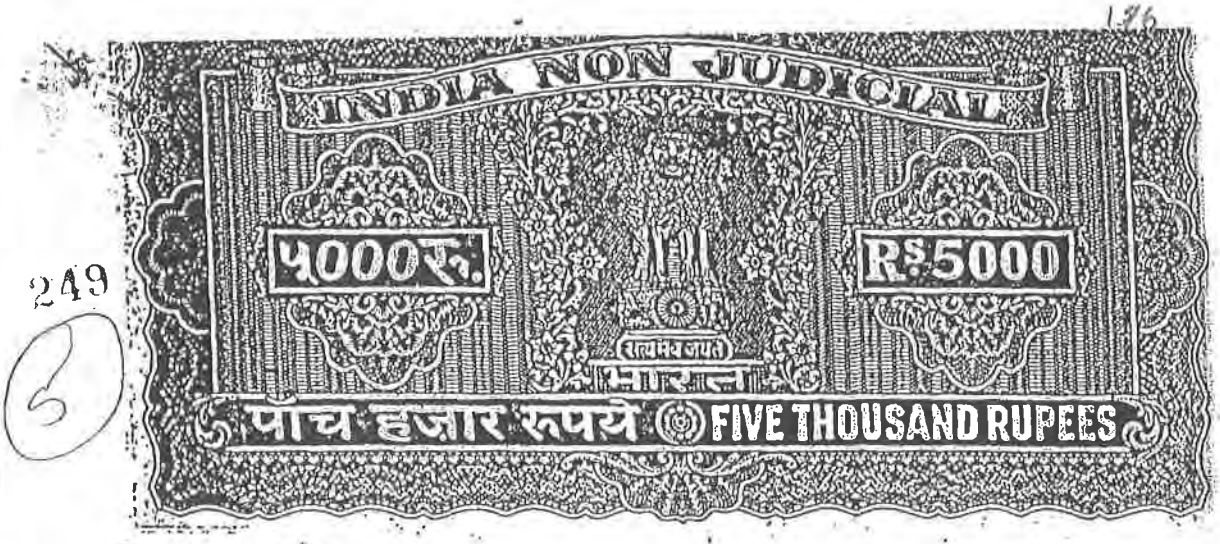
Deponent.
Munyamma
alias

Sworn to before me.

S.V. Venkatesh
15.6.89

NOTARY
BANGALORE.

B.B. CHANDRASEKHAR
NOTARY
BANGALORE CITY METROPOLITAN AREA



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This **DEED OF SALE** executed on the Twelfth Day of AUGUST. One thousand ninehundred and nintytwo (12-8-1992)

BY : Shri N. NAGARAJ, aged 40 years, son of Shri Nagappa, residing at Garudachar Palya, Mahadevapura Post, Bangalore.

(Hereinafter referred to as the "VENDOR" which expression shall whenever the context so requires or admits, mean and include his heirs, executors, administrators and assigns)

IN FAVOUR OF:- Shri A. RAJENDRAN, aged 38 years, S/o R.Arunachalam, residing at No.245, 3rd Cross, Mahalaxmi Layout, Bangalore-560 084.

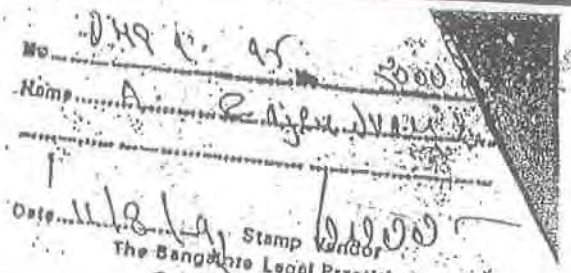
(Hereinafter referred to as "PURCHASER" which expression shall whenever contexts so requires or admits, mean and include his heirs, executors, administrators and assigns.)

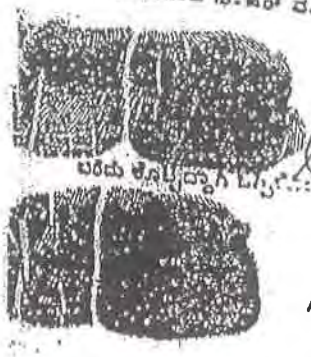
WITNESSES AS FOLLOWS :

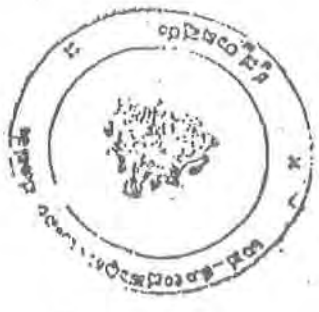
I. Whereas agricultural land bearing Survey No.13/6 measuring 1 Acre & 22 Guntas situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk. (morefully described in the Schedule written hereunder and also referred to as the Schedule Property) originally belonged to the family of one Pillaiah the

N. Nagaraj

BANGALORE METROPOLITAN AREA NOTARY GOVT. OF KARNATAKA Regn No. 424







same being his ancestral property, being in possession and enjoyment of the same for the past over 50 years;

II. Whereas after the death of the said Pillaiah, his Son H.P. Muniyappa, was registered as the Khatedar in the Revenue records and accordingly he is in possession and enjoyment of the Schedule Property;

III. Where as H.P. Muniyappa and his Sons Srinivasa and Jayaraju sold the schedule property to the Vendor herein under a sale deed dated 20/1/1992, (Registered as Document No.7066/1991-92 in Book I, Volume 450, at pages 118 to 121 in the office of Sub-Registrar, K.R. Puram, Bangalore South Taluk) and accordingly Vendor is in possession and enjoyment of the Schedule Property, the Khata being registered in his name and having paid taxes and also cultivating the land personally;

V. WHEREAS the Vendor is desirous of selling the schedule property and Purchaser is desirous of purchasing the same, for a sale consideration of Rs.1,80,000/-;

VI. NOW THIS DEED WITNESSES THAT in pursuance of the foregoing and in consideration of the amount of

N. Nagaraja

BANGALORE METROPOLITAN AREA NOTARY GOVT. OF KARNATAKA Regn No:

252

Rs.1,80,000/-. paid by Purchaser to the Vendor by Demand Draft No. 786913. dated 12/8/1992 drawn on State Bank of Mysore. Bank, in favour of the Vendor in the presence of the Sub-Registrar at the time of registration of the Deed, the receipt of which sum the Vendor hereby accepts and acknowledges, the Vendor as sole & absolute owner hereby grants, transfers and conveys UNTO to the Purchaser BY WAY OF SALE all those pieces and parcels of agricultural land measuring 1 acre 22 Guntas in Sy. No.13/6, situated at Hoodi Village, K.R. Puram Hobli, Bangalore South Taluk, morefully described in the Schedule written hereunder, together with all rights, easements, privileges and appurtenants thereto TO HAVE and TO HOLD the same UNTO to the Purchaser as absolute owner thereof.

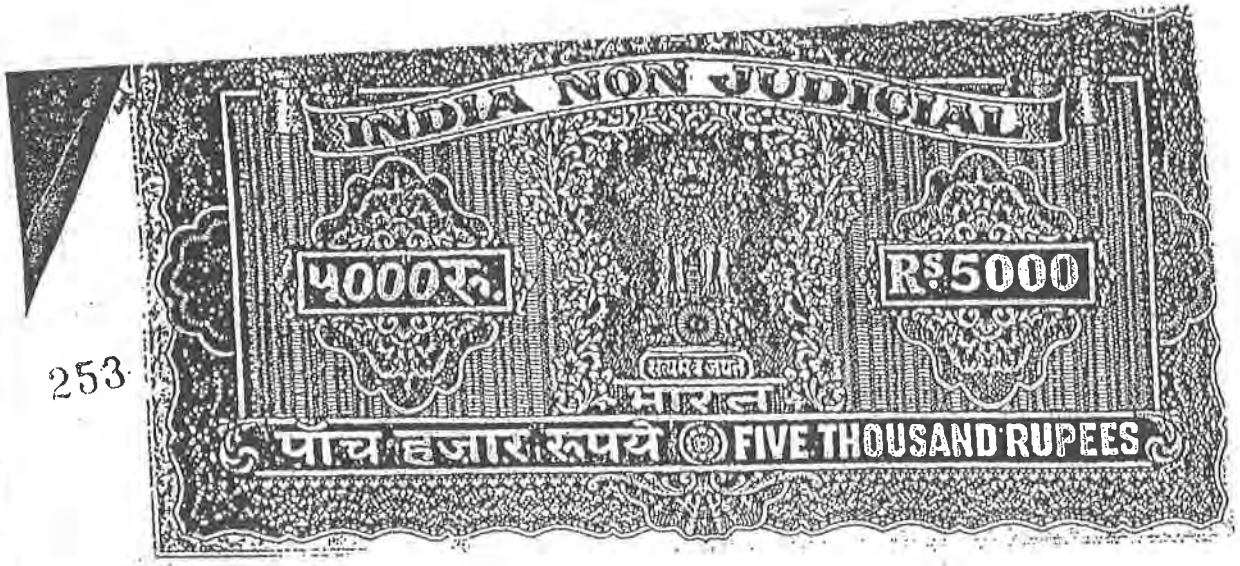
The Vendor has this day delivered possession of the Schedule Property to the Purchaser.

VII. THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :-

1. That the Purchaser shall be entitled to hold, possess, enjoy and cultivate the Schedule Property hereby conveyed and the profits received therefrom, without any let, hindrance, disturbance or interference from the Vendor or

N. Nagaraja.

P. GERARD Regn.No. 423 NOTARY GOVT. OF KARNATAKA BANGALORE METROPOLITAN AREA



253

any person claiming through or under him.

2. That the Schedule Property is sole and absolute property of the Vendor that no other person/s has any right, title, share or interest in them.

3. That the title of the Vendor to the Schedule Property is good, marketable and subsisting and that he has power to convey the same.

4. That the Schedule Property is not subject any attachment, acquisition or Court proceedings and is free from all encumbrances and charges.

5. That all rates, taxes, land revenues and public charges payable to Government and other authorities have been paid upto date by the Vendor.

6. That the Vendor has this day delivered all title deeds and other documents relating to Schedule Property to the Purchaser with a list separately.

7. That the Vendor shall whenever so required by the Purchaser, sign all application and forms to cause the transfer of the Khata of the Schedule

M. Nagaraja

A. GERARD NOTARY Regn No: 423 Govt. of KARNATAKA BANGALORE SOUTH AREA

254

Property to the name of the Purchaser and shall do and execute all other acts, deeds and things as may be necessary for more fully and perfectly assuring title of the Schedule Property hereby conveyed to the Purchaser.

8. That the Vendor shall at all times keep the Purchaser fully indemnified and harmless against any defect in or want of title on part of Vendor or any of the predecessor in title to the Schedule Property, and against any loss or liability, costs or claims, action or proceedings, if any, should arise against the Purchaser or the property hereby sold by reasons thereof and against any consequential disturbance to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

9(a) That the land does not contravene the provisions of Karnataka Consolidation and fragmentation of Holdings Act, 1966.

(b) That the land is not granted under Land Grant Rules.

(c) That the Property has not been tenanted and no

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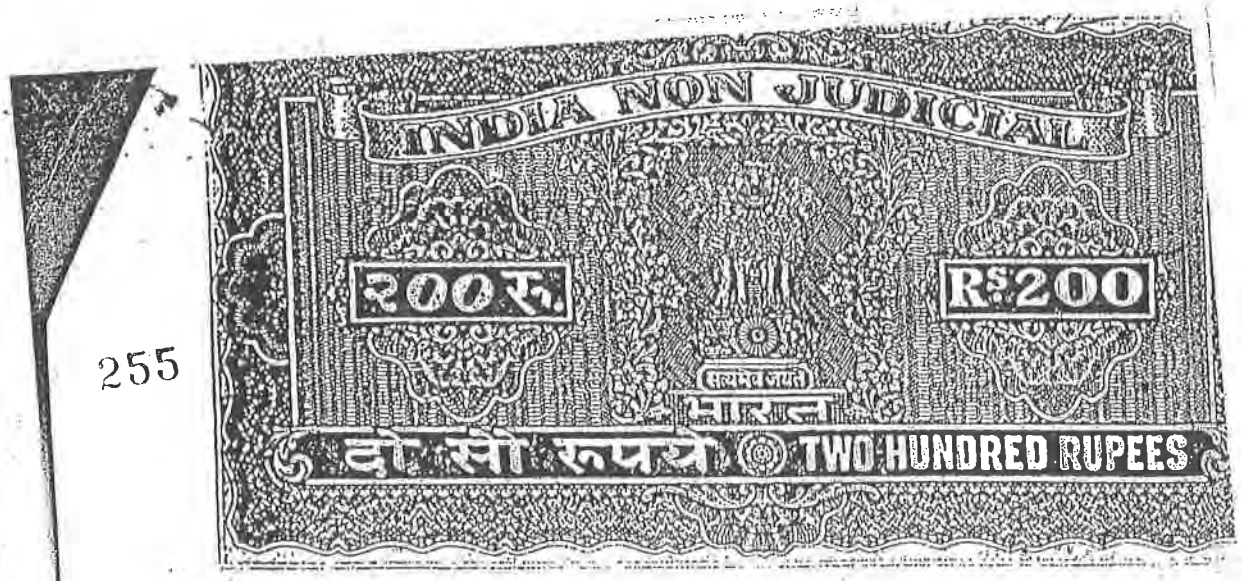
M Nagaraja

A. GERARD NOTARY Regn.No: 423 GOVT. OF KARNATAKA BANGALORE CITY (RURAL) AREA



255

order has been passed to that effect by the Land Tribunal under Karnataka Land Reforms Act.

(d) That land does not come under Service Inam Lands under Karnataka Village Officers Abolition Act, 1966.

(e) That land does not come under Urban Land (Ceiling & Regulation) Act,

(f) That land does not violate provisions of the Karnataka SC/ST (Prohibition and transfer of certain lands). Act, 1987.

S C H E D U L E

All those pieces and parcel of agricultural land (Dry) in Sy. No.13/6, measuring 1 Acre, 22 Guntas, (having Revenue Assessment of Rs.2.80 Ps.) situated at HOODI Village, K.R. Puram Hobli, Bangalore South Taluk,

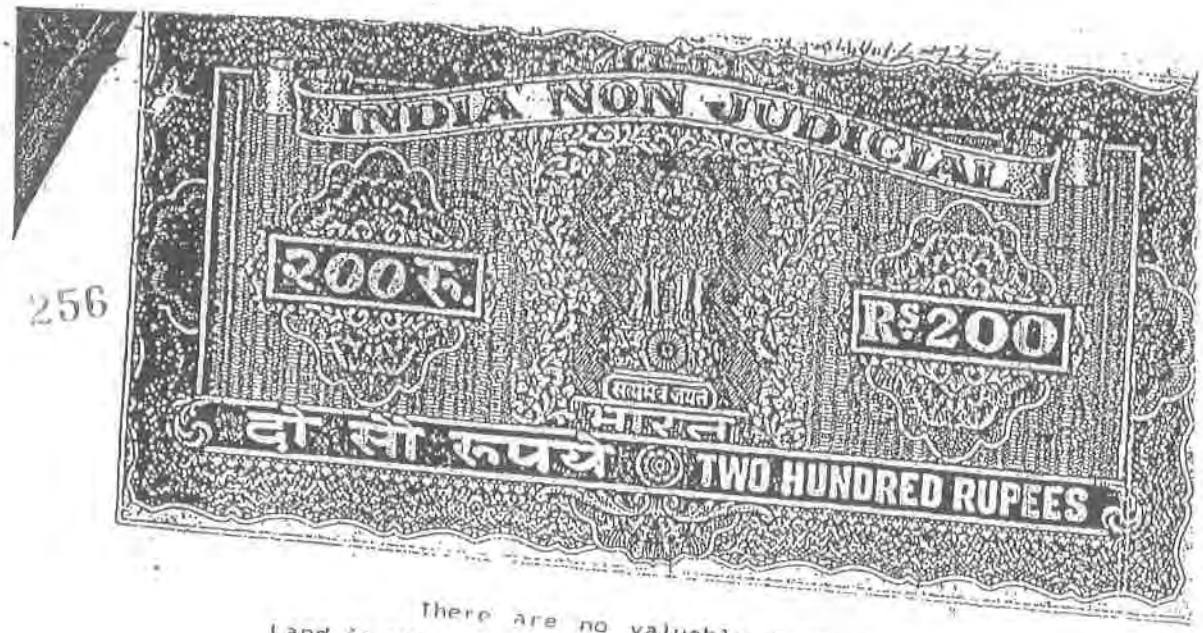
BOUNDED BY :-

On the EAST : By Venkatesha Reddy's Property;
WEST : By Ekynasadi Land;
NORTH : By Road leading to M/s Graphite India & lands belonging to Raju AND
SOUTH : By Lands belonging to the Purchaser.

6

M. Nagaraj

A. GERARD
BANGALORE
NOTARY
GOVT. OF KARNATAKA
Regn.No. 423



256

There are no valuable Trees on the land. Land is cultivated by rainfed water only.
The market valur of the property is Rs.1,80,000/-.

IN WITNESS WHEREOF the Vendor abovenamed has executed this Deed in the presence of the Witnesses attesting hereunder :-

WITNESSES :-
1)
K. RAMASWAMY
944, 3rd Main Rd
ML LAYOUT
BANGALORE-56.

2)
M V Reddy
N-VATSRAPPANAKUDDY
BEHIND ANJANEYA
D U NAGAR (Post)
BANGALORE 16

VENDOR

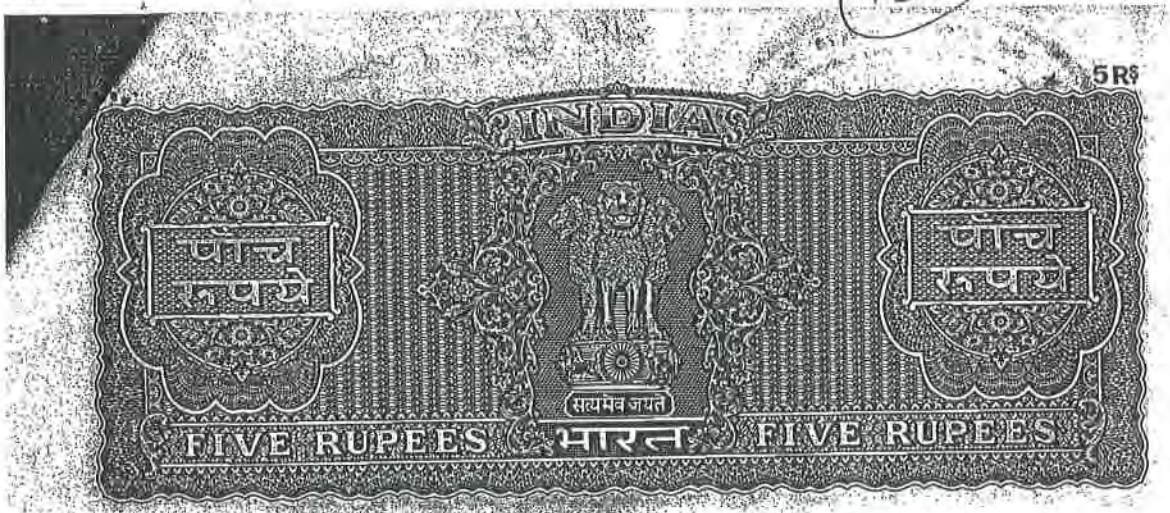
DRAFTED/APPROVED BY Mr
U. MALAPPA, B.Sc., B.L., D.Crim.
Advocate, Roll No. Kar-1
F-103, Krishna Bld, Av. Rd, Bangalo...

Drafted By :
(AMBA PRASAD G.)
Advocate
BANGALORE.

ATTESTED TRUE COPY
A. GERARD, B.Sc., LL.B.
ADVOCATE & NOTARY
No. 154, Rayappa Road
Kammanahalli
BANGALORE-560 08...

NOTARY
GOVT. OF
KARNATAKA
Regn.No: 423
BANGALORE METROPOLITAN AREA

(13)



General Power of Attorney

Know all men by these present that I, Smt, Vijayamma D/O of late Abbaiah, aged 28 years residing at Heedy village K.R. Puram Hobli, Bangalore-48, do hereby constitute, nominate, and appoint Sri. S. Venkatesh, s/o of srinivasa Reddy aged 33 years, residing at Heedy village, K.R.Puram Hobli Bangalore South Taluk, as our true and lawful attorney to do the following on our name in respect of the shhedule property.

Whereas we are the absolute owners of the property, bearing sy.No.13/5, situated at Heedi village, K.R.Puram Hobli, Bangalore South Taluk, having acquried under the Civil Court order Degree, bearing Case No. O.S. 103/1987, Cvil Court, Bangalore.

And whereas I am unable to manage the schedule property personally, as such I do hereby authorise our attorney to & do the fellwing acts, deeds things, etc., in respect of the schedule property.

K Vijayamma

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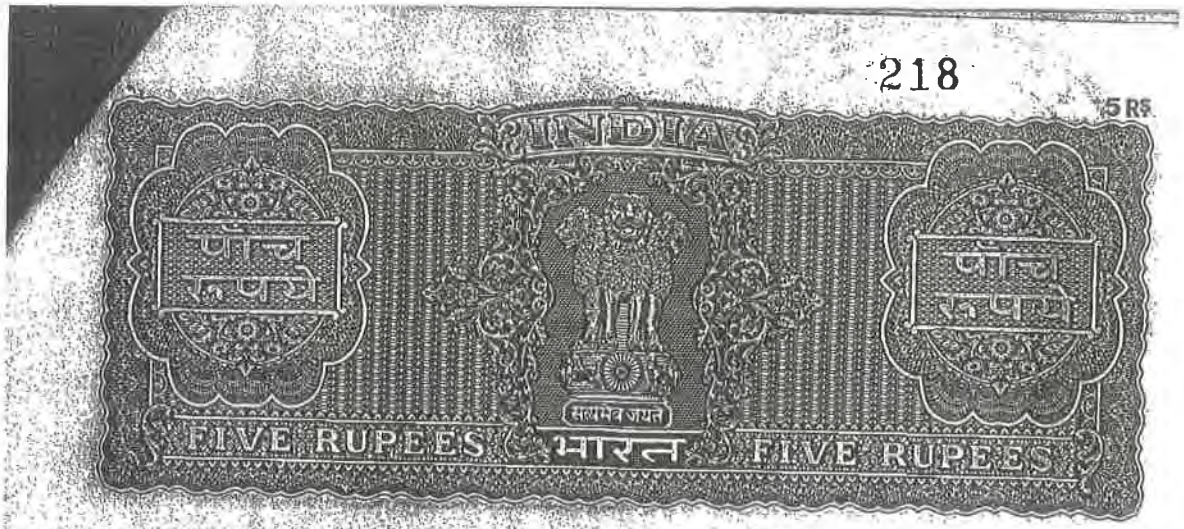
B. CHANDRASEKHAR NOTARY BANGALORE CITY METROPOLITAN AREA



To appear and represent before the authorities of corporation Bangalore Development Authority, Karnataka Electricity Board, Karnataka Housing Board, Bangalore Water Supply and Sewerage board, Urban Land ceiling, land Tribunal Banks, courts and such other other government and local office, to pay taxes, cesses, conversion charges, etc., to this effect.

5. To appear and manage and supervise the schedule property and to make necessay improvements.

L. T. Ch- [redacted] Y. V. Jayamma

...3

5 R$

2. To pay taxes, charges and other amounts to the Government and Local authorities in respect of the schedule property.

3. To appear and represent in all the Government office in the all the matters, relating to schedul property.

4. To form sites in the land as per plans and to sell site or sites to any buyers and receive full consideration thereof.

5. To obtain and apply building licences, approval of plans, light and water connections in respect of the schedule property from any authorities.

6. To put up construction of house on the the schedule property after obatining permission from any authorities concerned and also transfer of khatha, phani, in her name from the concerned authorities.

4-7-09 Vijayamma

G. CHANDRASEKHAR NOTARY BANGALORE CITY METROPOLITAN

7. To incur expenses for all the acts, deeds works etc., done by her to file cases, proceedings appeals in any court of law defend the same and complete proceedings.

8. To let out the same on rental basis.

9. To apply and to obtain loan from any bank of finicaial institutions on the security of the scheldule property.

10. To convey the schedule property by way of the mortage, lease, sale of otherwise to fix up full consideration, to receive to execute deeds to admit execution of the same in the concerned Sub-Registrar Office and to complete registration.

11. To do any other acts which may be incidentally requried to in future.

L.T.R. [redacted] G. Vijayamma

B.S.B. CHANDRASEKHAR NOTARY BANGALORE CITY METROPOLITAN AREA

I do hereby admit that all acts, deeds things assurance and signatures made and executed by the said G.P.A. shall be lawful binding on us and we undertake to confirm the same as made done and executed by us personally.

K. SCHEDULE PROPERTY.

K. Schedule property fallen to the share of Smt, Vijayamma, the fouth defendant, site No. 3, formed in sy. No. 13/6 measuring East to West 30 feet, North to South 40 feet, situated at Hoody Village, K.R.Puram Hobli, Bangalore South Taluk, bounded on the :

East by: Venkatesh property,
West by: Venkatesh property,
North by : Venkatesh property,
South by : Venkatedh property.

In witness whereof we the above named executants affixed our signatures to this G.P.A. on the 15th day of June 1989, at Bangalore.

Witnesses:
1.
2.

L.T.R.

Executants.

I identified by me:
Advocate & Solicitor
Legal Adviser
Bangalore-560 001

Execution admitted before me.

NOTARY
BANGALORE.
15.6.89

Should we use this ?

222 (12)

AFFIDAVIT

I, Muniyamma D/o of late Abbaiah, aged 23 years residing at Hoody village K.R.PuramHobli, Bangalore-48, do hereby solemnly affirm and state on oath as follows:-

I declare that I have sold sway the ~~house with~~ site No.4, formed in sy.No.13/6, situated at hoodi village, K.R.Puram Hobli, Bangalore South Taluk, measuring East to West 40feet, and North South 30feet, in favour of Sri. S.Venkatesh, s/o of Srinivasa reddy aged 33 years, residing at hoody village, K.R.Puram Hobbi, Bangalore South Taluk, and the value of the property is Rs.3,000/-(Rupees three thousnad only) and which I have already received from Him and ~~xxx~~ full amount.

To-day I have given full possession of the said property and executed by G.P.A.before the Notary, hereinafter he is at fully liberty to use the said property as he likes paying future taxes, charges kandaya and other maounts to the Government. he is at full liberty to use the said property as he likes peacefully.

I further declare that I have no rights to cancel the said G.P.A. attorney. circumstances.

What is stated above is true and correcg.

Identified by me.

K.M. Jacob, M.A.L.L.B.
Advocate & Solicitor
Legal Adviser
Bangalore.
date:22-5-89
Civil Courts, Bangalore-560 0

Deponent.
Sworn to before me.

15.6.89

NOTARY
BANGALORE.

B.R. CHANDRASEKHAR
NOTARY
BANGALORE CITY METROPOLITAN AREA

Dt. 22/05/1989

(11)

sell power.

223

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INDIA

पांच रुपये

सत्यमेव जयते

भारत

FIVE RUPEES

पांच रुपये

FIVE RUPEES

General Power of Attorney

Know all men by these present that I, Muniyamma D/o of late Abbaiah, aged 23 years residing at Hoody village K.R. Puram Hobli, Bangalore-48, do hereby constitute, nominate, and appoint Sri. S. Venkatesh, s/o of Srinivasa Reddy aged 33 years, residing at Hoody village, K.R.Puram Hobli Bangalore South Taluk, as our true and lawful attorney to do the follwing on our name in respect of the schedule property.

Whereas we are the absolute owners of the property, bearing Sy.No.13/6, situated at Hoodi village, K.R.Puram Hobli, Bangalore South Taluk, having acquired under the Civil Court order Degree, bearing Case No.O.S. 103/1987, Civil Court, Bangalore.

And whereas I are unable to manage the schedule property personally, as such weldo hereby authorise our attorney to do the follwing acts, deeds things, etc., in respect of the schedule property.

...2

B.S. CHANDRABEKHAR NOTARY BANGALORE CITY

L.T.M.

224

To appear and represent before the authorities of corporation Bangalore Development Authority, Karnataka Electricity Board, Karnataka Housing Board, Bangalore Water Supply and Severage board, Urban Land Ceiling, land Tribunal Banks, courts and such other government and local office, to pay taxes, casses, conversion charges, etc., to this effect.

1. To appear and manage and supervise the schedule property and to make necessary improvements.

S.B. CHANDRABEKHAR NOTARY BANGALORE CITY METROPOLITAN AREA

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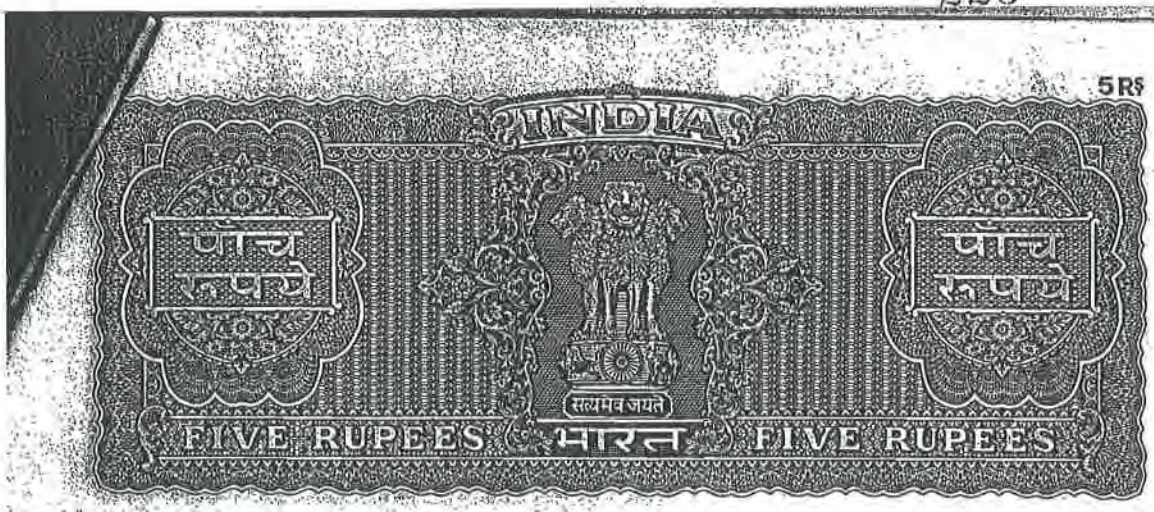

2. To pay taxes, charges and other amounts to the Government and local authorities in respect of the schedule property.

3. To appear and represent in all the Government office in all the matters, relating to schedule propery.

4. To form sites in the land as per plans and to sell site or sites to any buyer or buyers and receive full consideration thereof.

5. To obtain and apply building licences, approval of plans, light and water connections in respect of the schedule propery from any authorities.

6. To put up construction of house on the schedule propery after obtaining necessary permission from any authorities concerned and also transfer of khatha, phani, in her name from the concerned authorities.

...4

L.T.D

7. To incur expenses for all the acts, deeds works etc., done by her to file cases, proceedings appeals in any court of law defend the same and complete proceedings.

8] To let out the same on rental basis.

9. To apply and to obtain loan from any bank or financial institutions on the security of the schedule property.

10. To convey the schedule property by way of the mortgage, lease, sale or otherwise to fix up full consideration, to receive to execute deed/s to admit execution of the same in the concerned Sub-Registrar Office and to complete registration.

11. To do any other acts which may be incidentally required to infuture.

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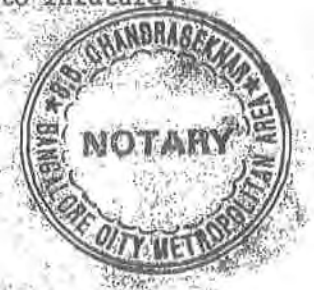

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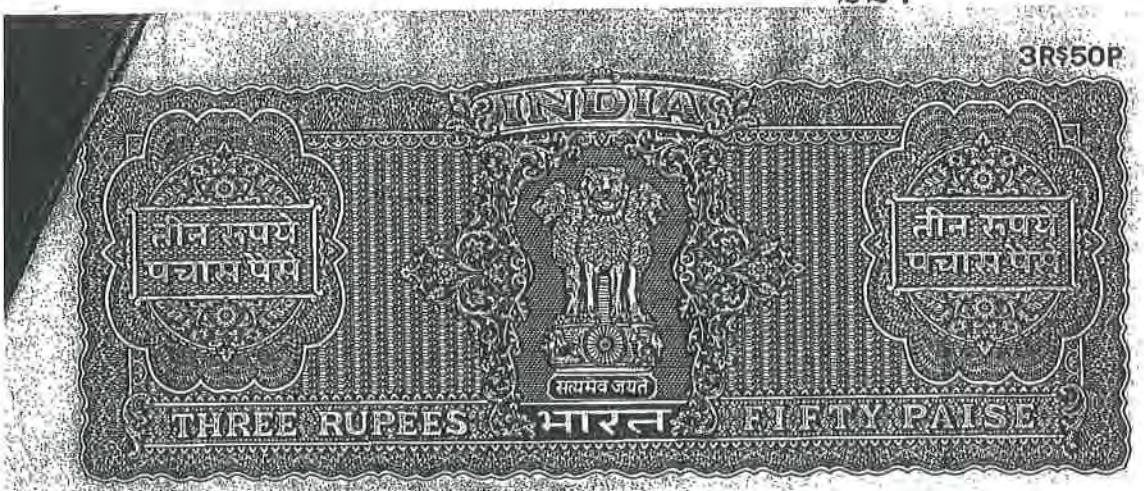

I, do hereby admit that all acts, deeds things assurance and signatures made and executed by the said G.P.A. shall be lawful binding on us and we undertake to confirm the same as made done and executed by us personally.

F. SCHEDULE PROPERTY.

F. Schedule property fallen to the share of Smt, Muniyamma, site No.4, formed in sy.No.13/6, measuring East to West 40 feet, and North to South 30 feet, situated at Hoodi village, K.R.Puram Hobli, Bangalore South Taluk, bounded on the:

East by: Venkatesh property,

West by: Venkatesh Property,

Norty by: Venkatesh property,

South by: site No.3, fallen to the share of Smt, vijayamma.

In witness whereof we the above named executants affixed our signatures to this G.P. on the 22nd day of May 1989, at Bangalore.

Witnesses:

1. S/o Thondappa Gowda, Kumbalgodu Village,

2.

Executants.

Execution admitted beofore me.

15.6.89

NOTARY
BANGALORE.

Identified by me,

K.M. Jacob, B.A.B.L.
Advocate & Solicitor
Legal Adviser
Courts, Bangalore-560 009

ANNEXURE

I XVII/16-17

BNG(U)-VRT.2911...../2016-17/1-21

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** ("**Agreement**") is executed on this Twentieth Day of October Two Thousand and Sixteen (20/10/2016) ("**Effective Date**") at Bangalore:

BY

1. **Mrs. R. Varalakshmi.,** PAN No. ACVPV6651P, Wife of Mr. A. Rajendran, aged about 61 years, permanently residing at No.278, 4th main, Mahalaksmi Layout Bangalore 560086, hereinafter referred to as "**OWNER No.1**";

AND

2. **Mr. K. Ramaswamy** PAN No. AAXPR8071P, Son of Late Sri. R. Kuppuswamy, aged about 68 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as "**OWNER No.2**"

AND

3. **Mr. R.K.Kaleswaran,** PAN No. ABYPK75121, Son of Late. Sri. R.Kuppuswamy, aged about 70 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as "**OWNER No.3**"

AND

R. Varalakshmi

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

65

Print Date & Time : 26-10-2016 05:19:33 PM

BNG(U)-VRT-2911/2016-17 /2-71

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2911

ವರ್ತೂರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-10-2016 ರಂದು 11:34:22 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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1	ನೋಂದಣಿ ಶುಲ್ಕ	150000.00
2	ಸೇವಾ ಶುಲ್ಕ	2450.00
	ಒಟ್ಟು :	152450.00

ಶ್ರೀ GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar			

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮಟ್ಟಿದ್ದಾಗಿ
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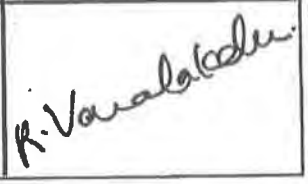
1	GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar . (ಬರೆಸಿಕೊಂಡವರು)			
2	R Varalakshmi W/o. A Rajendran . (ಬರೆದುಕೊಡುವವರು)			

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ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

4. **Mr. K. Padmarajan,** PAN No. ACSPP1105D, Son of Late. Sri. R.Kuppuswamy, aged about 64 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"OWNER No.4"**

Parties 1 to 4 above are hereinafter jointly referred to as **"Owners"**, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, assigns and administrators of the **ONE PART;**

IN FAVOUR OF:

GODREJ HOUSING PROJECTS LLP, (LLPIN : AAD-0883) PAN No AANFG9969R a Limited Liability Partnership Firm duly registered under the Limited Liability Partnership Act, 2008 and having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, represented by its Managing Partner - **Godrej Properties Ltd.**, a Company duly registered under the Provisions of the Companies Act, 1956 and having its registered office at Godrej One, 5thFloor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 and regional office at No. 80, Hulkul Ascent, Lavelle Road, Bangalore – 560 001,hereinafter referred to as the **"Developer/ LLP"**), through its Authorized Signatory **Mr. Uday Bhaskar- Business Head - Bangalore.**, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in interest and assigns) **of the OTHER PART.**

The Owners and the Developer are hereinafter individually referred to as the **"Party"** and collectively as the **"Parties"**. Godrej Properties Ltd., shall be alternatively referred to as GPL hereinafter.

R. Varalakshmi

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

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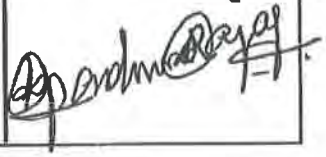
3	K Ramaswamy S/o. Late R Kuppuswamy . (ಬರೆದುಕೊಡುವವರು)			
4	R K Kaleswaran S/o. Late R Kuppuswamy . (ಬರೆದುಕೊಡುವವರು)			
5	K Padmarajan S/o. Late R Kuppuswamy . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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BNG(U)-VRT.....2911...../2016-17 /5-71

WHEREAS:-

A. The Owner has represented to the Developer as under :

(i) The Owner Nos. 1 to 4 are the sole and absolute owner of a contiguous parcel of non-agricultural land admeasuring 6 Acres 30.5 Guntas (26689 Sq. mtrs), comprising of lands in Site No. 236 (6.59 guntas) carved out of Sy No.12, Survey No.13/6, measuring 1 Acre 35 Guntas Survey No.14/3, measuring 1 Acre 07 Guntas, Survey No.16/4, measuring 1 Acre 04 Guntas and Survey No.16/5, measuring 1 Acre 06 Guntas, Survey No.15/2 measuring 1 Acre 12 Guntas, all situated at Hoodi Village, Krishnarajapura Hobli, Bangalore East Taluk, together with all rights, appurtenances whatever underneath or above the surface), and as more fully described as Item Nos. 1 to 6 in the Schedule hereunder written and hereinafter referred to as **Schedule Property** mentioned in **Schedule I;**

(ii) The Owners 1 to 4 shall be jointly and severally liable to the rights and obligations under this development agreement

(iii) The devolution of title to the Owners in respect of the Schedule Property and the details with regard to mutations in the Record of Rights/Revenue Records are provided in **Schedule II** hereto. The said details are represented to be true, accurate and complete. Sketch of the Schedule Property is annexed herewith at **Schedule III.**

(iv) The Owners have represented that a portion of Item No.1 and portion of Item No.2 of the Schedule Property has been notified for acquisition by the KIADB for the purpose of construction of the BMRCL lines. Hence the portions remaining in Item No.1 & 2 after acquisitions by the KIADB, shall be utilised for development. It is also represented by the Owners that the property in Item No. 1, notified for acquisition shall be permitted for acquisition without any let or hindrance by the owners and as such the access to development area in items 2 to 6 of the Schedule Property shall be through Item No. 2 i.e. Sy No.13/6. The Compensation disbursable by the authorities for such acquisition shall be the sole entitlement of the Owners.

R. Vanalakeli

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sujesh Surekha 101, Park Street, Kolkata	
2	Avinash Suresh 80, Hulkul Ascent, II Cross, Lavelle Road, B'lore	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ VRT-1-02911-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ VRTD321 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 26-10-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ವರ್ತೂರ)

Designed and Developed by C-DAC, ACTS, Pune

ಮಂಗಳಾಬಾಯಿ ಜೆ. ಕಾಳೆ
ಹೆಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

(v) The Owners have also represented that the lands in Item No.6 to the Schedule Property i.e. Sy No.15/2, is the subject matter of the proceedings in appeal vide Case No. 144/2011-12 before the Deputy Commissioner (Revenue) for adjudication on the nature of holding of the same by the Owner herein. It is further represented that the authority of first instance namely the Assistant Commissioner (Revenue) has issued a considered order adjudicating that the lands in Item No. 6 is a free hold land having no statutory obligation/prohibition of whatsoever nature in acquiring the same as its absolute owners by the Owners herein.

(vi) The title of the Owners in respect of the Schedule Property subject to Clause (iv) & (v) above, is clear and marketable, free of any Encumbrance, claims, clogs, demands, charges, with absolute and unfettered possessory rights and entitlements. No other person has any right, title or entitlement on the Schedule Property of whatsoever nature other than the Owners herein.

(vii) As per the prevailing Applicable Law and the Zoning Approval, the total residential FSI/FAR that is available / permissible shall be utilized on the Schedule Property measuring approx. 26689 square meters (**"Project FSI/FAR"**). The Schedule Property has been duly converted for residential purpose, by the competent authority.

B. The Developer has requisite experience and expertise in planning, designing, handling, supervising, construction, raising finance, and marketing of the residential and commercial properties. The Owners have, therefore, approached the Developer and are desirous of irrevocably granting and transferring the exclusive Development Rights under this Agreement along with execution of irrevocable General Power of Attorney (GPA) (as defined herein) in favor of the LLP represented by GPL, on the entire Schedule Property. The Owners and the Developer have agreed to enter into this Agreement for development of the Schedule Property.

C. Relying on the disclosures, representation and warranties given by the Owners hereinabove and contained elsewhere in this Agreement, the Developer has agreed to accept the Development Rights proposed to be granted by the Owners subject to the terms and conditions contained herein.

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

BNG(U)-VRT-2911/2016-17

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 GODREJ HOUSING PROJECTS LLP, rep by its Managing Partner Godrej Properties Ltd., rep by its Authorised Signatory Mr. Uday Bhaskar , ಇವರು 15000000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	15000000.00	DD No. 979367 dt 25/10/16 issued by HDFC Bank Ltd., B'lore
ಒಟ್ಟು :	15000000.00	

ಸ್ಥಳ : ವರ್ತೂರ

ದಿನಾಂಕ : 26/10/2016

ಉಪನೋಂದಣಿ ಮತ್ತು ಅಧಿಕಾರಿ
ಹಿಚ್ಚುವರಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC ,ACTS Pune.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

DEFINITIONS, INTERPRETATION AND PURPOSE:
Unless the contrary intention appears and/or the context otherwise requires, in addition to the terms defined elsewhere including but not limited to the Schedules/Annexures to this Agreement, the definition listed in **"ANNEXURE A"** shall apply throughout this Agreement.

1.1. **Interpretation :**

In this Agreement, unless the contrary intention appears:

1.2.1 any reference to any statute or statutory provision shall include:
(i) all subordinate legislation/rules/regulations/notifications issued/ made from time to time under that statue or statutory provision (whether or not amended, modified, re-enacted or consolidated);

(ii) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

1.2.2 any reference to the singular shall include the plural and vice-versa;
1.2.3 any references to the masculine, the feminine and the neuter shall include each other;
1.2.4 any references to a "company" shall include a reference to a body corporate;
1.2.5 any reference herein to any Clause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Agreement. The Schedules and Annexures to this Agreement shall form an integral part of this Agreement;

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

1.2.6 any reference to FAR shall mean and include FSI and vice versa:

1.2.7 references to this Agreement or any other Agreement shall be construed as references to this Agreement or that other Agreement as varied or replaced from time to time;

1.2.8 the expression "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the entire section/clause (not merely the sub section/clause, paragraph or other provision) in which the expression occurs;

1.2.9 each of the representations and warranties provided in this Agreement is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Agreement limits the extent or application of another Clause or any part thereof;

1.2.10 any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;

1.2.11 headings to Clauses, parts and paragraphs of Schedules, Annexures and Schedules, Annexures are for convenience only and do not affect the interpretation of this Agreement;

1.2.12 "in writing" includes any communication made by letter, fax or e-mail;

1.2.13 the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;

1.2.14 references to a person (or to a word importing a person) shall be construed so as to include:
individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or

R. Vanalakshmi

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

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municipal authority or other governmental body (whether or not in each case having separate legal personality);

1.2.15 references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

1.2.16 where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words;

1.2.17 all the recitals to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

1.2.18 Contents of the **Annexures** referred in the various clauses of this Agreement shall bear same clause numbering of the Clause in which the relevant **Annexure** is referred.

2. PURPOSE:

2.1 This Agreement sets forth the terms and conditions with respect to the irrevocable grant and transfer of the Development Rights with respect to the Schedule Property in favour of the Developer, the nature of the Project to be developed and the rights and obligations of the Parties towards the implementation of the Project.

2.2 The Owners agree and undertake that they shall from time to time execute all such further Agreements / documents, do all such acts and assist the Developer as may be required by the Developer, to effectively carry out the full intent and meaning of this Agreement and to complete the transactions contemplated hereunder. Further, the Owners agree and undertake to cooperate with the Developer and undertake not to do anything directly or indirectly which may jeopardize or frustrate the objective of this Agreement.

3. GRANT OF DEVELOPMENT RIGHTS:

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

3.1 The Owners hereby grant unto the Developer, full, free, uninterrupted, irrevocable and exclusive Development Rights to develop the Project on the Schedule Property on the terms and conditions as more particularly contained herein.

3.2 The Developer has agreed to develop the Project on the Schedule Property, by constructing thereon, residential /Multi storeyed Buildings (MSB) by utilizing the Maximum FSI/FAR as per prevailing development control rules / regulations on Item Nos. 3 to 5 and remaining/available portion of Item Nos. 1 & 2 of the Schedule Property under this agreement after acquisition by BMRCL. The developer further agrees to develop the lands and on item No.6, upon closure of the disputes, more fully mentioned in clause A (iv) above. Subject to feasibility of development on Item No.6, the developer shall develop the same. However the Parties hereby agree in consensus that the Item No.6 shall form part and parcel of this Agreement and shall become effective for implementation on closure of the disputes referred hereinabove.

3.3 The Project shall be implemented / developed and driven by the Developer including but not limited to the quality, cost, design, layout, aesthetics, Marketing etc. in accordance with the terms of this Agreement and Applicable Laws. The Owners and the Developer shall comply with their respective responsibilities, obligations, covenants and warranties as specified in this Agreement.

3.4 The Owners shall hand over actual physical, vacant possession of the Schedule Property on or before 90 days from the date of signing this agreement, since the same is presently under occupation of the Vizag Steel Authorities, under a Consignment Agency Agreement dated: 7/4/2006, bearing No. MKTG/Services/2005-06/CA -16/081. Handing over of physical, vacant possession of the Schedule Property shall be a Condition Precedent for commencement of development activity and the obligations of the Developer shall commence thereafter. The Owners hereby agree and confirm that on and from the Effective Date, the Developer shall have the unfettered access and right to enter upon the Schedule Property directly or through its associates, nominees, agents, architects, consultants, representatives, contractors, and/ or partners, to do all such acts and deeds required and/or necessary for exercising the Development Rights and carry

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

out measures for implementation and development of the Project on the Schedule Property in accordance with this Agreement and Applicable Laws. It is specifically agreed between the parties that on and from the effective date, the Developer shall have constructive possession of the Schedule Property, till the physical possession is handed over to the Developer, for the purposes mentioned herein

3.5 Simultaneously with the execution of this Agreement, the Owners have also executed and cause to be registered a separate irrevocable general power of attorney in favour of the Developer (the "GPA") in respect of the Schedule Property, so as to enable the Developer to exercise the Development Rights granted under these presents as well as to perform all its obligations and utilise all its entitlements / benefits / rights as stated under this Agreement including to sign the allotment and transfer documents in favour of Purchasers in accordance with the terms of this Agreement. The Developer shall be entitled to appoint one or more substitutes or its authorised representatives under / through the GPA for the exercise of any or all of the powers and authorities thereunder, in favour of its permitted nominee(s). The Owners agree and undertake that the GPA shall be irrevocable and shall not be cancelled, revoked or modified in any manner whatsoever, till the completion/closure of the project and settlement of accounts.

3.6 The Parties agree that if the relevant Governmental Authorities allow any additional Project FSI on the Schedule Property then the same shall be loaded on the Project, subject to feasibility. However, if such additional Project FSI is available / permitted after Launch of the Project, the decision to load the same on the Project shall be by mutual discussion between the parties. Additional FSI shall be developed, constructed and sold on the same terms and conditions as provided in this Agreement and all revenues generated shall be shared in the same proportion as provided under this Agreement. It is also agreed that the Developer shall not be required to pay any additional security deposit by reasons of addition of such additional Project FSI.

3.7 In addition to the above, the Developer shall be entitled to, but without limitation to, the following rights:-

R. Vanalakshmi

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

(i) To apply for and obtain, modify and revise the Development Plan, Building plans/Sanctioned Plan as may be required from time to time in respect of the Schedule Property;

(ii) To carry out full, free, uninterrupted and exclusive development of the Schedule Property as part of the development of the Project or otherwise, by constructing Buildings thereon as envisaged herein including utilising the FSI credit on the Schedule Property;

(iii) To create mortgage/charge etc. of any nature whatsoever on the Schedule Property for the purpose of raising finance for the development of the Project as envisaged in this Agreement;

(iv) To apply for all Approvals falling under Developer's Approval and in this regard, deal with all the Governmental Authorities concerned including but not limited to the BDA, BBMP, BWSSB, BESCOM, Pollution control/Environmental authorities , the Civil Aviation authorities, the Fire Department, the Revenue authorities, the Government of Karnataka, and all its ministries and departments, the Government of India and all its ministries and departments, defence establishments including the Air Force, the Airport Authority, concerned public / statutory authorities, and all other local authorities with respect to the development of the Schedule Property;

(v) To carry out all the infrastructural work and facilities / amenities, as may be required for development of the Schedule Property;

(vi) To appoint consultants, lawyers and other professionals for the Project and the construction of the Buildings. The above right shall also include the right to terminate the services of the said parties;

(vii) To enter into the Schedule Property, as a Developer for development of the Schedule Propertyin the manner provided in this Agreement;

(viii) To apply for and obtain from the Authorities concerned the sub-division of the Schedule Property or any part thereof and reconstitution, amalgamation of the various portions of the Schedule Property;

R. Venkatesh

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

(ix) To take all required decisions relating to the development and exclusive marketing of the Project (the term **"Marketing"** shall include the Developer's right to install name boards and billboards on the Schedule Property, advertise for sale, negotiate for sale, enter into agreements for sale or any other agreement in relation to the units forming part of the Project and corresponding undivided share of the Schedule Property and receive any advance or consideration thereof);

(x) To identify the purchasers for the apartments / units forming part of the Project and enter into agreements for sale and/or agreements to build and/ or, agreement to lease and sale deeds/deed of apartment in respect thereof for selling/leasing the apartments / units. The Owner shall not object to the, Developer entering into Agreements for sale of undivided share, and Construction Agreement with prospective purchasers or agreements of lease, license, or any other agreements in respect of the Project at any time during the said development and in relation to the same, no approval from the Owner shall be required;

(xi) To execute all necessary, legal and statutory deeds and documentations for carrying out the development and marketing of the Project;

(xii) To assign this Agreement or the benefits, entitlements and obligations hereunder (all or in parts) to any of its Affiliates;

(xiii) To sign and issue receipts and / or any acknowledgements and do such other necessary, supplemental and ancillary acts as may be required for efficient performance of any of the foregoing acts.

(xiv) To form association of Owner's and registration of Deed of Declaration and registration of the same along with bye-laws under the prevailing laws.

R. Vanalatchi

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

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4. CONSTRUCTION AND DEVELOPMENT OF THE PROJECT

4.1 The Project shall be constructed and developed by the Developer at its own costs and expenses by utilizing the entire Project FSI and the Project Density. The Project shall be implemented /developed and driven by the Developer. The quality, cost, design, layout, aesthetics, landscaping, architecture, implementation, Marketing etc. of the Project shall be at the sole discretion and expertise of the Developer, without any consultation with the Owners and the Developer alone will be responsible to the purchasers for any fault/defect etc.

4.2 The Developer shall be entitled to appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work.

4.3 The landscaping, architecture, construction, design, implementation, sale, marketing etc. including the calculation of super built up area and Saleable Area of the Project shall be at the sole discretion and expertise of the Developer.

4.4 The Developer shall be entitled to construct amenities on the Schedule Property such as club, retails shops and other general facilities, which are in tune with the rules in force and not in contravention of any rules, as may be deemed appropriate by the Developer. The Developer may construct such amenities by utilizing a portion of the Project FSI, as may be deemed appropriate by the Developer in accordance with its design.

5. RESERVED AREAS

5.1 The Parties agree to provide 5% of the of the land area in Schedule Property as Civic Amenities (CA) & 10% of the land area in the Schedule Property, as Park Area, free of any development activity thereupon or as may be required by the development control rules. The location of CA Area will be determined by the Developer subject to approval from the concerned authority. The Owner shall execute Release / Relinquishment /Gift Deeds / Deeds of Conveyance as may be necessary, for the purpose of transferring the CA/Park

R. Vanalakshmi

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

Area to the Governmental Authority concerned as and when called upon to do so by the Developer, without any delay or demur.

5.2 The Parties further agree to provide an area as required as per the applicable norms of residential development proposed to be carried out at the Schedule Propertyas the LIG / EWS Area, or as may be required under the development norms.

6. APPROVALS

6.1 Owners' Approvals –

The Owner has represented to have obtained endorsements pertaining to the Schedule Property from the revenue departments which are valid and subsisting and the Developer shall use the same as and when required for the development of Schedule Property.

6.2 Building Plans

The Developer shall be entitled to prepare the building plan drawings for the Project as per its own expertise and design in accordance with Applicable Law. The Developer shall prepare the building plan drawings and provide the same to Owners.

6.3 Project Approvals

All Approvals that may be required to be obtained during the construction process i.e. after the commencement of construction of the Project and the occupation certificates that may be required upon completion of construction of the Project in part or in full shall be obtained by the Developer.

6.4 Renewal and extension of Approvals –

6.4.1 Renewal / extension of any of the Project Approvals shall be obtained by the Developer from the relevant Government Authority on or before expiry of the said Approval and the owner shall co-operate in obtaining renewal or extension of the same as and when required. In case any penalty is levied and becomes payable for the delay/extension, the developer shall pay the same from the Development Cost.

R. Vanalakshmi

For GODREJ HOUSING PROJECTS LLP

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7. **Additional Project FSI :**
In the event, the Developer intends to load additional FSI in the Project then, it shall be the responsibility of the Developer to obtain the revision / modification of all Approvals that are required to be obtained for commencement of construction of the Project, subject to mutual agreement between the Parties on the timelines for obtaining the said revised Approvals. The costs and expenses for revisions of all Approvals shall be incurred by the Developer from the Project Cost. Further, the understanding between the Parties relating to the sale, marketing, collections, management, disbursements and all other aspects in respect of the Project FSI and the Saleable Area as provided in this Agreement shall be deemed to extend to the said additional FSI also.

8. **TITLE DEED AND SHARING OF DOCUMENTS –**

8.1 The Owner shall hand over all originals of all the title, revenue and other documents pertaining to the Schedule Property to the Developer as per Annexure C . The documents relating to the Schedule Property, are referred to herein as the **"Documents of Title"**. The Documents of Title in respect of the Schedule Property shall be deposited with the Developer till recovery of the entire Refundable Security Deposit amount by the Developer as per the terms of this Agreement. It is agreed that even after the refund of the entire Refundable Security Deposit amount, the original Documents of Title shall continue to be in the custody of the Developer during the project life cycle and formation of the Apartment Owner's Association or dealt with in accordance with the Applicable Laws, subject to clause 8.3 and 9.

8.2 While the Documents of Title are in the Developer's possession, the Developer shall permit the Owner and his representatives to inspect the Documents of Title and take photocopies of the same upon being given 24 hours prior notice thereof.

8.3 The Developer shall have the right to create an equitable mortgage over the Schedule Property in favour of any banks / financial institutions by deposit of original Documents of Title for the purpose of development of the Project as more particularly set out in this Agreement.

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

9. PROJECT FINANCE AND MORTGAGE –

9.1 To facilitate the construction/ development of the Project and all other costs, expenses and payments to be made or incurred by the Developer relating to the Project / Schedule Property, the Developer is entitled to raise funding / construction finance / Working Capital Finance. The Developer shall be entitled to create mortgage and / or create a charge or encumbrance on the Schedule Property and/or on the existing and future constructed area by way of a mortgage by deposit of Documents of Title or any other mode of mortgage / charge /encumbrance as the Developer may in its absolute discretion deem fit. The Developer shall remain solely liable and responsible to discharge and satisfy the said funding / construction finance, in alignment with the Admission Deed, dated: 20/10/2016. The Developer shall be entitled to sign, execute, deliver and register all the documents and do all such acts and deeds as may be required to create the said mortgage / charge /encumbrances (as contemplated in this clause) on the Schedule Propertyexisting and future constructed area including deposit / handover the original Documents of Title of the Schedule Property, as may be required, for itself and on behalf of the Owner, if need be. The Owner also undertakes that necessary authorizations shall be provided to the Developer in addition to the GPA in this regard. The Owners undertake to sign, execute and deliver all such agreements, deeds, declaration, no objection certificate etc. and all such documents and do all such acts, deeds and things as may be required by the Developer to create the said mortgage / charge / encumbrances (as contemplated in this clause) on the Schedule Property , forthwith on being requested by the Developer It is agreed that the entitlement of the Developer to mortgage / create charge / encumbrance on the Schedule Propertyin the manner stated above shall be absolute and without the requirement of any permission/approval/consent of the Owners.

9.2 The Developer shall hold such approvals and sanctions (itself or through its Partner), till such time as required by it and thereafter hand over the original documents to the Apartment Owner's Association in the Project or deal with it in a manner as required under the then Applicable Laws.

9.3 The Developer shall be responsible to service all obligations and repay any and all amounts due or payable to the lending banks/financial

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institutions/entity under any financing and security documents entered into with the banks/financial institutions/entity. The Developer shall repay all such amounts prior to such lending banks/financial institutions/entities enforcing the mortgage of the Schedule Property.

10. MARKETING, BRANDING AND ALLOTMENT / SALE / LEASE OF THE SALEABLE AREA :

10.1 The Developer shall be solely and exclusively responsible for and also be exclusively entitled to undertake, the marketing and sale of the Saleable Area forming part of the Project and all the areas and premises to be constructed on the Schedule Property and forming part of the Project in terms of this Agreement.

10.2 The Saleable Area or any other premises constructed in relation to the Project on the Schedule Property shall be marketed in the name of the Project which shall be exclusively decided by the Developer.

10.3 The Developer shall undertake branding of the Project, in mutual discussion with the owner.

10.4 The Parties agree that the Developer shall have the exclusive rights / entitlement of Marketing & sales in respect of the Project. The entire Saleable Area of the Project shall be marketed and sold / leased / licensed by the Developer independently. The Parties agree that all decisions regarding the Marketing (including branding, pricing, sales, product mix) and all other decisions pertaining to the Project shall be taken by the Developer only in line with the Business Plan. It is agreed and understood that the Owners shall not market and sell any part of the Saleable Area in the Project. All sale / lease / transfer shall be made by or routed through the Developer.

10.5 The Developer shall be entitled to select and finalise a Project name as deemed appropriate by it at its sole discretion. The Project shall be promoted under the Brand Name as decided by the Developer. Logos as nominated by the Developer, only shall appear in all the Marketing and sales collaterals, signboards, billboards, promotional materials, brochures, agreements and

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allotment documents to be executed with the prospective purchasers and all correspondences with such Purchasers of the Saleable Area.

10.6 The Developer shall be entitled to launch at the price mutually fixed and Market/sell / transfer / lease the Saleable Area under the Project in such phases as the Developer deems fit and appropriate, as per the agreed Business Plan.

10.7 All advertisement rights shall vest absolutely with the Developer including its timing, format etc. The design of all Marketing and selling materials will be at the discretion of the Developer and contents of all advertisement / Marketing materials shall be in consonance of all Applicable Laws. The layout of the components of the advertisement / Marketing materials etc. shall be in such formats as may be decided by the Developer. It is the responsibility of the Developer to ensure that the wordings, pattern and design of such advertisements do not violate any rights of any individual, body, the public and do not violate any norms /restrictions imposed by the authorities etc.

10.8 The Parties hereto agree that only the Developer's (or any of its Affiliates as deemed appropriate by the Developer) contact details (address, phone numbers etc.) would appear on all Marketing and selling materials.

10.9 The Developer shall have the sole and exclusive right to prepare and finalize all documents and agreements, which would be signed by / with the Purchasers for the entire Saleable Area of the Project, including but not limited to Marketing brochure / prospectus, application forms, provisional / final allotment letters, apartment /unit buyer agreements, sale / conveyance deeds /lease deeds, maintenance agreements and others ("**Customer Agreements**") as the Developer may consider appropriate. The Developer shall be free to solely and exclusively negotiate and finalize the terms of all such sales, leases and licenses with the Purchasers. The Owner, as represented by their Power of Attorney Holder i.e., the Developer, the Developer in its own capacity and the Purchasers shall be the parties to the Customer Agreements and/or other writings to be executed with the Purchasers of the Saleable Area in the Project.

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10.10 All Customer Agreements with respect to the Saleable Area shall be prepared / drafted by Developer. The Developer shall be entitled to sign / execute / issue the same for itself and on behalf of the Owner (deriving authorizations from the GPA). In the Customer Agreements, the Developer shall be entitled to provide on behalf of the Owners all such representations to the Purchasers that have been represented by the Owner to the Developer under this Agreement and any other agreement executed between the Parties in relation to the Project. In the event the Developer requires the Owners to execute the sale/lease deed or any other document with respect to Saleable Area in favour of Purchaser(s), then the Owners shall execute the same forthwith upon receiving intimation in this regard from the Developer.

11. BRAND NAME

11.1 GPL has agreed to associate its Brand Name along with Brand name of the owners solely for the purpose of branding and Marketing the Project on a non-exclusive basis, subject to stipulations made in the Admission Deed dated:20/10/2016 and the following terms and conditions:

(i) The Godrej Brand Name will be associated only to the LLP during the term of this Deed, provided that the Godrej Brand Name shall be used for the limited purpose of the name of the Project.

(ii) The use of the Godrej Brand Name in the logos and Marketing and other material relating to the Project shall be only to the extent and in the manner specifically stated herein.

(iii) The association of the Godrej Brand Name with the Project shall not, under any circumstances, be construed as a license or any other interest granted to any Person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by Godrej. The Owners acknowledges and accepts that it shall have no rights and/or any license to use the Godrej Brand Name and all intellectual property rights in and arising out of or connected with the

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Godrej Brand Name other than as specifically permitted under this Deed and shall not during the term of this Deed or after its expiration or termination, directly or indirectly, commit an act of infringement or contest or aid in contesting the validity or ownership of the Brand Name or take any other action in derogation thereof.

(iv) The Owners agree and undertake not to advertise, market or promote the Project in any manner, with any material other than the Marketing Material as approved by GPL.

(v) The Project Name will be used by the LLP for the purpose of branding and Marketing the Project on signboards, billboards, letter heads, fee receipts, deposit receipts, promotional material and brochures in the manner approved by GPL .

(vi) The Owners hereby expressly acknowledge and agree that by construction and development of the Project and/or by usage of the Godrej Brand Name in the manner permitted in this Deed, the New Partner has not, does not and shall not, nor shall it/they be deemed to, acquire at any time now or hereafter, any right, title or interest of any nature whatsoever in and with respect to the Godrej Brand Name. The Owners further agree that they shall not directly or indirectly either by itself/themselves or through any other Person assert or claim or attempt to assert or attempt to claim any right, title or interest in or to the Godrej Brand Name or any combination of the word/ logo/ label thereof in any language, script or alphabet or take any action which shall or may impair any right of Godrej in and to the Godrej Brand Name, or create any right thereto or therein;

(vii) The Partners shall, if it/they come(s) to know of any use or suspected use by any third party of the Brand Name, the logo of "Godrej" or any adaptation thereof as a corporate or trading name, report the same to GPL, forthwith and without delay and shall render to GPL (as the case may be) such assistance as it may require in any proceedings to restrain such use.

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(viii) The Parties agree that the GPL shall grant the Apartments Owners Association ("AOA"), the right to use the Godrej Brand Name in Project Name in perpetuity, for the purposes of which, prior to the handover of the Project, GPL shall enter into an agreement with the AOA ("AOA Agreement"). In the event, prior to execution of the AOA Agreement, GPL adopts any brand usage guidelines in respect of the Godrej Brand Name, it may under the AOA Agreement, require the AOA to adhere to such guidelines to the extent as pertaining to proper operation and maintenance of the Project, failing which GPL shall have the right to withdraw the rights of the AOA to include the Godrej Brand Name in the Project Name. It is agreed that the Purchase Documentation shall expressly mention the requirement for the AOA to enter into the AOA Agreement, prior to handover of the Project to the AOA.

12. REFUNDABLE SECURITY DEPOSIT:

12.1 As security towards compliance of its obligations under this Agreement, the Developer agrees to pay to Owner, interest free refundable security deposit ("**Refundable Security Deposit**") in the manner set out in "**Annexure C**", which shall be adjusted in the manner set out in Annexure D.

13. REVENUE SHARE

The sharing of revenue shall be as per the terms as set out in "**ANNEXURE D**"

14. MUTUAL UNDERSTANDING, COVENANTS AND OBLIGATIONS OF THE PARTIES

Mutual understanding, covenants and obligations of the Parties shall be as set out in "**ANNEXURE E**". All of the Owners shall be jointly and severally liable and responsible for all of their covenants and obligations stated under this Agreement.

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15. REPRESENTATION AND WARRANTIES

Representations and Warranties of the Parties shall be as set out in **"ANNEXURE E"**. All of the Owners shall be jointly and severally liable and responsible for all of their representations and warranties stated under this Agreement. The Parties shall be mutually liable to each other for the respective representations and warranties stated under this Agreement

16. PROJECT PERIOD:

The Developer shall complete the project within a period of 48 (forty eight) months, from the date of receipt of the Commencement Certificate and all the requisite permissions, sanctions and NOC's, whichever is later, with a grace period of 6(six), months subject to Force Majeure events and the Owners being in compliance of their obligations.

17. TERMINATION

This Agreement may be terminated by the Parties in the event and in the manner set out in **"ANNEXURE -F"**.

18. INDEMNITY:

18.1 The Owners hereby indemnify and shall keep indemnified the Developer, its nominees, directors, officers, employees, agents and Purchasers, against all claims, demands, liabilities, costs, charges, losses, damages, liabilities, obligations, interest and expenses including advocate and court fees which the Developer or Purchasers may face, suffer or incur by reason of a) any defect or irregularity in the title of the Owner or the ability of the Owner to grant development rights in favour of the Developer in the manner set out herein; b) any of the covenants, representations, warranties or declarations made by the Owner in this Agreement being found to be untrue, false, incorrect or misleading; c) any breach, default, non-compliance, non-observance, non-performance, by the Owner, of any of the terms, conditions and covenants, stipulations or provisions hereof; and d) any delay in completion of the Project as a result of any Title Risk or litigation /

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proceedings in respect of the Schedule Property or due to any reasons attributable to the Owner.

18.2 Without prejudice to the rights of the Owners under any other provision of this Agreement or any other remedy available to the Developer under law or equity, the Developer shall indemnify, keep indemnified, defend and hold harmless the Owners and its directors, officers, employees and agents against any and all damages, losses, liabilities, obligations, claims of any kind, interest or expenses (including reasonable legal fees and other costs arising out of any judicial or other proceedings or otherwise) claimed against them arising out of breach of obligations of this Agreement by the Developer due to gross negligence and wilful default of the Developer provided that the same is not attributable to any act or omission on the part of the Owners.

19. JURISDICTION, GOVERNING LAW AND DISPUTE RESOLUTION:

19.1 This Agreement shall be binding upon the Parties and be governed by and construed in accordance with the laws of India and the parties herein, by consensus agree that the courts in Bengaluru only shall have the exclusive jurisdiction in respect of all matters connected to or arising out of this Agreement.

19.2 In case of any dispute, controversy or claim arising out of or in connection with this Agreement, including any questions regarding its existence, validity, interpretation, breach or termination, between any of the Parties such Parties shall attempt to first resolve such dispute/ claim through discussions between managers or representatives of disputing Parties.

19.3 If the dispute is not resolved through such discussions within 30 days after one disputing Party has served a written notice on the other disputing Party requesting the commencement of discussions, such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof.

19.4 The seat and venue of arbitration shall be at Mumbai and the language of the arbitration proceedings shall be English.

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19.5 The arbitral tribunal shall be constituted by a panel consisting of 3 arbitrators. One Arbitrator shall be appointed by the Owner and one arbitrator shall be appointed by Developer. The two appointed arbitrators shall jointly appoint a 3rd arbitrator who shall be the presiding arbitrator of the Arbitral panel.

19.6 Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Agreement.

19.7 The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal.

19.8 Notwithstanding any dispute pending, the disputing Parties shall continue to perform such of their obligations under this Agreement, that do not relate to the subject matter of the dispute, without prejudice to the final determination of the dispute.

19.9 Any decision/award of the arbitral tribunal shall be final and binding on the Parties.

20. NOTICE

Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Agreement shall be given in writing and may be given by personal delivery or by sending the same by courier or by email or by fax addressed to the Party concerned at the address stated below and, or any other address subsequently notified to the other Parties for the purposes of this Clause and shall be deemed to be effective in the case of personal delivery or delivery by courier at the time of delivery:

(a) **If to the Owners** : 1. R. Varalakshmi
2. K. Ramaswamy
3. R. K.Kaleswaran
4. K. Padmarajan

(b) **Address** : 244 3rd Main Mahalakshmipura

R. Varalakshmi

For GODREJ HOUSING PROJECTS LLP

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			Layout Bangalore 560 086
(c)	**E-mail**	:	padmarajank2005@yahoo.co.in
(d)	**If to the Developer**	:	GODREJ HOUSING PROJECTS LLP
	Address	:	Godrej One, 5thFloor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 **Also at** No.80, Hulkul Ascent, 2nd Cross, Lavelle Road, Bangalore - 560 001
	Attn:		Mr. Uday Bhaskar, Business Head, Bangalore
	E-mail:		uday.bhaskar@godrejinds.com

21. CONFIDENTIALITY:

21.1 This Agreement, its existence and all information exchanged between the Parties under this Agreement or during the negotiations preceding this Agreement shall be confidential to them and shall not be disclosed to any third party. The Parties shall hold in strictest confidence and shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, advisors, consultants and authorized representatives of a Party or its Affiliate, who have been advised of their obligation with respect to the confidential information. None of the Parties shall issue any press release or organize a press meet or make any public announcement or any disclosure in relation to this Agreement or the relationship between the Parties without taking prior written consent of the other Parties and all such press releases/public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which:

(a) is disclosed with the prior written consent of the Party who supplied the information;

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(b) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;

(c) is required to be disclosed by a Party or its Affiliate pursuant to Applicable Laws or the rules of any relevant stock exchange or is appropriate in connection with any necessary or desirable intimation to the Government or any regulatory authority by such Party or its Affiliate;

(d) any third party can ascertain independently on account of this Agreement or the GPA being registered with the sub registrar of assurances or being filed with any Governmental Authority;

(e) the Developer/ its partners, who possess the Developer's Entitlement may have to disclose to any of its shareholders, investors, Affiliates, consultants, advisors, bankers etc. or file the same as prescribed under the Applicable Laws, including but not limited to the listing regulations of Securities Exchange Board of India;

(f) is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Agreement, after giving prior notice to the other Party; or

(g) is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.

22 GENERAL:

22.1 No Partnership

Nothing contained in this Agreement shall constitute or be deemed to

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constitute an agency or partnership or association of persons for and on behalf of any other Party. This Agreement is executed on principal to principal basis and Parties under this Agreement shall be bound for their distinct responsibilities, rights, liabilities and obligations.

22.2 **Variation**

No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

22.3 **Assignment**

Unless otherwise provided in this Agreement, neither Party may assign any or all its rights under this Agreement without a prior written consent from the other Parties except for the Developer who shall be entitled to assign its rights under this Agreement to any of its Affiliates.

22.4 **Waiver**

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

22.5 **Force Majeure**

If the Developer is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, as defined in clause 1.23 in ANNEXURE A, the Developer has no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for the Developer, using all reasonable endeavours, to re-commence its affected operations in order for it to perform its obligations. The Developer shall not be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. The Developer shall not be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the

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performance of such obligations shall be deemed to be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

22.6 **Successors and Assigns**
This Agreement shall endure to the benefit of and be binding upon each of the Parties and their respective successors and permitted assigns.

22.7 **Further Acts**
Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement. Without limiting the generality of the foregoing, if the approvals of any Governmental Authority are required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavors to obtain such approvals.

22.8 **Authorization**
The persons signing this Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this Agreement on behalf of the Parties for whom they are signing.

22.9 **Conflict**
To the extent that there is any conflict between any of the provisions of this Agreement and any other agreement by which the Schedule Propertyor any part thereof is bound, the provisions of this Agreement shall prevail to the extent permitted by the Applicable Law. If one or more of the provisions in this Agreement is declared void by law, then the remaining provisions will continue in full force and effect.

22.10 **Survival**
a. The provisions of this Clause 15 (Representations and Warranties Clause 12 (Refundable Security Deposit), Clause 18 (Indemnity), Clause 19 (Governing Law and Dispute Resolution), Clause 20 (Notice), and Clause 21 (Confidentiality) shall survive the termination of this Agreement.

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b. Any termination as mentioned above shall not affect the accrued rights of the Parties hereunder.

22.11 Specific Performance of Obligations

The Parties to this Agreement agree that, to the extent permitted under Applicable Laws, and notwithstanding any other right or remedy available under this Agreement, the rights and obligations of the Parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting Party. The Parties acknowledge that any breach of the provisions of this Agreement will cause immediate irreparable harm to the adversely affected Party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the Parties agree that the affected Party shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent Court in the event of any such breach or threatened breach by any other Party. The Parties agree and covenant unequivocally and unconditionally that the affected Party shall be entitled to such injunctive relief, specific performance or other equitable relief without the necessity of proving actual damages. The affected Party shall, notwithstanding the above rights, also be entitled to the right to any remedies at law or in equity, including without limitation the recovery of damages from the defaulting Party.

22.12 Tax Liabilities

The Parties shall be responsible to bear their respective liabilities for income tax, as may be applicable and levied on their shares and entitlements under this Agreement.

22.13 Stamp Duty and Registration

The stamp duty and registration fee applicable on this Agreement and the GPA shall be borne and paid by the Developer as a part of the Project Cost.

23. MISCELLANEOUS

23.1 Each Party shall bear and pay their respective Advocates and Solicitors costs, tax liabilities and miscellaneous expenses.

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For GODREJ HOUSING PROJECTS LLP

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23.2 This Agreement has been executed in 2 sets and the original which is duly stamped and registered will be retained by the Developer and the registered Duplicate will be with the owners.

IN WITNESS WHEREOF, the Parties have entered into this Agreement the day and year first above written.

Signed and Delivered by the above named Owners :

1. Signed and Delivered by the within named **Mrs. R VARALAKSHMI** In the Presence of the Witnesses as under]

2. Signed and Delivered by the within named **Mr K RAMASWAMY** In the Presence of the Witnesses as under]

3. Signed and Delivered by the within named **Mr .R. K. KALESWARAN** In the Presence of the Witnesses as under]

4. Signed and Delivered by the within named **Mr. K.PADMARAJAN** In the Presence of the Witnesses as under]

Signed Sealed and Delivered by the within named Developer-GODREJ HOUSING PROJECTS LLP Represented by its Managing Partner Godrej Properties Ltd., through its Authorised Signatory, Mr. Uday Bhaskar, Business Head, Bangalore In the Presence of the Witnesses as under]

For GODREJ HOUSING PROJECTS LLP

Authorised Signatory

WITNESSES

1. Sujash Surekha
Mr. Sujash Surekha
101, Park Street
Kolkata

DRAFTED BY:
N.KUMAR
Advocate
KAR 2899/2000
Bangalore

2. AVINASH SURESH
002 EMBASSY CASARELLA
28/1 Kasturba Cross Rd
Bangalore -560 001

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ANNEXURE A
DEFINITIONS

In this Agreement (including the recitals), unless the context otherwise requires, the following expressions shall have the following meanings:

1.1 **"Access"** shall mean access from Hoodi Main Road, being the access for the Schedule Property as per the applicable development control norms;

1.2 **"Affiliate"** shall mean a company or entity that directly or indirectly Controls, or is Controlled by, or is under common Control with, as the case may be, the relevant Party. For the purposes of this definition, the term "Control" shall mean (a) Ownership or control (whether directly or otherwise) of more than 20% (Twenty per cent) of the equity share capital, voting capital, or the like of the controlled entity; or (b) Ownership of equity share capital, voting capital, or the like by contract or otherwise, control of, power to control the composition of, or power to appoint, more than 20% (Fifty per cent) of the members of the board of directors or other equivalent or analogous body of the controlled entity;

1.3 **"Agreement"** shall mean this agreement including all Schedules and Annexures attached hereto or incorporated herein by reference, including all amendments / revisions / supplements / addendums or variations as may be agreed by the Parties from time to time in writing;

1.4 **"Apartment Owner's Association** shall mean the organisation like an association / company / society or any such entity to be formed by the Purchasers of Saleable Area in the Project;

1.5 **"Applicable Laws"** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any other statutory

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authority in India, whether in existence on the Effective Date or thereafter;

1.6 **"Approvals"** shall mean and refer to all such permissions, permits, sanctions, exemptions, licenses, no objection certificates from relevant authorities and approvals as may be required for the Project including but not limited to Project Approvals, approvals from Town and Country planning authority, fire scheme approval, clearances from Airport Authority of India, Central / State Pollution Control Board, consent to establish and operate, approval from electrical/ sewerage/ water connection authority for construction, approval (if applicable) of the Ministry of Environment and Forests, National Monument Authority, Archaeological Survey of India (ASI) or any other approvals as may be required from any Governmental Authority or from any other person, as the case may be, for the construction and development of the Project and shall include all approvals relating to or pursuant to sanction of layout plans, sanction of building plans, commencement certificates, occupancy certificate/completion certificate, issued by concerned statutory & Governmental Authority and such other concerned authorities as may be required under law for the construction, development, operation, management, leasing, completion, disposal or transfer to purchasers.

1.7 **"Approval Risk"** shall mean any impediment to the Approvals because of any act or omission or breach by the Owners (and/or any person acting under/through or on behalf of them) of their obligations with respect to the Approvals and/or the terms of this Agreement;

1.8 **Buildings"** shall mean all the residential buildings and/or commercial buildings (if any) to be constructed in blocks/Towers or otherwise on the Schedule Property;

1.9 **"BDA"** shall mean the Bangalore Development Authority;

1.10 **"BBMP"** shall mean the Bruhat Bangalore MahanagarPalike;

1.11 **"BWSSB"** shall refer to the Bangalore Water Supply and Sewerage Board;

1.12 **"Business Day"** shall mean a day on which scheduled commercial banks in Bangalore, Karnataka are open for normal banking business in India ,

For GODREJ HOUSING PROJECTS LLP

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1.13 **"Commencement Date"** shall mean the date on which the Developer commences the construction of the Project on the Schedule Property post receipt of all the requisite Approvals required for the commencement of construction work of the Project, including commencement certificate. If the Project is to be undertaken in different phases and the required sanctions and permissions are received on different dates, then post receipt of the building plan approval and commencement certificate for respective phases shall be construed as commencement date for respective phases.

1.14 **"Completion"** or **"Completed"**, in respect of the Project, shall mean the issuance of occupation certificate and/or any other approval from the office of the competent authority and/or any other authority (if applicable) to the effect that the Saleable Area in the Project are ready for occupancy.

1.15 **"Confidential Information"** shall mean any information relating to the past, present or future business activities, undertakings and arrangements of the Parties, including without limitation the terms and conditions of this Agreement and shall include any information relating to either of the Party's plans, pricing, methods, methodologies, processes, financial data, lists, intellectual property rights, customer information, and any other proprietary, confidential or non-public information and any other information which the Parties know or reasonably ought to know to be proprietary or confidential;

1.16 **"Closure of the Project"** shall mean all of the following: (a) Buildings are 100% (One Hundred per cent) complete and the Developer has obtained full occupation certificate for the Project; (b) all Saleable Area in the Project have been sold and all consideration for sale of such Saleable Area has been received by the Developer in full or part post completion of construction, and unsold units, if any, are deemed to be sold as per mutually agreed mechanism between the Parties; (c) the Schedule Property and the buildings are transferred/assigned to the Association of Owner's of the Purchasers in the Project; (d) the finalisation and settlement of accounts between the Parties, as mutually agreed between the Parties; (f) expiry of the defect liability period and (g) settlement of all disputes and legal proceedings (whether regulatory, tax or otherwise) between the Developer and third party.

R. Venkatesh

For GODREJ HOUSING PROJECTS LLP

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1.17 "**Developer** shall mean **GODREJ HOUSING PROJECTS LLP.,**

1.18 "**Developer's Entitlement**" shall have the meaning ascribed to in **Annexure E.**

1.19 "**Development Rights**" shall refer to the entire development rights of the Project on the Schedule Property and shall include (but not be limited to), *inter alia*, the right, power, entitlement, authority, sanction and permission to:

(a) enter upon and take sole possession and control of the Schedule Property and every part thereof for the purpose of developing the Project;

(b) plan, conceptualize, design and execute the Project in accordance with the Applicable Laws;

(c) exercise full, free, uninterrupted, exclusive and irrevocable Marketing, allotment, leasing, licensing or sale rights in respect of the entire Saleable Area in the Project including the built-up apartments / units and car parking spaces on the Schedule Property by way of sale, allotment, lease or license or any other recognized manner of transfer, have the sole authority to determine and control pricing of the Saleable Area and car parking spaces to be developed on the Schedule Property and enter into agreements with Purchasers on such terms and conditions as it deems fit and on such marketing, leasing, licensing or sale, to receive the full and complete proceeds as per the terms herein; and give receipts and upon execution of the definitive documents in favour of Purchasers ; hand over ownership, possession, use or occupation of the Saleable Area, car parking spaces and wherever required proportionate undivided interest in the land underneath i.e. the Schedule Property without any further reference to the Owners;

(d) carry out the construction / development of the Project and remain in sole possession, control of peaceful enjoyment of the Schedule

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Property or any part thereof until the completion of development of the Project and marketing, leasing or sale of the Saleable Area and car parking spaces to be developed on the Schedule Property and every part thereof;

(e) do all such acts, deeds and things that may be required for the development of the Project and for compliance in terms in this Agreement and the same shall be in strict compliance of this Agreement;

(f) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled), brokers or other persons to carry out the development work and to pay the wages, remuneration, brokerage and salary of such persons;

(g) make payment and / or receive the refund of all deposits, or other charges to and from all public or Governmental Authorities or public or private utilities relating to the development of the Schedule Property paid by the Developer, in the manner the Developer may deem fit;

(h) make, modify, withdraw applications to the concerned Governmental Authority in respect of Approvals required for any infrastructure work, including levelling, water storage facilities, water mains, sewages, storm water drains, boundary walls, electrical sub-stations and all other common areas and facilities for the proposed buildings to be constructed on the Schedule Property and to carry out the same under the Approvals, sanctioned layout plan, or under order of any Governmental Authority and acquire all relevant Approvals for obtaining water and electricity connections and Approvals for cement, steel and other building materials, if any, as may be deemed fit and proper by the Developer;

(i) deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required by and under the Applicable Laws, any Governmental Authority in

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relation to the Project development and necessary for the full, free, uninterrupted and exclusive construction of buildings on the Schedule Property;

(j) carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time;

(k) Developer shall obtain all Approvals as may be required for construction and development of the Project.

(l) maintain and renew from time to time all Approvals required for implementation of the Project;

(m) sell, allot, lease, license or otherwise dispose off or alienate the Saleable Area and car parking spaces in terms of this Agreement;

(n) surrender any portion of the Schedule Property (as may be required under the Applicable Laws) to the Governmental Authorities or any such area falling under the set-back area or under any reservation to the Governmental Authorities in the prescribed manner and to take all necessary steps in that regard and for the benefit of the Project and to make necessary correspondences;

(o) create mortgage on the Schedule Property or any part thereof to raise construction finance for this Project and call upon the Owners to execute all documents, mortgage deeds, no objection certificates, declaration, affidavits, powers of attorney, etc. as may be required by the lender to record or create such mortgage;

(p) manage/maintain the Project/ Schedule Property and the property and facilities/common areas constructed upon the Schedule Property and/or to transfer/assign right to maintenance to any third party and to retain all benefits, considerations etc. accruing from such maintenance of the Project;

(q) assign all benefits, rights and obligations forming part of the Development Rights (in whole or in part) in favour of any Affiliate of the Developer or its partners;

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1.21 **"Encumbrances"** shall mean any disputes, Litigation, threatened Litigation, easement rights, attachment in the decree of any court, attachment (of the Income Tax Department or any other departments of any Governmental Authority or of any other person or entity), prohibitory court orders acquisition, requisition, or any kind of attachment, impediment, restriction of use, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, partition, unauthorized occupancy, power of attorney, memorandum of understanding, development agreement, joint venture agreement or agreement of any nature whatsoever or any other legal impediment, mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, default or notice / claim by any Government Authority of Applicable Law or any rule, regulation or guidelines, default or claim / notice of any default of terms / conditions / provisions of the Licenses or Approvals, whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;

1.22 **"FAR" / FSI:** shall mean Floor Area Ratio / Floor Space Index as permissible under the development control rules (as applicable);

1.23 **"Force Majeure"** shall mean and include an event preventing the Developer from performing any or all of its obligations under this Agreement, which arises from, or is attributable to:-

(a) act of God i.e. fire, draught, flood, earthquake, epidemics, natural disasters;
(b) explosions or accidents, air crashes, act of terrorism;
(c) strikes or lock outs, industrial disputes, Macro Economic Hardship
(d) non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;

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(e) war and hostilities of war, riots, bandh, act of terrorism or civil commotion;

(f) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts Developer party from complying with any or all the terms and conditions as agreed in this Agreement; or

(g) any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project; or

(h) Any claim, challenge or objection to the Project or to the Schedule Property or on the rights of the Developer on the Schedule Property and / or the Project;

(i) Any hazardous, dangerous, perilous, unsafe chemical substance, material or property, which is found on the Subject Land which renders liable or endangers the health and safety of either Party or the general public;

(j) Any change in Applicable Laws adversely affecting the development of the Project

(k) non availability of steel, cement, sand and other essential building materials, water or electric supply if beyond the Developer's control;

(l) riots, war, strikes, civil commotion, militant's action, terrorists attack, lock-outs, earthquake, fire, accident or act of God which results in stoppage of construction. However any strikes and/or lockouts caused due to the default of the Developer shall not constitute a force majeure event;

(m) any notice, order, rule notification of the Governmental Authority and/or other public or competent authority or any other Act, Ordinance, Statutes, Rules, Regulations, Bye-laws, Notifications by Government (State and Central) or municipal or other local bodies or competent authorities;

(n) prohibitory order or injunction or directive of any Government Tribunal, Quasi-tribunal, local or public body or authority or Court or competent authority or any order directive which may be passed by a Court or Tribunal (Judicial or Quasi-Judicial) or other competent authorities as a result whereof the construction activity on the Schedule Property or any

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part thereof cannot be proceeded with and not attributable to any default on the part of Developer;

(o) delay in issuance of Part/Full Building Occupation Certificate/Building Completion Certificate by the local Municipal Corporation or the concerned Governmental Authority. However any delay in issuance of the Occupation Certificate/Completion Certificate due to any fault of the Developer shall not be considered as force majeure; and

(p) any other reason beyond the control of Developer and not attributable to any act of commission or omission on the part of Developer which may prevent, restrict or interfere with or delay the development of the Schedule Property or construction of buildings/towers thereon

1.24 **"Governmental Authority"** shall mean any government authority, statutory authority, department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any State or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/local authority having jurisdiction over any matter pertaining to the construction and development of the Project;

1.25 **"GPA"** shall mean the General Power of Attorney executed by the Owner authorizing the Developer do all such acts, deeds and things as may be required for development of the Schedule Property.

1.26 **"Gross Sales Revenue"** shall mean and include the following in relation to the sale / conveyance / lease / license of the entire Saleable Area at the Project as may be fixed / charged by the LLP in accordance with and subject to this Deed from the Saleable Area except Pass Through Charges and Pass Through Tax. The Gross Sales Revenue shall be collected by the LLP by way of cheque / demand draft / pay order / RTGS Transfer. All Gross Sales Revenue to be received from the purchasers could be subject to tax deduction at source ("TDS") as per the Income Tax Act and all other Applicable Laws from time to time. To this extent, the Receivables to be deposited in the Master Account shall be reduced. Gross Sales Revenue shall include the following:

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(a) Basic sale price,
(b) Preferential location charges,
(c) Floor rise charges,
(d) Lease rent and license fee as may be collected from the prospective lessees / licensees,
(e) Power backup charges,
(f) Club membership charges,
(g) Interest on delayed payments,
(h) Charges collected for allotment / allocation of car parking space;
(i) Forfeiture amount / earnest money,
(j) Transfer fee / charges collected till Closure of the Project,
(k) Holding charges collected from end customers, and
(l) Gross Sales Revenue shall not include the revenue generated from sale / allotment of the [EWS] Area to the [EWS] category or any compensation received from the Governmental Authorities in this regard.

1.27 **"Launch"** shall mean the date when the Developer commences the sale / marketing of the undivided share of the Schedule Property and the apartments and/or units to be constructed in relation to the Project.

1.28 **LIG / EWS Area"** shall mean the area reserved for Low Income Group category / Economically Weaker Sections as per the development control rules (as may be applicable);

1.29 **"Litigation"** includes all pending or threatened suits, civil and criminal actions, arbitration proceedings, and all legal proceedings (including any investigation, claim, complaint, grievance, appeals and applications for review), which are pending or may arise in respect of the title of the Schedule Property and/or the possession of the Owners of the Schedule Property which materially affects the Project;

1.30 **"Marketing"** (with all its derivatives and grammatical variations) shall mean and include the strategy adopted by the Developer for (a) sale / lease

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/ transfer of the Saleable Area in the Project, (b) fixation of price, and (c) the allotment, sale / lease / transfer or any other method of disposal, transfer or alienation of the Saleable Area and the receipt and acceptance by the Developer of the payments in respect thereof and the execution and registration of all agreements and other deeds, documents and writings relating thereto;

1.31 **"Other Charges"** shall include the Owner's Association formation charges, legal expenses and charges and all such other similar charges and costs that may be chargeable to the Purchasers of Saleable Area by the Developer and such other charges which can be retained by the Developer and not form part of Pass Through Charges;

1.32 **"Owner's Entitlement"** shall have the meaning ascribed to in **Annexure D.**

1.33 **"Party"** shall mean either of the Owners or the Developer herein and **"Parties"** shall mean both the Owner and the Developer;

1.34 **"Project Approval"** shall mean the Approval (save and except the Owner's Approvals) to be obtained by the Developer for the development of the Project envisaged in the manner set out in this Agreement;

1.35 **"Project"** shall mean the development of residential/mixed-use buildings(s) on the Schedule Property by utilizing the Project FSI and the Project Density (the Saleable Area and additional FSI to be permitted by competent authority) and construction of other structures, buildings, commercial spaces, community buildings, schools, dispensary, other amenities, open spaces, parking spaces, landscaping, developments etc. as may be deemed fit by the Developer and permitted or compulsory in accordance with the Applicable Laws and rules made thereunder by the relevant Governmental Authorities;

1.36 **"Project FSI"** shall mean the maximum available FSI which shall be utilized on the Schedule Property.

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1.37 **"Purchasers"** shall mean and include any buyer, purchaser, prospective purchaser, transferee, including a purchaser in default, assignor, transferor, applicant, whether an individual, corporate or otherwise, for any unit or a part of the Project.

1.38 **"Refundable Security Deposit"** shall have the meaning ascribed to it in **Annexure C**; i.e. Rs. 40,00,00,000/-(Rupees forty crores only)paid to the Owners by the Developer as described in Annexure C;

1.39 **"Saleable Area"** shall mean and refer to such portions of the Project and all construction / development in the Project including the residential area, other amenities etc. that are available for sale in the open market to Purchasers as per the Applicable Laws computed on super built up area basis (i.e. including the proportionate share in the common areas and facilities at the Project) or computed in such other manner as may be deemed fit and appropriate by the Developer;

1.40 **"Specifications"** shall mean the specifications for construction of the Project as per business plan of the Project.

1.41 **"Sanctioned Plans"** shall mean all the plans, approvals for the Project that are sanctioned by the Authorities, permitting the commencement of development activities on the Schedule Property, based on the existing FSI for the Larger Land Area, and includes revised plans for the Project sanctioned as a result of any increased FSI that may become available in future.

1.42 **"Title Risk"** shall mean (i) any direct / indirect breach of and/or any deficiency in representations and adherence to or performance to be made by the Owners and/or any person acting under / through or on behalf of the Owners of their obligations with respect to the Schedule Property under this Agreement and/or (ii) any defect / claim / dispute over the title of the Schedule Property which may be raised by any third party during the course of the Project, including in respect of possession and/or (ii) revocation, cancellation, modification or any other challenge/impediment to the GPA or subsistence thereof for any reasons other than an act or omission on part of the Developer of the terms of this Agreement;

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ANNEXURE B
LIST OF APPROVALS

(i) Master plan & Building Plan from BDA / BBMP within 2 months from the date of GPL providing the GFC (Good for Construction) or the Master Plan whichever is later.

(ii) NOC- Airport Authority of India

(i) Consent to Establish & Consent to Operate – Karnataka Pollution Control Board.
(ii) Consent to Establish to Construct – SEIAA
(iii) NOC- Office of the Director General of Police
(iv) NOC – BESCOM
(v) NOC – BSNL
(vi) NOC – BWSSB
(vii) NOC – Fire Department
(viii) NOC – Air Force
(ix) Commencement Certificate;
(x) Building License;
(xi) Occupancy Certificate;

Such other approvals as may be required from time to time for completion of the Project

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Annexure C

REFUNDABLE SECURITY DEPOSIT

As a security towards compliance of its obligations under this Agreement, the Developer agrees to pay to the Owners, Refundable Security Deposit of Rs. 40,00,00,000/- (Rupees forty crores only) in the following manner:-

(i) Rs.5,00,00,000/-(Rupees five crore only) being interest free, paid this day vide RTGS as under :

NAME	ACCOUNT #	IFS CODE	SHARE %		₹ 50,000,000	RTGS UTR No.
R K KALESWARAN		SYNB0000434	2/7 th Share	28.57%		
K RAMASWAMY		SYNB0000434	2/7 th Share	28.57%		
K PADMARAJAN		SYNB0000434	2/7 th Share	28.57%		
R VARALAKSHMI		SYNB0000434	1/7 th Share	14.29%		

The amounts referred hereinabove shall be remitted into Syndicate Bank, Sadashivnagar Branch, Bangalore;

(ii) interest free within 15 days from the date hereof, on the day the Owners produce Section 281 Certificate under the Income Tax Act., deposit of Original Documents of Title with the LLP or GPL as the case may be, and production of property tax receipts and betterment charges receipt. Should the Owners instruct the developer to pay the same, such sum towards property tax and betterment charges shall be deducted from the payment

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(iii)) interest free deposit to be paid on the settlement of disputes in respect of Sy No.15/2, in its entirety and on production of the certified copy of the orders of such disposal.

(iv) payable on the date of handing over vacant possession of the Schedule Property within 90 days from the date of signing of this Agreement, which sum shall become interest bearing from the date of such payment till the date of launch at the rate of 18% p.a. and the interest shall be recovered in terms hereunder which will be 90 days from the date of receipt of vacant possession of the Schedule Property or launch, whichever is earlier.

(v) All payments to be made to the owners shall be in the manner stipulated in table in the clause (i) above.

ANNEXURE D

1. REVENUE SHARE

1.1 In consideration of the grant/transfer of the Development Rights by the Owners to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the Owners and the Developer to share the Gross Sales Revenue generated from the Saleable Area in the Project in the manner provided below:

(a) **Entitlement of the Developer** – 90% in the Gross Sales Revenue (**"Developer's Entitlement"**) generated from the sale / allotment / lease / transfer of the entire Saleable Area at the Project, and

(b) **Entitlement of the Owners** –10% in the Gross Sales Revenue (**"Owners Entitlement"**) subject to deduction of TDS, as applicable generated from the sale / allotment / lease / transfer of the entire Saleable Area at the Project. The Owners shall receive a minimum of Rs.2,00,000/- (Rupees two lakh only) net of TDS every month, from and out of the Owners entitlement of 10% as mentioned herein, which will become

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payable from the date of project launch.This amount of Rs.2,00,000/- (Rupees two lakhs only) shall be reconciled and adjusted from every payments that will be made to the owners as per their entitlements. In the event that there is shortfall in owners entitlement for a particular month, this adjustment for Rs. 2,00,000/- will happen from surplus of succeeding months. In the event that the owners remaining entitlement does not exceed Rs.2,00,000/-(Rupees two lakhs only), then the monthly payout will be restricted to the actual entitlement.

1.2 Upon cancellation / termination of the bookings of the Apartment flat/units forming part of the Saleable Area in the Project (which decision shall be a sole decision of the Developer), any amounts of the Gross Sales Revenue to be refunded to the Purchasers of the said [flats/units/spaces] shall be refunded by the Developer, from the Project Account.

1.3 All amounts payable under this Agreement shall be paid to the Owner through cheque, demand draft, wire transfer/ RTGS / NEFT / Money Transfer or other available methods in the said Owners Account. Remittance of the amount to Owner's Account shall be a valid discharge of the payment obligation to the Owners.

1.4 The break up of Owners entitlements/remittances shall be in the manner stipulated in Annexure D, which shall be standing instructions from the Owners.

ANNEXURE E

MUTUAL UNDERSTANDING, COVENANTS AND OBLIGATIONS OF THE PARTIES:

1.Developer's Obligations

Subject to the Owner being in compliance with all his obligations under the terms of this Agreement, the Developer shall be obliged to:-

1.1 Carry out the development of theSchedule Property as per the Sanctioned Plans;

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1.2 Apply and obtain the Developer's Approvals for the development of the Schedule Property except Owner's Approvals. The Developer shall pay all fees, deposits and scrutiny fees and any penalties levied, to all the statutory Authorities concerned, including BDA/BBMP/CMDA/Local Panchayat/BESCOM/BWSSB and or such other governmental departments in connection with the development of the Schedule Property and shall also be entitled to receive the refund of the aforesaid amount from the aforesaid Authorities;

1.3 Apply to the authority concerned for electricity (both temporary and permanent), water and sewerage connections in respect of the Project;

1.4 Take all necessary steps for the formation and registration of the Owners Association and for that purpose to sign and execute all necessary declarations, applications, papers, writings, deeds, instruments and documents and make representations before all concerned Authorities as and when necessary and required to do so;

1.5 Bear and pay all taxes, assessment and/or dues and/or charges of any sort assessed/levied by the Authorities in respect of the Schedule Property from the date of this Agreement;

1.6 Provide a copy of the Sanctioned Plans to the Owners upon obtaining the same from the Authorities concerned.

1.7 The Developer shall be responsible for the construction and development, Marketing and sale of units in the Project to the prospective purchasers and agrees to comply with the conditions laid down in sanctioned building plans and all other Approvals to be obtained from the Governmental Authorities. The Developer shall design, construct, develop, market and sell the Project strictly in accordance with the Applicable Laws.

1.8 The Developer shall be entitled to demarcate the common areas and facilities, and the limited common areas and facilities in the Project, as per the lay out plan and the Applicable Laws, and to file and register all requisite deeds and documents with the relevant Governmental Authority. The Developer shall be entitled to calculate the super built up area for sale / lease / transfer of the Saleable Area in the Project.

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1.9 The Developer shall be responsible for all the costs, expenses and taxes etc. to be incurred for the development and construction of the Project on the Schedule Property accruing from the Effective Date from the Project costs.

1.10 The Developer shall adhere to the sanctioned building plans or revised building plans. Should the Developer violate any provision of law, rules, regulations, building bye-laws, Approvals and conditions imposed therein, then the Developer shall be solely responsible for the same.

1.11 The Developer shall observe and comply with all laws, regulations and notifications dealing with all the employees engaged by it for development of the Project, including payment of their dues, wages, gratuity, cess, taxes, benefits, claims, working conditions, safety, accidents, complaints, litigation in respect thereof.

1.12 The Developer shall, subject to Owners complying with all their obligations contained herein and extending all assistance required by the Developer, endeavour to achieve optimum utilization of Project FSI in the Project, subject to this Agreement and the Applicable Laws.

1.13 The Developer shall, contest and settle all disputes, claims, demands, suits, complaints, Litigation which may be raised, filed or created by Purchasers or third party on account of an act or omission on the part of the Developer during the course of development of the Project.

1.14 The Developer shall be entitled to do all things, deeds and matters pertaining to (i) all of the development activities on and in relation to the Schedule Property and exercise of its Development Rights, (ii) interactions with any Governmental Authorities or any other person in respect of any acts, deeds, matters and things which may be done or incurred by, and (iii) signing all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be required from time to time.

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1.15 The Developer shall be responsible to obtain the Occupancy / Completion Certificate from the appropriate authority as may be required in accordance with law and to take all steps as may be necessary in this regard.

2. **Owner's Obligations**

2.1 Ensuring/maintaining, at their own costs, that the right, title and interest in the Schedule Property, shall always remain clear and marketable and free from all Encumbrances throughout the Project life cycle and shall carry out all other ancillary acts, deeds and things as may be required for making out a clear and marketable title to the Schedule Property and indemnify the Developer in this regard;

2.2 The Owners shall be responsible for resolving any dispute whatsoever that may arise in relation to the Schedule Property or any portion thereof at any time hereafter and at all times during the development of the Project;

2.3 In the event of any defect , flaw or discrepancy being found at any stage with regard to the title or ownership of the Schedule Property, or any claim being made by any third party/ies over the right, title or interest in the Schedule Property or any part thereof, the Owners shall remove and/or rectify all such discrepancies and deficiencies, and settle such claims at their own risk and cost in such a manner that no loss, delay or damage is caused to the Developer and / or the Project. It is clarified that the Developer shall have the right but not the obligation to appoint advocates/lawyers and to conduct any proceedings arising from any defect , flaw or discrepancy with respect to title or ownership of the Schedule Property or any portion thereof at the cost of the Owner. In the event the Owner is not able to pay such cost to the Developer, the Developer shall be entitled to recover the same from the Owner's share of Revenue, along with an interest @ 18% p.a;

2.4 All liabilities on account of taxes/duties/income tax/ capital gains tax shall be exclusively borne by the Owner to the extent of their proceeds.

2.5 The Owners shall, at their own cost and expense, contest and settle all disputes, claims, demands, suits, complaints, Litigation, etc., which may be raised, filed or created with respect to the Title Risk in a manner that the Development

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Rights of the Developer and the development, construction, marketing and sale of the Project is not adversely impeded / impacted or restricted through- out the Project life cycle.

2.6 The Owners shall extend all co-operation and do all such acts and deeds that may be required to give effect to the provisions of this Agreement, including, providing all such assistance to the Developer, as may be reasonably required by the Developer from time to time for the purpose of carrying out the transactions contemplated hereby. The Owners further agree to execute, as may be required by the Developer, from time to time, all applications, affidavits, plans or other documents, as may be required by the Developer and shall also extend all cooperation and assistance for the development, completion and disposal of the Project. The Owners shall furnish all such relevant information in respect of the Schedule Property, as the Developer may request from time to time.

2.8 Any Encumbrance on (i) the Schedule Property, (ii) rights / title / interest / entitlement of the Owners on the Schedule Property and / or (iii) the Development Rights vesting in favour of the Developer, that may arise due to any reasons (other than a breach by the Developer of any term of this Agreement), shall be resolved by the Owners at their own costs and expenses, in a manner that the Development Rights of the Developer and the development, construction, Marketing and sale of the Project is not impeded or restricted, in any manner.

2.9 The Owner shall furnish to the Developer, in such time as may be reasonable having regard to the timing and nature of any request therefore, with all necessary and relevant information, approvals and data in possession of Owner or which may readily be obtained by Owner, but not by the Developer, and which is reasonably required by the Developer during the course of development of the Project;

2.10 The Owner shall not unreasonably delay any decision required to be taken by Owner under this Agreement in relation to the Project;

2.11 The Owner shall fully co-operate with the Developer for enabling the Developer to exercise the Development Rights, in the manner envisaged in this Agreement.

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2.12 The Owner shall forthwith provide the Developer notice of any claim, Litigation, proceeding, investigation in connection with the Lands of which the Owner becomes aware. In the event any of the Owners receive any communication, correspondence, notice, demand etc. of any nature whatsoever from any Governmental Authority and / or any third party, that may directly or indirectly be related to the Schedule Property or the Project, the owner shall within 3 (three) Business Days of receipt of the said communication, correspondence, notice, demand, share it with the Developer.

2.13 The Owners shall procure Certificate under Section 281 of the Income Tax Act in respect of the Schedule Property.

3. Owner's Covenants

The Owner hereby jointly and severally covenants as under:

3.1 The possession of the Schedule Property shall be given to the Developer for the purpose of enabling the Developer to develop the Project. Such possession shall not be deemed to be construed as an act of delivery of possession in part performance of contract under Section 53A of the Transfer of Property Act, 1882 or as transfer for the purpose of Sections 2(47)(v) and 50D of the Income Tax Act, 1961. The Owner shall not be entitled to revoke such possession right granted to the Developer.

3.2 The Owners have simultaneously executed and registered the General Power of Attorney, in favour of the Developer which shall not be revoked by the Owners at any time, except in case of termination, as envisaged herein.

3.3 The Owners shall not transfer, sell, assign, convey, encumber, deal with the right, title and interest in the Schedule Property and/or create any mortgage, charge or any encumbrance or any third party rights in or upon the right, title and interest in the Schedule Property or any part thereof in any manner whatsoever.

3.4 The Owner shall not interfere with or cause any obstruction or hindrance or do any act or omit to do any act which shall in any manner prejudicially affect the development rights granted in favour of the Developer and/or the development of the Project or the marketing of the Project.

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3.5 The Owner shall be entitled to inspect the Project site at all reasonable times upon giving 24 hours prior notice in writing to the Developer.

3.6 The Owner shall render all co-operation to the Developer to carry out the development of the Project and for obtaining all the necessary plan Approvals, service connections like electricity, water and sewerage and for that purpose the Owner shall, as and when required so to do, do all acts, deeds and things and execute and sign or cause to be executed and sign all such letters, forms, applications, deeds, declarations and documents as may be required by the Developer to complete the Project.

3.7 The Owner shall not claim legal partition/ sub-division of the Schedule Property under any circumstances. The Developer shall *inter alia* be entitled to utilize the Floor Space Index (FSI/FAR)/Transferable Development Rights (TDR) that may be permitted to be loaded on the Schedule Property (whether on payment of premium or otherwise) including any FSI, if applicable, in lieu of handing over part of the Schedule Property for road widening or amenities to any Governmental Authority. Any such TDR shall be 100% used in the Project and not be transferred or sold otherwise to any third party.

3.8 The Owner shall, at the costs and expenses of the Developer, do all such acts, deeds and things and execute all such deeds and documents including but not limited to executing Sale deeds and any other documents (as may be required by the Developer) in favour of the Developer and/or its nominee and/or prospective purchasers/entities, in respect of the units forming part of the Project.

3.9 The Owners shall ensure that during the subsistence of this Agreement, no other person, acting under or through the owner, does any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by the Developer or (ii) whereby the grant and transfer of the Development Rights or the rights of the Developer in respect of the Schedule Property are prejudicially affected. In performance of its

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duties and exercise of its rights, powers and authorities under this Agreement, Owners shall act in the best interest of the Developer and shall not, in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of the Developer.

3.10 The owners shall co-operate with the Developer to avail any finance from any Banks, to execute joint agreements, affidavits, declarations etc. as required by the lenders and also to create and register any mortgage etc. as mentioned herein above. The owners shall join execution of any sale agreement/sale deed/ lease deeds etc., along with the Developers, in case the purchasers insist for the same.

3.11 In the event the Owner fails to perform any of terms, conditions or any of their obligations, warranties or covenants under this Agreement then the Developer may at its sole discretion choose to either (i) grant an extension to Owners (ii) take steps itself (however without any obligation) to perform such obligations of the Owners. It is hereby clarified that the option available to the Developer under this clause shall in no manner deem to be an obligation on the Developer to undertake the aforesaid activities or deem to relieve the Owner from its obligations to obtain the aforesaid Approvals.

3.12 The Owner covenants with the Developer that upon the transfer of all flats/units in the Project and/or on utilization of the entire Project FSI in the Schedule Property or the Project being Completed and upon formation of the Apartment Owners Association by the Developer comprising of the Purchasers of the Project, the Owner shall do all such acts, deeds and things as may be required by the Developer for the purposes of handover of the entire charge of the Project with respect to the maintenance of the Project including conveying/transferring the underlying Schedule Property, and if so required under the Applicable Laws and the Owners hereby give their irrevocable consent for handing over the originals of all title documents of Schedule Property, Approvals and any other relevant document essential for it to perform its functions.

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3.12 The Owner shall not enter into, any deeds, documents, writings and/or development agreements or any other agreements or arrangements of any nature whatsoever with any person or party with respect to the Schedule Property, , or any part thereof during the subsistence of this Agreement;

3.13 The Land Owner agrees and undertakes that he shall not enter into any third party arrangements or create any charge / lien or Encumbrance over the Schedule Land or deal with the Schedule Land in any manner whatsoever on and from the date of execution of this Agreement. The Land Owner hereby undertakes to rectify any/all issues/defects in respect to the title as may be pointed out by the developer and/or which may come to knowledge of any party.

3.14 Owner shall pay/clear all incidences of taxes in respect of the Schedule Property and the revenues, so as to keep the Schedule Property free of all charges by the statutory authorities, to the ultimate benefit of the purchasers of the developed area.

3.15 The Owners shall be jointly and severally responsible to settle all Encumbrances, Litigations, disputes, claims, demands, suits, complaints, etc., affecting the Schedule Property without any recourse to the Developer. The Owner shall further be jointly and severally, responsible to obtain/regularize/rectify/make good any Approvals required for the Project within the stipulated period, which is pending on account of title risk. If the Owners fails to (i) clear such Encumbrances, Litigations, disputes, claims, demands, suits, complaints etc., within a period of 30 days from the date of commencement of the same or (ii) obtain/regularize/rectify/make good any Approvals, within the stipulated period of 30 days, then the Developer may, at its option, but not as an obligation settle/clear and/or /regularize/rectify/make good any Approvals, on behalf of the Owners. In such an event all costs, charges, expense etc., incurred by the Developer for the same shall be reimbursed by the Owners together with interest at the rate of 18% p.a. on such amounts from the date such amounts are paid till the date of reimbursement of the same by the Owners. It is hereby further clarified that, the amounts incurred by the Developer for such purposes

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along with accrued interest shall be adjusted on priority from the Owner's share of Revenue payable to the Owners under this Agreement and till such time the entire amount together with accrued interest is recovered by the Developer, the Owner shall not be entitled to receive Owner's Share of Revenue.

4. OWNER'S REPRESENTATIONS AND WARRANTIES

1. The Owners hereby declare, represent, confirm and warrant to the Developer as follows:-

(i) The Owners have clear, marketable and subsisting title over the Schedule Property free from all Encumbrances, and no one else has any right, title, interest or share in the Schedule Property.

(ii) There are no encroachments / acquisition proceedings in relation to the Schedule Property or any part thereof except on Site No.236 carved out of Sy No.12, as mentioned above;

(iii) The Project Schedule Property is not subject to any encumbrances, attachment, minors' interest, acquisition or requisition proceedings, mortgage, claims or charges of any kind whatsoever. There is no injunction or any other order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Owner from entering into this Agreement, except in respect of Sy No.15/2 as mentioned hereinabove;

(iv) The Owners have not done any acts, deeds or things, which are likely to curtail, restrict or prejudice their right to enter into this Agreement for development of the Schedule Property in terms of this Agreement. The Owner is free to sign this Development Agreement.

(v) There are no notices from any Governmental Authority or any other notice under any law including the Land Acquisition Act, 1984, the Karnataka Industrial Areas Development Act, 1966, the Bangalore Development Authority Act, 1976 for / in relation to acquisition or requisition of the Schedule Property and that no such notice has been served upon the Owner

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in respect of the Schedule Property or any part/ portion thereof that restricts or affects or may restrict or affect in any manner the execution and / or the implementation of this agreement except to the extent of Item Nos. 1 & 2 (part) notified by the KIADB for development of Metro lines;

2. The Owner has carried out searches, made enquiries and carried out a complete investigation with all the Governmental Authorities and confirms that the Schedule Property and every part thereof is not subject to any acquisition / requisition / any other proceedings by any Governmental Authorities including KIADB, KHB, NHAI, BDA etc except as mentioned in clause 4 (5) above.

3. The Owners have not entered into any agreement, for sale or for any other purpose whatsoever, with any other party in respect of the Schedule Property. The Owners have not done any act or deed, including without limitation, entering into any agreement for sale, lease, license, development in respect of the Schedule Property or part thereof, parting with possession thereof, whether in part or full or granted any rights or granted any power in respect thereof or permitted any person to consume the FSI and TDR (if any) on the Schedule Property or any part thereof, which in any manner may prejudicially affect the development as contemplated herein.

4. Neither the Owners nor the Owner's predecessors in title nor any person claiming under them have granted any right of way, easement or license or created any other right to and in favour of any person in respect of the Schedule Property and that no person has, and will not have, the right to access the Schedule Property or any part thereof for traversing through the Schedule Property;

5. The Owners warrant that they have made payment of all taxes, cess, levies and charges in relation to the Schedule Property till the date of this Agreement and that the Owners have not defaulted in payment of taxes, cess, levies and charges of any nature in relation to the Schedule Property till the date of this Agreement. In the event that any amounts are outstanding, the

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Owners agree to make payment of same for the period up to the date of execution of this Agreement;

6. The Owner have not done anything to the prejudice thereof, contracted any tax liability under the Income Tax Act 1961 or the Central Sales Tax Act or any other direct or indirect tax laws either as an individual or in any other capacity which may entail a charge / lien or otherwise bear upon the Schedule Property and no prohibitive orders under Income Tax Act, 1961 or any other applicable Act are either issued or pending;

7. The Owner assures the Developer that the Schedule Property shall be kept vacant for the purpose of development as envisaged herein and free of any encroachment or trespassers and that there are no, water bodies, places of worship and other similar structures within the Schedule Property;

8. There is no easement, impediment, prohibition, restriction or negative covenant running with the Schedule Property, whereby the Owner is in any manner restrained, prohibited or prevented from in any manner selling, transferring and conveying the Schedule Property in favour of the Developer or its nominees;

9. The Owner hereby grants his unconditional and irrevocable consent to consolidate the Schedule Property owned by the Owner so as to enable the Developer to develop the Project upon a single and contiguous unit.

10. The execution, delivery and performance of this Development Agreement and/or GPA and/or Other Documents and the consummation of the transaction contemplated hereunder or under the Other Documents has been duly authorised by all necessary corporate or other action of the Party; and the same does not: (i) conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii)

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violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses.

11. The Owners and the Developer undertake to notify each other in writing promptly if either of them becomes aware of any fact, matter or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given by the Owner and Developer herein, to become untrue or inaccurate or misleading, at any point of time.

12 In addition to the representations and warranties provided by the Owners elsewhere in this Agreement, the Owners further represents and warrants to the Developer, which representations and warranties have been within an intention to remain binding through-out the Project life cycle, that –

13 The Schedule Property are not affected by any development plan reservation or set back and there is no impediment, prohibition or restriction upon the present or future development of the Schedule Property as contemplated herein;

14. The Schedule Property is contiguous and at the level of road and is not water logged;

15. The Schedule Property or any part thereof is not "forest land" nor any other category of restricted land and the Owners have not received any notice from any authority in this regard;

16. No proceedings are pending under the Urban Land (Ceiling and Regulation) Act, 1976 with respect to the Schedule Property or any part thereof nor the ULC authorities have not sought possession of any part of the Subject Lands (actual or symbolic) and no part of the said Schedule Property have been handed over to the authorities under the said Act.

17. There are no prohibitory orders or restrictive orders or otherwise passed by any competent authority including the Central or State Government or revenue & statutory authorities or the Collector or by any court of law or before any tribunal or before any statutory authorities or before any

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arbitrator or before any labour court and there is no application and/or proceeding pending before any of the above named authority with respect to the Schedule Property or any part thereof whereby Owners are prohibited or restrained from entering into this Agreement on the terms and conditions as contained herein;

18. There are no encroachments, trespassers or tenants or occupants or any rights created in favour of third parties with respect to the Schedule Property or any part thereof;

ANNEXURE F
TERMINATION

1.1 None of the Parties shall be entitled to terminate this Agreement in the first instance and it is further agreed that the only remedy of the Parties with respect to this Agreement shall be to seek specific performance of the same or any other remedial measures. Provided however that the Developer shall be entitled to terminate this Agreement in the event of owner's breach of the Obligations and Covenants.

1.2 This Agreement shall take effect on the Effective Date and shall remain in force for so long until it is not terminated in accordance with the terms of the Admission Deed dated: 20/10/2016.

1.3 On termination of this Agreement, the irrevocable Power of Attorney, executed by the owner in favour of the Developer herein, shall stand cancelled.

SCHEDULE I
DESCRIPTION OF PROJECT LANDS

All that piece and parcel of contiguous vacant converted residential undeveloped immovable property totally measuring 6 Acres 30.5 guntas (26689 Sq.Mtrs), situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, in the below mentioned survey numbers :

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Item No.1 : Site bearing No.236, measuring 7120 Sq.ft , and bounded on the :

East By	:	Muniyappa's Property & Site No.235
West By	:	Road
North By	:	80ft Road
South By	:	Land bearing Sy No.13/6

Item No.2 : Sy No.13/6, measuring 1 Acre 35 Guntas, and bounded on the:

East By	:	Land bearing Sy No.14/3 (Formerly Sy No.14/1)
West By	:	Land bearing Sy No.13/5
North By	:	Land bearing Sy No.12 (Now site bearing Municipal No.235)
South By	:	Land bearing Sy No. 16

Item No.3 : New Sy No.14/3, (Old Sy No.14/1) measuring 1 Acre 07 Guntas, and bounded on the :

East By	:	Remaining portion of Sy No.14/1
West By	:	Land bearing Sy No.13/6
North By	:	Land bearing Sy No.12 (now site bearing No.235) and Sy No.11
South By	:	Land bearing Sy No.15 & 16

Item No.4 : Sy No.16/4 measuring 1 Acre 04 Guntas and bounded on the :

East By	:	Land in Sy No.16/5
West By	:	Land in Sy No. 16/3
North By	:	Land in Sy No.13/6
South By	:	land in Sy No.18

Item No. 5 : Sy No.16/5 measuring 1 Acre 06 Guntas and bounded on the :

East By	:	Land in Sy No.15
West By	:	Land in Sy No. 16/4

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North By : Land in Sy No.13/6 & 14/1
South By : land in Sy No.18

Item No. 6 : Sy No.15/2 measuring 1 Acre 12 Guntas and bounded on the :

East By : Land in Sy No.15/3
West By : Land in Sy No. 16/5
North By : Land in Sy No. 15/1
South By : Land in Sy No.17

SCHEDULE II

OWNERSHIP PATTERN AND MUTATIONS DETAILS

I. In respect of:

ITEM No.1 : Site No.236:

Site No.236, is part and parcel of Sy No.12, which originally belonged to H.M. Shamanna Reddy, allotted to his share under a Deed of Partition, whereby the said H.M.Shyamappa conveyed the same by way of Sale in favour of H.Munishami Raju.

The said H. Munishami Raju alongwith his family members namely Ramaswamy Raju, Ramakrishna and Krishnama Raju sold the property in Sy No.12 in favour of M. Riyaz Ahmed under a Deed dated: 30/5/1990, registered as document No. 2044/1990-91.

The said Riyaz Ahmed, formed sites and conveyed the same to various purchaser including Site No.235, in favour of M/s. Kuppusawamy.

ITEM Nos. 2 &3 : Sy.No.13/6 and Sy. No.14/3:

One H.P.Muniyappa, Son of Late Pillappa,, A. Muniyappa, Son of Late Abbaiah and S.C.Ramaswamy, Son of Late. Chennarayappa, their fathers being brothers constituting the joint family, have partitioned their ancestral properties which interalia included Survey No.13/6 and Survey No.14/1 under a Palupatti (partition deed) dated 02.09.1980 (Document No.1) and on the partition becoming effective , the names of H.P.Muniyappa son of late Pillappa, A.

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Muniyappa son of late Abbaiah and S.C.Ramaswamy son of late Chenarayappa are recorded as the khathedar

H.P.Muniyappa, Son of late Pillappa having been allotted Sy No.13/6, under the Partition Deed dated 02.09.1980, he along with his sons Srinivasa and Jayaraju sold the same to N.Nataraj, Son of Nagappa under a Sale Deed dated 20.01.1992 and the name of N.Nataraja came to be registered as the khathedar in all revenue records under Mutation Register Extract bearing M.R.No.25/1991-92;

Subsequently, N.Nagaraj sold the same to A.Rajendran, Son of R. Arunachalam under Sale Deed dated 12.08.1992, and the name of A.Rajendran is registered in all the revenue records under Mutation Register Extract bearing No.6/1992-93;

On A. Muniyappa, Son of late Abbaiah was allotted Sy N0.14/3, under the Palupatti (partition deed) dated 02.09.1980 and his brother H.Shammanna, Son of Late. Abbaiah (**"Plaintiff"**) filed a suit for partition and separate possession of ancestral properties which interalia included Sy No.14/3, against his mother Kullamma wife of late Abbaiah along with his brothers and sisters namely A.Muniyappa, A.Mariyappa, Vijayamma and Muniyamma all children of late Abbaiah (**"Defendants"**) in case bearing O.S No.103/1987, before the City Civil Court, Bangalore. The Plaintiff and Defendants at the intervention of well-wishers amicably compromised the suit under the Compromise Petition dated 24.02.1987 wherein H.Shammanna was allotted the "Eastern Portion of Sy No.14/3" (i.e., 20 Guntas in Survey No.14/1), A. Mariyappa was allotted "Centre Portion of Item No.2" (i.e., 20 Guntas in Survey No.14/1), A. Muniyappa was allotted with the "Western Portion of Item No.2" (i.e. Western Portion in Survey No.14/3 measuring 07 Guntas.

The said A. Muniyappa, A.Mariyappa and H.Shamanna all sons of late Abbaiah sold Sy No. 14/3, to S.Venkatesh son of Srinivasa Reddy under a Sale Deed dated 25.05.1988 S.Venkatesh was registered as the khathedar with regard to Sy No.14/3, in all revenue records under Mutation Register Extract bearing M.R. No.33/1987-88 (Document No.10).

S.Venkatesh in turn conveyed the said property in favour of A. Rajendran under Sale Deed dated 12.08.1992.

The said A. Rajendran has in turn gifted the items in Sy No.13/6 and 14/3 to his

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wife R.Varalakshmi, under a Deed of Gift, dated 30/3/2009, registered as No. 4965/2008-09, Book-I, in the office of the Sub-Registrar Mahadevpura, Bangalore ; Thus the said R.Varalakshmi has become the owner of Sy Nos.13/6 and 14/3.

ITEM Nos. 4 & 5 : Sy.No.16/4

"Survey No. 16/4", originally belonged to Thimmaiah son of Thamanna having acquired the same under the Sale Deed dated:10.06.1937 executed by P.Narasimhaiah.

On the demise of Thimmaiah, his sons executed a Panchayat Partition under which T.Subbaiah was allotted share in Survey No.16/4 and subsequently T.Subbaiah sold Survey No. 16/4 to H.M.Narasimha Reddy Son of Poppur Munishamappa under the Sale Deed dated 21.07.1971 ;

H.M.Narasimha Reddy executed a Mortgage Deed dated 15.07.1976 in favour of VSSN with regard to Survey No. 16/4 and the same stands discharged under the Discharge Letter bearing No. VSSNAV/240/1990-91, dated 23.01.1991

H.M.Narasimha Reddy sold Survey No. 16/4 to Shamshadh Begam wife of Abdul Raheem Saab under the Sale Deed dated 21.01.1980 and the name of Shamshadh Begam is recorded as the khathedar in all the revenue records as Mutation Register Extract bearing M.R.No. 8/1980-81 .

Shamshadh Begam sold Survey No. 16/4 to S. Venkatesh son of Srinivasa Reddy under the Sale Deed dated 29.01.1991 and the name of S.Venkatesh is recorded as the khathedar in all the revenue records as Mutation Register Extract bearing M.R.No. 34/1990-91 .

S.Venkatesh sold Survey No. 16/4 to A. Rajendra son of R. Arunachalam under the Sale Deed dated 09.11.1992 and the name of A. Rajendra is recorded in all the revenue records as Mutation Register Extract bearing M.R. No. 10/1992-93.

ITEM No. 5 : Survey No. 16/5

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Survey No.16/5, originally belonged to Kaiyamma wife of Neeruganti Munisami being her ancestral property.

Kaiyamma representing self and her minor children namely Pattandhurappa, Chikkapattandhurappa, Muniraju and Chikkavabappa, along with her major son Chinnappa sold Survey No. 16/5 to Shahajabibi wife of Abdul Rahim Saab under the Sale Deed dated 02.09.1960 and the name of Shahajabibi is recorded as the khathedar in all the revenue records under Mutation Register Extract bearing M.R.No. 14/1980-81;

Shahajabibi sold Survey No. 16/5 to N.Nagaraj son of Nagappa under the Sale Deed dated 30.03.1992 and the name of N.Nagaraj is recorded as the khathedar in all the revenue records under Mutation Register Extract bearing M.R.No. 4/1992-93 ;

N.Nagaraja sold Survey No. 16/5 to A.Rajendra son of R.Arunachalam under the Sale Deed dated 09.11.1992 and the name of A.Rajendra is recorded as the khathedar in all the revenue records under Mutation Register Extract bearing M.R.No. 9/1992-93;

Subsequently, A. Rajendran gifted the Lands to R.Varalakshmi wife of A.Rajendran under a Gift Deed dated 30.03.2009 ; ; Thus the said R.Varalakshmi has become the owner of Sy Nos.16/4 and 16/5.

Item No.6 : Sy No.15/2:

"Survey No. 15/2", originally belonged to Muniyamma wife of Pillaiah. Muniyamma wife of Pillaiah along with her two sons namely Pujiga and Avaliga sold Survey No.15/2 to Kaverappa, Son of Nanjundappa, under Sale Deed dated: 25.05.1945 and the name of Kaverappa Son of Nanjundappa was registered in revenue records as evident from the RTC/Pahani for the period 1966-67 to 1975-76.

Munikadarappa, the tenant reflected in RTC/Pahani for the period 1972-73 to 1979-80, filed an application under Form-7 of the Karnataka Land Reforms Act, 1961, before the Tribunal in case bearing L.R.F.No. 4237/76-77, seeking

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to be registered as an occupant of Survey No.15/2 measuring 1 Acre 12 Guntas. The Tribunal under the Order dated 25.10.1979 , registered Munipoojamma, wife of Munikadarappa as an occupant on the demise of the applicant Munikadarappa and the Certificate of registration under Form-10 dated 17.07.1980 was issued in the name of Munipoojamma subject to a bar on alienation for a period of 15 years from the date of the certificate dated 17.07.1980. The name of Munipoojamma wife of Munikadarappa was recorded in the revenue records as the khathedar of Survey No. 15/2 by way of Mutation Register Extract bearing M.R.No. 4/1980-81.

Munipoojamma wife of late Munikadarappa and her sons namely Pillaiah M, Patanduraiah, Krishnappa and Nagappa entered into an Agreement to Sale dated 13.03.1995 , with K. Ramaswamy son of late R.Kuppuswamy and subsequently they sold the land bearing Survey No. 15/2 measuring 1 Acre 12 Guntas to K.Ramaswamy son of late R.Kuppuswamy, under Sale Deed dated 02.08.1995 and the name of K.Ramaswamy son of late R.Kuppuswamy stands mutated in all the revenue records as kathedar of Survey No. 15/2 by way of Mutation Register Extract bearing M.R.No. 1/1996-67. Thus K.Ramaswamy, became the owner of Sy No.15/2 .

II. The Owner No.1 has gifted her undivided share in item Nos. 2 to 5 in favour of Owner Nos 2 to 4 herein under a Deed of Gift dated: 23/08/2016, registered as document No. 4125, Stored in CD No. INRD 174, in the office of the Sub-Registrar, Indiranagar, Bangalore;

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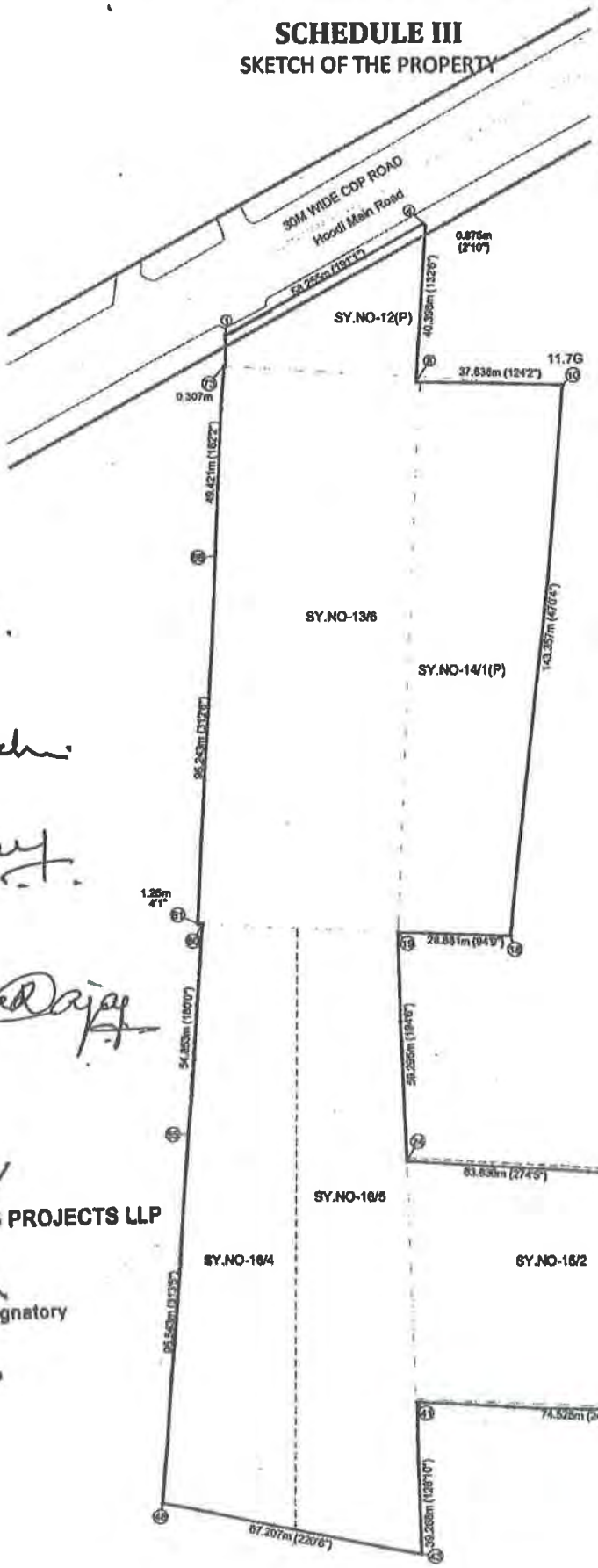
SCHEDULE III

SKETCH OF THE PROPERTY



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SCHEDULE IV

CONDITION PRECEDENT FOR FUTURE PAYMENTS

The following shall be the Condition Precedents for release of Security Deposit in various tranches, as stipulated in Annexure C:

1. Production of Section 281 Certificate under the Income Tax Act and Deposit of Original Title Deeds with GPL, payment of property taxes and Betterment Charges, as stipulated in Annexure C.

2. Closure of cases pending in respect of Sy No.15/2 and closure of objections raised to the public notice.

3. Updation of RTC's.

4. Amalgamation of Khata

5. Handing over physical vacant possession of the Schedule Property unto the Developer for the purpose of Development.

NOTE : Condition Precedents 1 shall be completed before release of payments mentioned in Annexure C 1(ii) Condition Precedent Nos. 2 to 4 shall be completed before 3rd tranche of payments in sum of Rs.10,00,00,000/- (Rupees ten crores only) and Condition Precedent No.5 shall be completed before release of 4th tranche of payment as per Annexure C.

R. K. KALESWARAN,

K. PADMARAJAN

R. VARALAKSHMI
FOR GODREJ HOUSING PROJECTS LLP

K. RAMASWAMY

MANAGING PARTNER (UDAY BHASKAR)
For GODREJ PROPERTIES LTD.,
AUTHORISED SIGNATORY

For GODREJ HOUSING PROJECTS LLP

ANNEXURE 'J'

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
Bangalore Development Authority

ಬೆಂಅಪ್ರಾ/ನಯೋಸ/DLP-26/2016-17/ 282 /2017-18.

ಸಂಖ್ಯೆ :
No.

ದಿನಾಂಕ :
Date : 09/05/2017

ಕಾರ್ಯಾದೇಶ

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಹೂಡಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.13/6 ರಲ್ಲಿ 01 ಎಕರೆ 35 ಗುಂಟೆ, ಸ.ನಂ.14/1 ರಲ್ಲಿ 01 ಎಕರೆ 07 ಗುಂಟೆ, ಸ.ನಂ.16/4 ರಲ್ಲಿ 01 ಎಕರೆ 04 ಗುಂಟೆ, ಸ.ನಂ.16/5 ರಲ್ಲಿ 01 ಎಕರೆ 06 ಗುಂಟೆ ಒಟ್ಟು 05 ಎಕರೆ 12 ಗುಂಟೆ ಅಥವಾ 21448.00 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ಮೆಟ್ರೋ (BMRCL) ಗಾಗಿ ಭೂ ಸ್ವಾಧೀನವಾಗಿರುವ 93.48 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣವನ್ನು ಹೊರತುಪಡಿಸಿ ಉಳಿಕೆ 21354.52 ಚ.ಮೀ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆಗೆ ಜಮೀನಿನ ಮಾಲೀಕರಾದ ಶ್ರೀಮತಿ.ಆರ್.ವರಲಕ್ಷ್ಮಿ, ಕೋಂ ಎ.ರಾಜೇಂದ್ರನ್ ರವರಿಗೆ GPA ದಾರರಾದ M/s Godrej Housing Projects LLP ರವರು ಕೋರಿರುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ

1. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ 14.10.2016.
2. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ಠರಾವು ಸಂಖ್ಯೆ 25/2017, ದಿನಾಂಕ 22.03.2017.
3. ಈ ಕಛೇರಿಯ ಪತ್ರ ಸಂಖ್ಯೆ ಬೆಂಅಪ್ರಾ/ನಯೋಸ/DLP-26/2016-17/83/2017-18, ದಿನಾಂಕ 13.04.2017 ರಂದು ಅನುಮೋದನೆ ಸಂಬಂಧ ಶುಲ್ಕ ₹. 15,55,020/- ಪಾವತಿಸಲು ನೀಡಿರುವ ಪತ್ರ.
4. ಅರ್ಜಿದಾರರು ದಿನಾಂಕ 19.04.2017 ರಂದು ಕೆನರಾ ಬ್ಯಾಂಕ್ ನಲ್ಲಿ ₹. 15,55,020/- ಗಳನ್ನು ಚಲನ್ ನಂ. 18419 ಮೂಲಕ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂದಾಯ ಮಾಡಿದ್ದು, ಇದನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆರ್ಥಿಕ ವಿಭಾಗದವರು ದಿನಾಂಕ 24.04.2017 ರಂದು ಹಣ ಸಂದಾಯವಾದ ಬಗ್ಗೆ ದೃಢೀಕರಿಸಿರುವುದು.
6. ಅನೌಪಚಾರಿಕ ಟಿಪ್ಪಣಿ ಸಂಖ್ಯೆ ಬೆಂಅಪ್ರಾ/ನಯೋಸ/DLP-26/2016-17/133/2017-18 ರಲ್ಲಿ ದಿನಾಂಕ 20.04.2017 ರಂದು ಉದ್ಯಾನವನ / ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ನೋಂದಾಯಿತ ಪರಿತ್ಯಾಜನಾ ಪತ್ರದ ಮೂಲಕ ಉಚಿತವಾಗಿ ಹಸ್ತಾಂತರಿಸಿಕೊಳ್ಳಲು ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಪೂರ್ವ ವಿಭಾಗ] ರವರಿಗೆ ತಿಳಿಸಲಾಗಿತ್ತು.
7. ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಪೂರ್ವ ವಿಭಾಗ], ಬೆಂಅಪ್ರಾ ಇವರು ದಿನಾಂಕ 25.04.2017 ರಂದು ನೋಂದಾಯಿತ ಪರಿತ್ಯಾಜನಾ ಪತ್ರದ ಮೂಲಕ ಉದ್ಯಾನವನ / ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿ ಕೊಂಡಿರುವುದು.

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8. ದಿನಾಂಕ 18.04.2017 ರಂದು ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲುಕರ, MRTS ಕರಗಳನ್ನು, Metro Cess ಹಾಗೂ ಪ್ರಾಧಿಕಾರದಲ್ಲಿ ವಿವಿಧ ಸೇವೆಗಳ ಮೂಲಕ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗುತ್ತಿರುವ ಪರಿಷ್ಕೃತ ಶುಲ್ಕಗಳನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಹಾಗೂ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ತೀರ್ಮಾನಕ್ಕೆ ಬದ್ಧರಿರುವುದಾಗಿ ಛಾಪಾ ಕಾಗದದಲ್ಲಿ ನೋಟರಿಯವರಿಂದ ದೃಢೀಕರಿಸಿ ನೀಡಿರುವ ಪ್ರಮಾಣ ಪತ್ರ.

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಹೂಡಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.13/6 ರಲ್ಲಿ 01 ಎಕರೆ 35 ಗುಂಟೆ, ಸ.ನಂ.14/1 ರಲ್ಲಿ 01 ಎಕರೆ 07 ಗುಂಟೆ, ಸ.ನಂ.16/4 ರಲ್ಲಿ 01 ಎಕರೆ 04 ಗುಂಟೆ, ಸ.ನಂ.16/5 ರಲ್ಲಿ 01 ಎಕರೆ 06 ಗುಂಟೆ ಒಟ್ಟು 05 ಎಕರೆ 12 ಗುಂಟೆ ಅಥವಾ 21448.00 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ಮೆಟ್ರೋ (BMRCL) ಗಾಗಿ ಭೂ ಸ್ವಾಧೀನವಾಗಿರುವ 93.48 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣವನ್ನು ಹೊರತುಪಡಿಸಿ ಉಳಿಕೆ 21354.52 ಚ.ಮೀ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಅನುಮೋದನೆ ನೀಡುವಂತೆ ಉಲ್ಲೇಖ [1] ರಲ್ಲಿ ಜಮೀನಿನ ಮಾಲೀಕರಾದ ಶ್ರೀಮತಿ.ಆರ್.ವರಲಕ್ಷ್ಮಿ, ಕೋಂ ಎ.ರಾಜೇಂದ್ರನ್ ರವರಿಗೆ GPA ದಾರರಾದ M/s Godrej Housing Projects LLP ರವರು ಮನವಿ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಪ್ರಸ್ತಾವನೆಯನ್ನು ಪರಿಶೀಲಿಸಿ, ವಿಷಯವನ್ನು ಉಲ್ಲೇಖ [2] ರಲ್ಲಿ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 25/2017, ದಿನಾಂಕ 22.03.2017 ರಲ್ಲಿ ಮಂಡಿಸಿ ಚರ್ಚಿಸಲಾಗಿರುತ್ತದೆ. ಚರ್ಚೆಯ ನಂತರ ಪ್ರಸ್ತಾವನೆಯು RMP-2015 ರ ವಲಯ ನಿಯಮಾವಳಿಗೆ ಅನುಗುಣವಾಗಿರುವುದರಿಂದ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಅನುಮೋದಿಸುವ ಅಧಿಕಾರವನ್ನು ಆಯುಕ್ತರಿಗೆ ಪ್ರತ್ಯಾಯೋಜಿಸಿ ಹಾಗೂ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಅನುಮೋದಿಸಲು ತೀರ್ಮಾನಿಸಲಾಯಿತು.

ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ತೀರ್ಮಾನದಂತೆ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ವಿವಿಧ ಶುಲ್ಕಗಳ ಬಾಬ್ತು ₹. 15,55,020/- [₹. ಹದಿನೈದು ಲಕ್ಷದ ಐವತ್ತೈದು ಸಾವಿರದ ಇಪ್ಪತ್ತು ಮಾತ್ರ] ಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಪಾವತಿಸುವಂತೆ ಉಲ್ಲೇಖ [3] ರ ಈ ಕಛೇರಿಯ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಲಾಗಿತ್ತು.

ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ [4] ರಲ್ಲಿ ದಿನಾಂಕ 19.04.2017 ರಂದು ₹. 15,55,020/- [₹. ಹದಿನೈದು ಲಕ್ಷದ ಐವತ್ತೈದು ಸಾವಿರದ ಇಪ್ಪತ್ತು ಮಾತ್ರ] ಗಳನ್ನು ಕೆನರಾ ಬ್ಯಾಂಕ್ ನ ಚಲನ್ ನಂ. 18419 ರ ಮೂಲಕ ಪಾವತಿಸಿರುತ್ತಾರೆ. ಸದರಿ ಮೊತ್ತವು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂದಾಯವಾಗಿರುವ ಬಗ್ಗೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆರ್ಥಿಕ ವಿಭಾಗದವರು ದಿನಾಂಕ 24.04.2017 ರಂದು ದೃಢೀಕರಿಸಿರುತ್ತಾರೆ.

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ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿನ ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ಪುಕ್ಕಟೆಯಾಗಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸುವಂತೆ ಉಲ್ಲೇಖ [5] ರ ಈ ಕಛೇರಿಯ ಅನೌಪಚಾರಿಕ ಟಿಪ್ಪಣಿಯಲ್ಲಿ ಪ್ರಾಧಿಕಾರದ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಪೂರ್ವ] ರವರಿಗೆ ತಿಳಿಸಲಾಗಿರುತ್ತದೆ. ದಿನಾಂಕ 25.04.2017 ರಂದು ಸದರಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿನ ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲು ಜಾಗದ ಪ್ರದೇಶವನ್ನು ಪುಕ್ಕಟೆಯಾಗಿ ನೊಂದಾಯಿತ ಪರಿತ್ಯಾಜನಾ ಪತ್ರದ ಮೂಲಕ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರ ಮಾಡಿಕೊಂಡಿರುವುದಾಗಿ ಪ್ರಾಧಿಕಾರದ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಪೂರ್ವ] ರವರು ದೃಢೀಕರಿಸಿರುತ್ತಾರೆ.

ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲುಕರ ಎಂ.ಆರ್.ಟಿ.ಎಸ್ ಕರ, Metro Cess ಹಾಗೂ ಪ್ರಾಧಿಕಾರದಲ್ಲಿ ವಿವಿಧ ಸೇವೆಗಳ ಮೂಲಕ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗುತ್ತಿರುವ ಪರಿಷ್ಕೃತ ಶುಲ್ಕಗಳನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದಿಂದ ಬರಬಹುದಾದ ತೀರ್ಪು ಹಾಗೂ ಸರ್ಕಾರದ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಬದ್ಧರಿರುವುದಾಗಿ ದಿನಾಂಕ 18.04.2017 ರಂದು ಉಲ್ಲೇಖ [7] ರಲ್ಲಿ ನೋಟರೈಸ್ಡ್ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡಿರುತ್ತಾರೆ.

ಮೇಲ್ಕಂಡ ಅಂಶಗಳ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಹೂಡಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.13/6 ರಲ್ಲಿ 01 ಎಕರೆ 35 ಗುಂಟೆ, ಸ.ನಂ.14/1 ರಲ್ಲಿ 01 ಎಕರೆ 07 ಗುಂಟೆ, ಸ.ನಂ.16/4 ರಲ್ಲಿ 01 ಎಕರೆ 04 ಗುಂಟೆ, ಸ.ನಂ.16/5 ರಲ್ಲಿ 01 ಎಕರೆ 06 ಗುಂಟೆ ಒಟ್ಟು 05 ಎಕರೆ 12 ಗುಂಟೆ ಅಥವಾ 21448.00 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ಮೆಟ್ರೋ (BMRCL) ಗಾಗಿ ಭೂ ಸ್ವಾಧೀನವಾಗಿರುವ 93.48 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣವನ್ನು ಹೊರತುಪಡಿಸಿ ಉಳಿಕೆ 21354.52 ಚ.ಮೀ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಅನುಮೋದಿಸಲಾಗಿದೆ.

1	ಅಭಿವೃದ್ಧಿದಾರರು ಉದ್ಯಾನವನಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸುವ ಪ್ರದೇಶದಲ್ಲಿ ವಿವಿದ ಜಾತಿಯ ಮರಗಿಡಗಳನ್ನು ಬೆಳಸಿ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವುದು. ಹಾಗೂ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಉಪಯೋಗಿಸತಕ್ಕದ್ದು ಬೇರೆ ಯಾವುದೇ ಉದ್ಧೇಶಗಳಿಗೆ ಬದಲಾಯಿಸಬಾರದು.
2	ಮಳೆ ನೀರು ಕೊಯ್ಲು ವ್ಯವಸ್ಥೆಯನ್ನು ಕಲ್ಪಿಸುವುದು. ಮತ್ತು ಕಟ್ಟಡ ಕಾಮಗಾರಿ ಕೆಲಸಕ್ಕೆ BWSSB ರವರಿಂದ ಸಂಸ್ಕರಿಸಿದ ತಾಜ್ಯ ನೀರನ್ನು ಪಡೆದು ಬಳಸುವುದು.
3	ಕುಡಿಯುವ ನೀರು ಹಾಗೂ ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆಯನ್ನು ಕಲ್ಪಿಸುವುದು.
4	ವಿವರವಾದ ಕಟ್ಟಡ ನಕ್ಷೆಗಳನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಳ್ಳುವುದು.
5	ಪ್ರಾಧಿಕಾರವು ಅನುಮೋದಿಸಿರುವ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಂತೆಯೇ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯಾಗಳನ್ನು ಕಾರ್ಯಗತ ಮಾಡುವುದು. ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೆ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡುವಂತಿಲ್ಲ.
6	BMRCL ರವರಿಗೆ ಅವಶ್ಯವಿರುವ ಪ್ರದೇಶವನ್ನು ಅರ್ಜಿದಾರರು ಹಸ್ತಾಂತರಿಸಿದ ನಂತರವೇ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರಾತಿಯನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ನೀಡತಕ್ಕದ್ದು.

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7	ಜಾಗದ ಒಳಗೆ ಹೋಗಲು ಮತ್ತು ಹೊರಗೆ ಬರಲು ಸಂಚಾರ ವ್ಯವಸ್ಥೆಯಲ್ಲಿ ಅಡಚಣೆ ಉಂಟಾಗದಂತೆ ವ್ಯವಸ್ಥೆ ಕಲ್ಪಿಸುವುದು. ವಾಹನ ತಪಾಸಣೆಗೆ ಮತ್ತು ಭದ್ರತಾ ವ್ಯವಸ್ಥೆಯನ್ನು ಅಳವಡಿಸಿದಲ್ಲಿ ಸ್ವತ್ತಿನ ಒಳಭಾಗದಲ್ಲಿ ನಿರ್ವಹಿಸುವುದು.
8	ವಿವರವಾದ ಕಟ್ಟಡ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸುವ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು Structural Stability ಬಗ್ಗೆ ಹಾಗೂ ವಿವಿಧ ಇಲಾಖೆಗಳು ನೀಡುವ NOC ಗಳಲ್ಲಿನ ಷರತ್ತುಗಳೊಂದಿಗೆ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
9	ಕಟ್ಟಡ ಕಾಮಗಾರಿ ಪ್ರಾರಂಭವಾದ ನಂತರ ಕಟ್ಟಡ ಸುರಕ್ಷತೆಯ ಬಗ್ಗೆ ಸಂಬಂಧಿಸಿದ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
10	ಅರ್ಜಿದಾರರು ಉದ್ದೇಶಿಸಿರುವ ಜಾಗದಲ್ಲಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಅಥವಾ ಖಾಸಗಿ ಜಮೀನುಗಳೇನಾದರೂ ಸೇರಿಕೊಂಡಿರುವುದು ತಿಳಿದುಬಂದಲ್ಲಿ ಅಂತಹ ಸಂದರ್ಭದಲ್ಲಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆಯುಕ್ತರು ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯನ್ನು ಮಾರ್ಪಾಡು ಮಾಡಲು ಅಥವಾ ಹಿಂತೆಗೆದುಕೊಳ್ಳಲು ಅಧಿಕಾರವುಳ್ಳವರಾಗಿರುತ್ತಾರೆ.
11	ದಿನಾಂಕ: 16/1/2010 ರಂದು ಸರ್ಕಾರದ ಅಪರ ಮುಖ್ಯಕಾರ್ಯದರ್ಶಿ ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ ಇವರ ಅಧ್ಯಕ್ಷತೆಯಲ್ಲಿ ಜರುಗಿದ ಸಭೆಯ ನಡವಳಿಯಲ್ಲಿ ತೆಗೆದುಕೊಂಡ ನಿರ್ಣಯದಂತೆ ಹಾಗೂ ದಿನಾಂಕ: 07/01/2011 ರಂದು ಜರುಗಿದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ:09/2011ರ ತೀರ್ಮಾನದಂತೆ ಅಭಿವೃದ್ಧಿನಕ್ಷೆಯಲ್ಲಿ Arrangement of Blocks ಗಳನ್ನು ವಲಯನಿಯಮಾವಳಿಗಳಂತೆ ಪರಿಶೀಲಿಸಲಾಗಿದ್ದು, ಕಟ್ಟಡನಕ್ಷೆಗೆ ಸಂಬಂಧಿಸಿದ ಇತರೆ ವಿವರಗಳನ್ನು ಪರಿಶೀಲಿಸಿರುವುದಿಲ್ಲ. ಕಟ್ಟಡ ನಕ್ಷೆ ಅನುಮೋದಿಸುವ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ವಿವಿಧ ಇಲಾಖೆಗಳಿಂದ NOC ಗಳನ್ನು ಮತ್ತು ಕಟ್ಟಡದ ಸುರಕ್ಷತೆ ಬಗ್ಗೆ ಇತರೆ ಮಾಹಿತಿಯನ್ನು ಅರ್ಜಿದಾರರಿಂದ ಪಡೆದು ನಿಯಮಾನುಸಾರ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
12	ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಜಮೀನಿನ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಅರ್ಜಿದಾರರು ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿದ್ದಲ್ಲಿ ಅಥವಾ ನ್ಯಾಯಾಲಯದಲ್ಲಿ ತಕರಾರು ಉದ್ಭವವಾದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯ ಅನುಮೋದನೆಯು ತನ್ನಿಂತಾನೇ ರದ್ದಾಗುತ್ತದೆ.
13	ಅರ್ಜಿದಾರರು ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲುಕರ ಹಾಗೂ ಎಂ.ಆರ್.ಟಿ.ಎಸ್.ಕರಗಳ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ಆದೇಶಕ್ಕೆ ಬದ್ದರಿರುವುದಾಗಿ ತಿಳಿಸಿದ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸುವುದು ಮತ್ತು ಪ್ರಮಾಣ ಪತ್ರಕ್ಕೆ ಬದ್ದರಾಗಿರತಕ್ಕದ್ದು.
14	ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಘನತ್ಯಾಜ್ಯಗಳನ್ನು, ಹಸಿ ತ್ಯಾಜ್ಯ, ಒಣತ್ಯಾಜ್ಯ, ಪ್ಲಾಸ್ಟಿಕ್ ಮತ್ತು ಇತ್ಯಾದಿಯಾಗಿ ವಿಂಗಡಿಸಿ, Compost ಮಾಡಲು ಸೂಕ್ತ ಸ್ಥಳವನ್ನು ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.

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15	ಪ್ರಸ್ತಾಪಿತ ಜಮೀನನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸುವ ಸಂದರ್ಭದಲ್ಲಿ ಅರ್ಜಿದಾರರು ಕಡ್ಡಾಯವಾಗಿ ಮಳೆನೀರು ಮಳೆ ನೀರು ಕೊಯ್ಲಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ಣ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ಗುರುತಿಸಿ ಉದ್ದೇಶಿತ ಒಟ್ಟು ಕ್ಷೇತ್ರದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಮಳೆ ನೀರು ವ್ಯರ್ಥವಾಗಿ ಹೊರಗೆ ಹೋಗದಂತೆ ಉದ್ದೇಶಿತ ಜಮೀನಿನಲ್ಲಿಯೇ ಭೂಮಿಯ ಒಳಗಡೆ ಇಂಗುವಂತೆ ಮಾಡಲು ವಿನ್ಯಾಸವನ್ನು ಸಿದ್ದಪಡಿಸಿ ಪೂರ್ಣ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ಗುರುತಿಸಿ ತೋರಿಸತಕ್ಕದ್ದು.
16	ಪ್ರಸ್ತಾಪಿತ ಜಮೀನನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸುವ ಸಂದರ್ಭದಲ್ಲಿ BESCOM ನಿರ್ದೇಶನದಂತೆ ಎಲೆಕ್ಟ್ರಿಕ್ ಕೇಬಲ್ ಗಳನ್ನು ಅಳವಡಿಸತಕ್ಕದ್ದು.
17	ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ WP No.41129/2015, ದಿನಾಂಕ.30/09/2015 ರ ಆದೇಶದಂತೆ ಮೆಟ್ರೋ ಸೆಸ್ ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಹಾಗೂ ಸಲ್ಲಿಸಿರುವ ಪ್ರಮಾಣ ಪತ್ರಕ್ಕೆ ಬದ್ದರಾಗಿರತಕ್ಕದ್ದು.
18	ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯಲ್ಲಿ Sewage Treatment plant Solid Waste management ಗೆ ಅಗತ್ಯ ಜಾಗಗಳನ್ನು ಗುರುತಿಸಿ Dual Piping System ಅನ್ನು ಸಹಾ ಅಳವಡಿಸಿ BWSSB ನಿಂದ ನಕ್ಷೆ ಮೇಲೆ ಅಧಿಕೃತ ಸಹಿ ಪಡೆದು ಅದರಂತೆ ಕಾರ್ಯಗತಗೊಳಿಸುವುದು.
19	ಪ್ರಾಧಿಕಾರದಿಂದ ವಿಧಿಸುವ ಶುಲ್ಕಗಳ ಪರಿಷ್ಕೃತ ದರವನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರವು ತೆಗೆದುಕೊಳ್ಳುವ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಬದ್ದರಾಗಿರತಕ್ಕದ್ದು. ಹಾಗೂ ಈ ಸಂಬಂಧ ಸಲ್ಲಿಸಿರುವ Notarised ಪ್ರಮಾಣ ಪತ್ರಕ್ಕೆ ಬದ್ದರಾಗಿರತಕ್ಕದ್ದು.
20	ಅನುಮೊದಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯಲ್ಲಿನ ಕಟ್ಟಡ ನಕ್ಷೆ ಅನುಮೋದನೆ ಪಡೆಯುವ ಮೊದಲು ವಾಯುಯಾನ ಪ್ರಾಧಿಕಾರ, ಅಗ್ನಿಶಾಮಕ ಇಲಾಖೆಗಳಿಂದ ಮತ್ತು ಅಗತ್ಯಕ್ಕೆ ಅನುಗುಣವಾಗಿ KSPCB ರವರಿಂದ ಸಹ ಪಡೆದ NOC ಗಳನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಲ್ಲಿಸುವುದು. ಮತ್ತು NOC ಯಲ್ಲಿನ ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸುವುದು.
21	ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ದಿನಾಂಕ.08/11/2010 ರಂದು ಹೊರಡಿಸುವ ಸುತ್ತೋಲೆಯಂತೆ ಒಟ್ಟು ಘಟಕಗಳ ಶೇ.10 ರಷ್ಟು ಘಟಕಗಳನ್ನು (EWS) ಆರ್ಥಿಕ ಹಿಂದುಳಿದ ವರ್ಗದವರಿಗಾಗಿ ಮತ್ತು (LIG) ಕಡಿಮೆ ಆದಾಯ ವರ್ಗದವರಿಗಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಮತ್ತು ಅಂಥಹವರಿಗೆ ಹಂಚಿಕೆ ಮಾಡುವುದು.
22	ಪ್ರಶ್ನಿತ ಪ್ರದೇಶದಲ್ಲಿ ಹಾದು ಹೋಗುವ ಹಳ್ಳ ಕೊಳ್ಳಗಳ ನೀರಿನ ಹರಿವಿಗೆ ಅಡಚಣೆ ಉಂಟು ಮಾಡದೆ ಸರಾಗವಾಗಿ ಹರಿದು ಹೋಗುವಂತೆ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವುದು.

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23	ತಾಲ್ಲೂಕು ತಹಶೀಲ್ದಾರ್/ ಭೂ ಮಾಪಕರು ಹಾಗೂ ಪ್ರಾಧಿಕಾರದ ಭೂ ಸ್ವಾಧೀನ ವಿಭಾಗದವರು ದೃಢೀಕರಿಸಿರುವ ಸರ್ವೆ ನಕ್ಷೆಯಲ್ಲಿನ ಖರಾಬು ವಿಸ್ತೀರ್ಣ, ಪರಿಚಲನೆಗಳನ್ನು ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ಅಳವಡಿಸಿರುವಂತೆ ಸ್ಥಳದಲ್ಲಿ ಕಾಯ್ದಿರಿಸಲು ಬದ್ಧರಿರತಕ್ಕದ್ದು.
24	ಸದರಿ ಪ್ರದೇಶಕ್ಕೆ ಲಗತ್ತಾಗಿರುವ ಉಪಗಮನ ರಸ್ತೆಯನ್ನು ಅರ್ಜಿದಾರರ ಪ್ರದೇಶದ ಎರಡೂ ಬದಿಗಳಲ್ಲಿ ಕನಿಷ್ಠ 100 ಮೀ. ಉದ್ದಕ್ಕೆ ಅರ್ಜಿದಾರರ ಸ್ವಂತ ಖರ್ಚಿನಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವುದು.
25	ಪ್ರಾಧಿಕಾರವು ವಿಧಿಸುವ ಇತರೆ ಷರತ್ತುಗಳಿಗೆ ಬದ್ಧರಾಗಿರುವುದು.

ಆಯುಕ್ತರು,

ಬೆಂಅಪ್ರಾ, ಬೆಂಗಳೂರು.

ಇವರಿಗೆ

ಶ್ರೀಮತಿ ಆರ್. ವರಲಕ್ಷ್ಮೀ ಕೋಂ ಎ. ರಾಜೇಂದ್ರನ್ ರವರಿಗೆ,
GPA ದಾರರಾದ ಶ್ರೀ ಉದಯ್ ಭಾಸ್ಕರ್,
M/S. Godrej Housing Projects LLP,
80, ಹುಲಕಲ್ ಅಸೆಂಟ್, 2 ನೇ ಅಡ್ಡ ರಸ್ತೆ, ಲ್ಯಾವೆಲ್ ರೋಡ್,
ಬೆಂಗಳೂರು 560 001.

GODREJ PROPERTIES LIMITED BANGALORE

J

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Date: 30/06/2017

To,

The Karnataka Real Estate Regulatory Authority
Housing Department,
Vikas Soudha ,
Bangalore

Sir(s),

Sub: Confirmation of FSI .

Referring to the cited subject, it is hereby certified and confirmed that FSI in respect of the Project land is as under :

AVAILABLE FSI	=	**3 (61126.8) Sq.mtrs**
SANCTIONED FSI	=	**2.9985 (60823.52) Sq.mtrs**

Yours faithfully,

For GODREJ HOUSING PROJECTS LLP.,

AUTHORISED SIGNATORY
Signature and seal (if any) of the Applicant(s)

SEPECIFICATION

Structure	Type of Structure	Mivan
Flooring	Living/Dining	Vitrified Tiles
	Other bedrooms	
	Master bedroom	Laminated Wooden
	Toilets (flooring)	Anti skid Ceramic tiles
	Kitchen (flooring)	
	Utility (flooring)	
	Balcony	
	Toilets (dado)	Ceramic tiles
	Kitchen (dado)	
Doors	Main Door	Wooden Frame | Hardwood door with veneer
	Internal door	Wooden Frame | Flush Door Shutter
Windows	UPVC	UPVC
Wall and Ceiling	Wall (Interior)	Emulsion
	Ceiling (Interior)	OBD
Kitchen and Utility	Kitchen counter and sink provision	Granite top with SS sink
Toilet	CP sanitary brand selection	Parryware / Hindware or equivalent
Balcony Railings	Railings	Mild Steel

Godrej Housing Projects LLP
Bangalore

ANNEXURE 'K'

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No. AAI/KIA/ATM/NOC/8129-31

Varalaksmi. R

No. 80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore – 560 001.

Date: 15-11-2016

Valid Upto: 14-11-2021

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	BANG/SOUTH/B/110416/180146
Applicant Name*	Varalaksmi. R
Site Address*	Sy. Nos. 12(P), 13/6, 14/1(P), 15/2, 16/5, 16/4 of Hoodi Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore.,Blore,Bangalore,Karnataka
Site Coordinates*	77 42 41.08-12 59 09.53, 77 42 41.40-12 59 14.53, 77 42 41.66-12 59 19.61, 77 42 43.35-12 59 20.56, 77 42 44.06-12 59 14.42, 77 42 45.72-12 59 10.30,
Site Elevation in mtrs AMSL as submitted by Applicant*	902.6 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	957.26 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 957.26 M (Restricted) , as indicated in para 2.

राजीव गांधी भवन सफदरजंग हवाई अड्डा नई दिल्ली-110003 दूरभाष : 24632950
Rajiv Gandhi Bhawan Safdarjung Airport, New Delhi-110003 Phone: 24632950

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e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.

g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: SOUTH

Address: General Manager(ATM),
Airports Authority Of India
Alpha1,Kempegowda International Airport,
Bengaluru-560300

Email ID: vobl.noc@aai.aero

Contact No: 080-22019903

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एम.एम.यासीन/ M.M. Yaseen
संयुक्त महाप्रबंधक (ए.टी.एम)
Joint General Manager (ATM)
कृते महाप्रबंधक (ए.टी.एम)
For General Manager (ATM)

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

भारत संचार निगम लिमिटेड
BSNL Connecting India BHARAT SANCHAR NIGAM LIMITED

Office of the Divisional Engineer Telecom
Survey & Access Networks, IV Floor, 'Sanchar Complex',
WMS Compound, 9th Main, 47th Cross, 5th Block,
Jayanagar, Bangalore-560 041
(PHONE NO. 080-2663 7200, FAX NO.080-2663 7199)

To,
Mrs.Varalakshmi.R,
W/o, Sri.A.Rajendran,
#80, Hulkul Ascent, II Cross,
Lavelle Road, Bangalore – 01.

No.DE/SAN/BG/S-11/VOL XI/20 Dated @ BG-41, THE 26/08/2016

Subject: No objection Certificate (NOC) for High raised Building.

Ref: Your application received dtd 24.08.2016

1. Survey & Access Division , WMS compound, Bangalore – 41 has "**No Objection**" for issuing clearance for proposed construction of **Residential** Building by **Mrs.Varalakshmi.R, W/o A.Rajendran, #80, Hulkul Ascent, II cross, Lavelle Road, Bangalore** herein after referred to as the applicants at property bearing **Sy.No 12(P), 13/6,14/1 (P),15/2, 16/5,16/4 of Hoodi Village, KR Puram Hobli, Bangalore** to a maximum height of **69.90meters** only above ground level, so that the top of the proposed structure when erected shall not exceed **972.5meters** above Mean Sea Level i.e **902.60MSL** in meters (Site Elevation) + **69.90Mts** (Height of the structure) composition of the building : **2Basement + Ground Floor + 19Upper floors +Terrace floor + Stair case Head Room +Lift Machine Room + Over Head Water Tank + Lightning Arrestor etc., at the above premises with a maximum height of 69.90meters only.**
2. This No Objection Certificate is being issued on the express understanding that the site – elevation reduced level (height above Mean Sea level) viz. **902.60**meters, relative location of the proposed building/ structure and its distances and bearings as tendered by the applicant(s) are correct and the proposed building will not cause any physical obstruction to Bharat Sanchar Nigam Ltd, 6GHz, 7GHz, 11GHz working/planned schemes by **STP** as on date. If however, at any stage it is established that the said data as tendered by the applicant is actually different from the one tendered and which could adversely affect BSNL operations, the structure or part (s) thereof in respect of which this "NOC" is being issued will have to be demolished at his own cost as may be directed by BSNL authorities. The applicant(s) is / are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.
3. No radio/TV antenna, lightning arresters, staircase, Mumtee, overhead water tank and attachments or fixtures of any kind shall project above the height indicated in PARA 1.
4. The certificate is valid for a period of Five years from the date of its issue. If the building/ structure/ chimney is not constructed and completed within the above mentioned period of five years he/ they will be required to obtain a fresh " No Objection Certificate" from the department. The date on completion of the building/ structure/ chimney should be intimated to us.
5. This "NOC is for Height clearance only" Any clarification/ dispute arising later for the above construction / NOC will not be entertained.
6. This certificate is issued with the approval of competent authority.

सहायक अभियंता दूरसंचार 26/08/16
Divisional Engineer Telecom
सर्वेक्षण और अक्सेस नेटवर्क डिविशन,
Survey And Access Network Division,
संचार काम्प्लेक्स, डब्ल्यु. एम. एस. कांपौन्ड,
Sanchar Complex, W.M.S. Compound
जयनगर, बेंगलूर - ४१
Jayanagar, Bangalore - 560 041

Copy to: 1. Sr.GM, TP, Bangalore - for information pl
2. AGM (TP), O/o CGMT, Karnataka Telecom Circle, BG

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Office of the Director General of Police
Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
Emergency Services
No. 1, Annaswamy Mudaliar Road
Bangalore - 560 042

Phone : 25570733
: 22971501
Fax : 22971512

GBC(1)446/2016
Docket No. KSFES/NOC/ 178/2016

31 -01-2017

To
The Commissioner,
Bruhat Bangalore Mahanagara Palike,
N.R. Square,
Bengaluru-560002

Sir,

Sub: Issue of No Objection Certificate for the construction of 2 High Rise Residential Buildings i.e. North Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House and South Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House at Sy. Nos. 13/6, 14/1, 16/4 & 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East – reg.

Ref: Letter dated 23-11-2016 to the Authorised Signatory, M/s.Godrej Housing Projects LLP,# 80, Hulkul Ascent, 2nd Cross, Lavelle Road, Bengaluru-560 001.

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With reference to the letter of the Authorised Signatory, M/s.Godrej Housing Projects LLP, cited above, the Chief Fire Officer, Bengaluru East Zone, Bangalore of this department has inspected the site of proposed 2 High Rise Residential Buildings i.e. North Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House- joined together and South Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House- joined together at Sy. Nos. 13/6, 14/1, 16/4 & 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East on 21-12-2016 with reference to the drawings, submitted by the applicant and has furnished the details as follows :-

A. Details of the premises.

1. Name & Address of the premises : Sy. Nos. 13/6, 14/1, 16/4 & 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East.

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2. Number of Block/Buildings	:	2 Buildings i.e. i.e. North Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House- joined together and South Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House- joined together.
3. Number of floors		
North Tower Tower-T1, T2 & T3	:	Each of common Basement, ground & 16 upper floors.
Tower-T4	:	2 Basements, ground & 16 upper floors.
South Tower Tower-T1, T2, T3 & T4	:	Each of 2 Basements, ground & 16 upper floors.
4. Type of Occupancy	:	Residential.
5. Floor wise details of the Occupancy		
South Tower & Tower-T4 of North Tower		
Basement-2	:	For parking 166 Cars & Two wheelers, 1 STP, 1 Pump Room and Communication Room.
North Tower & South Tower		
Common Basement -1	:	For parking 319 Cars & Two wheelers, STP, 4 Communication Rooms, 2 Electrical Rooms & 1 DG Room.
North Tower		
Tower-T1, T2, T3 & T4		
Ground floor	:	For parking 11 Cars, 6 flats, Pharmacy, Café, Salon, departmental Store, ATM, Staff Room, 4 Electrical Rooms, Multipurpose Hall, Pantry, Creche, 2 Change Rooms, 2 Steam Rooms and 2 Massage Rooms.
Tower-T1		
1st floor	:	1 flat & Double height Club House.
2nd floor to 16th floor		4 flats on each floor x 15 floors = 60 flats.

Tower-T2		
1st floor	:	2 flats.
2nd floor to 15th floor	:	4 flats on each floor x 14 floors = 56 flats.
16th floor	:	2 flats.
Tower-T3		
1st floor	:	2 flats.
2nd floor to 15th floor	:	4 flats on each floor x 14 floors = 56 flats.
16th floor	:	2 flats.
Tower-T4		
1st floor	:	1 flat.
2nd floor	:	2 flats, Gym, Yoga Room, Business Centre and Library.
3rd floor to 16th floor	:	4 flats on each floor x 14 floors = 56 flats.
South Tower		
Tower-T1, T2, T3 & T4		
Ground floor	:	For parking 11 Cars, 6 flats, AV Room, Table Tennis, Entrance Lobby, Badminton Court, Association Room and 4 Electrical Rooms.
Tower-T1		
1st floor	:	1 flat.
2nd floor	:	2 flats, Association Room, Billiards and Boards Room.
3rd floor to 16th floor	:	5 flats on each floor x 14 floors = 70 flats.
Tower-T2		
1st floor	:	2 flats.
2nd floor to 15th floor	:	4 flats on each floor x 14 floors = 56 flats.
16th floor	:	2 flats.

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Tower-T3

1st floor	:	2 flats.
2nd floor to 15th floor	:	4 flats on each floor x 14 floors = 56 flats.
16th floor	:	2 flats.

Tower-T4

1st floor	:	1 flat.
2nd floor to 16th floor	:	3 flats on each floor x 15 floors = 45 flats.
	Total :	**491 flats.**

6. Height of the Building

North Tower

Tower-T1, T2, T3 & T4	:	Each of 51.45 mtrs.

South Tower

Tower-T1, T2, T3 & T4	:	Each of 51.45 mtrs.

7. Site Area : 21,448.00 Sq. mtrs.

8. Built-up area of each floor :-

South Tower & Tower-T4 of North Tower

Basement-2	:	7,974.05 Sq. mtrs.

North Tower & South Tower

Common Basement-1	:	13,345.74 Sq. mtrs.

North Tower

Tower-T1, T2, T3 & T4

Ground floor	:	1,696.53 Sq. mtrs.
1st floor		807.58 Sq. mtrs.

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2nd floor	:	2,107.07 Sq.mtrs.
3rd floor to 15th floor (1,992.63 Sq. mtrs. on each floor x 13 floors)	:	25,904.19 Sq. mtrs.
16th floor	:	1,994.19 Sq. mtrs.

South Tower

Tower-T1, T2, T3 & T4

Ground floor	:	1,445.37 Sq. mtrs.
1st floor	:	802.57 Sq. mtrs.
2nd floor	:	1,728.02 Sq. mtrs.
3rd floor to 15th floor (1,832.84 Sq. mtrs. on each floor x 13 floors)	:	23,826.92 Sq. mtrs.
16th floor	:	1,834.66 Sq. mtrs.

Club House

Ground floor	:	939.00 Sq. mtrs.
1st floor	:	583.76 Sq. mtrs.
9. Total Built-up area	:	84,989.65 Sq. mtrs.

10. Surrounding properties :-

East	:	Residential House.
West	:	Factory Godown.
North	:	30.00 mtrs. wide Hoodi Main Road.
South	:	Vacant land.

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B. The plan shows the following structural details indicating the fire prevention, fire fighting and evacuation measures. These measures are considered adequate as follows:-

Details (1)		Existing (2)
1. Width of the road to which the building abuts and whether it is hard surfaced to carry the weight of 45,000 kgs.	:	The premises is abutting 30.00 mtrs. wide Hoodi Main Road, located on the northern side. The road is hardened to carry the weight of 45,000 Kgs.
2. Number of entrances and width of each	:	Proposed to provide 2 entrances, each of 6.00 mtrs. width from 30.00 mtrs. wide Hoodi Main Road, located on the northern side.
3. Height clearance over the entrance	:	No arch or any other constructions have been proposed over the entrances.

4. Width of open space (Setbacks):-

North Tower

Tower-T1, T2, T3, T4 & Club House- joined together

Front (North)	:	Minimum 16.00 mtrs.
Rear (South)	:	36.55 mtrs.
Side (East)	:	16.00 mtrs.
Side (West)	:	23.49 mtrs.

Proposed to provide 8.00 mtrs. of driveway all around the building have been proposed.

South Tower

Tower-T1, T2, T3, T4 & Club House- joined together

Front (North)	:	36.55 mtrs.
Rear (South)	:	Minimum 16.00 mtrs.
Side (East)	:	Minimum 16.00 mtrs.
Side (West)	:	Minimum 16.00 mtrs.

Proposed to provide 8.00 mtrs. of driveway all around the building have been proposed.

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(1)		(2)
5. Arrangement for parking the Cars	:	Provision has been made to park 166 Cars at Basement-2 parking area of South Tower & Tower-T4 of North Tower, 319 Cars at common Basement-1 parking area, 11 Cars at ground floor parking area of North Tower & 11 Cars at ground floor parking area of South Tower and 80 Cars on the open space available on the northern, eastern & western sides. This open space parking shall be after leaving 8.00 mtrs. wide driveway from the Building line. Proposed to provide 2 ramps for Basement-2 of South Tower and 4 ramps for common Basement-1 of North & South Tower for the Cars & Two wheelers to reach the Basements parking area.
6. Number of Staircases		
North Tower	:	8 (2 in each Tower).
South Tower	:	8 (2 in each Tower).
7. Location of the staircases	:	All the staircases have been designed to abut one of its side to the external wall and are terminated at ground floor level. 6 separate staircases for Basement-2 of South Tower & Tower-T4 of North Tower and 9 separate staircases for common Basement-1 of North Tower & South Tower have been proposed to reach the Basements parking area from the ground floor level. Further provision has made to enclose all the staircases of each Tower at each floor level.
8. Staircase size:-		
(a)Width of the staircases	:	Each of 1.20 mtrs.
(b) Width of treads	:	27.50 Cms.
(c) Height of riser	:	16.70 Cms.
(d) Number of risers in a flight	:	9 Risers per flight.

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(1)		(2)
(e) Height of hand rails	:	1.00 mtr. As proposed, the hand rails should be provided at a height of 1.00 mtr. The gap between two verticals should not exceed 15 cms.
(f) Head room clearance	:	2.40 mtrs.
9. Travel distance from the farthest point and from dead-end of the corridor to the staircase.	:	Maximum 32.00 mtrs. from farthest point to staircases in Basements.
North Tower & South Tower	:	Maximum 27.00 mtrs. from the farthest point and maximum 9.00 mtrs. from the dead end of the corridor to the staircases in upper floors. Increased travel distance from the farthest point is acceptable as all the floors of both the Tower are proposed to be covered with automatic sprinkler system.
10. Number of lifts and capacity		
North Tower	:	1 passenger lift of 13 passengers capacity & 1 service lift of 1,000 Kgs. capacity in each Tower (total 8 lifts).
South Tower	:	1 passenger lift of 13 passengers capacity & 1 service lift of 1,000 Kgs. capacity in each Tower (total 8 lifts).

C. While constructing the building the following fire safety measures should be incorporated:-

Details (1)	Existing (2)	Recommendation (3)
1. Condition of the open space.	--	Out of the required and allowed setbacks of minimum 16.00 mtrs. all around each Building, setbacks to an extent of 8.00 mtrs. from each Building line should have a RCC slab of 200 mm thickness to carry the load of 45,000 kgs., being the weight of a fire unit. This driveway all around each building, should always be kept free and clear. It would be advantageous to the builders

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(1)	(2)	(3)
		and the users to elevate this portion by a few inches and even provide for a different colour, so that people are aware that this is the emergency route for fire fighting vehicles, ambulances etc. The total setbacks shall be at even level without any structure and projections up to a height of 5.50 mtrs. These setbacks shall be always kept free from any construction or utilization like garden, landscaping parking etc.
2. Structural materials.	—	RCC materials and brick walls of not less than two hours fire resistance should be used for the construction of structures. Only fire resistant materials or materials treated with fire retardant chemicals, should be used for interior decoration work. While attending the interior decoration the fixed fire fighting systems like sprinklers/risers etc., should not be covered or shifted from their original location.
3. Design of the staircases.	Not indicated	All the staircases should be constructed with non-combustible materials and should be completely enclosed at each landing to prevent smoke and fire traveling from the lower floors to the upper floors. Enclosures to staircases should be provided with self- closing smoke-stopping swing-door, fitted with door closing devices at the exit to the lobby. These doors should have at least two hours fire resistance capacity. The staircase area should be without glazing or glass brick walls to avoid reflections. Any area of dwelling or storage should not open directly to the staircase.
4. Specification of lift.	Not indicated	The brick walls, enclosing the lift shafts, should be of 90 mm thickness and have a fire resistance of not less than two hours. Shaft should have permanent vent of not less than 0.2 sq.mtrs. clear area, immediately under the machine room. Lift motor rooms should be preferably located at the top of the shaft and separated by the enclosing wall of shaft or by the floor of the machine room.

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(1)	(2)	(3)
		Landing doors of lift enclosures should open into a ventilated lobby having one hour fire resistance. Lift car doors should be of metal finish, operating automatically and should have fire resistance capacity of one hour. Exit from the lift lobby should be through a self closing smoke stopping door of 15 mm thickness, having one hour fire resistance capacity. This is to prevent smoke and fire traveling from the lower floors to the upper floors. The lift machine rooms should be separate and no other machinery should be installed therein. Each lift should be connected to an alternative source of power (generator). Grounding switches at the ground floor level to enable the Fire & Emergency Services personnel to ground all the lift cars and use them as ' FIRE LIFT' in an emergency should be provided. All the lifts, extended up to the Basement-2 shall be terminated at the ground floor level or the lift lobby at each basement level shall be enclosed and pressurized with positive pressure.
5. Service ducts/shafts.	---	Service ducts should be enclosed by walls of 100 mm. thickness to have at least two hrs fire resistance capacity. A vent, opening at the top of the service shafts, should be provided between one fourth and half of the area of the shafts. The electrical distribution cables and wiring should be laid in a separate duct. All the ducts should be sealed at every alternate floor with non-combustible metal doors having at least two hours fire resistance capacity. Water mains, telephone lines, intercom lines or any other service lines should not be laid in the duct, meant for electric cables. The inspection panel doors and any other opening to the shafts should be provided with airtight doors of at least two hours fire resistance capacity.

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(1)	(2)	(3)
6. Basements Ventilation	Not indicated	Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or payment lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at our near the opening. In multi–storey basements, intake ducts may serve all basement level, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detector or sprinklers, if installed, but shall have a considerably superior performance compared to the standard units. It shall also be an arrangement to start it manually. Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fan shall stop automatically with the actuation of fire detectors. Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call.

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(1)	(2)	(3)
		Mechanical extractors shall have an alternative source of supply. Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concretes as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided. Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. If cut outs are provided from basements to the upper floors or to the atmospheres, all sides cut out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
7. Escape route.	Not indicated	Direction in which the inmates should have to move in the event of any emergency have to be indicated in the corridor/passage on each floor as a guide during evacuation. These marking should be in luminous paint.

D. The builder should arrange for the following fire fighting and evacuation measures:-

Details (1)	Existing (2)	Recommendation (3)
1. Electric power supply.	---	Circuits for water pumps, lifts, staircase lighting in the building should be by separate line and independently connected so that they can be operated by one switch installed the ground floor. Dual operated switches should be installed in the service room for terminating the standby supply. As proposed 3 generators, each of 500 KVA capacity shall be installed at common Basement-1 to supply alternative power for staircase lighting, corridor lighting, fire fighting systems, lifts etc., in the event of failure of electricity supply, in the building.

DIRECTOR GENERAL ★ BANGALORE ★ GODREJ PROPERTIES LIMITED BANGALORE

(1)	(2)	(3)
2. Wet riser-cum-down comer.	Proposed to provide 8 Wet riser-cum-down comer (4 in North Tower & 4 in South Tower).	As proposed 8 Wet Riser-cum- down comer systems (4 in North Tower & 4 in South Tower), near the staircases, shall be provided. Each riser should be of 150 mm internal diameter and of G.I. 'C' Class pipe . From each riser of double hydrant outlets should be provided at each landing. Hose reel hose of minimum 19 mm size of adequate length to reach the farthest point of each floor should be provided with a shut off branch having a nozzle of 5 mm size. The hose reel hose should be connected at each landing by means of an adaptor. A minimum of 2 external hydrants at a suitable locations (adjacent to the compound wall) with adequate space between them should also be provided from the each system. Adequate B.I.S. marked reinforced rubber lined delivery hoses of 63 mm size to reach the farthest point of the floor from the system should be provided with a branch pipe near each hydrant outlet in a proper box to protect it from withering. At least two fire service inlets to boost the water in the riser directly from the mobile pump should also be provided. These inlets should be located at an easily accessible position, preferably near the entry point to the premises. Each Wet riser-cum-down comer system should be connected to an RCC overhead tank of 10,000 litres capacity and an underground tank of 75,000 litres capacity. One diesel driven pump and one electrically driven pump, each capable of delivering 2280 itres of water per minute at 0.3N/mm2 pressure and one jockey pump with a capacity of 180 LPM shall be installed near the combined underground tank at the rate of 1 set of pumps for every 4 risers (total 2 set of pumps). The impeller of the pumps should be made of bronze.

(1)	(2)	(3)
3. Manually operated fire alarm system	Proposed to provide manually operated electrical fire alarm system with call boxes near each staircase landing.	Manually operated electrical fire alarm system should be installed with call boxes located near each staircase landing of each Building. The call boxes should be of "break glass' type, where the call is transmitted automatically to the control room when the glass of the system is broken. This system should also be connected to an alternative source of power supply (diesel generator). The call boxes should be so installed that their location can be easily noticed from either direction and should be at a height of one meter from the floor level.
4. Automatic fire detection system.	Proposed to provide automatic fire detection system with smoke detector heads as indicated below:-	As proposed automatic smoke detection system shall be provided with its console at ground floor level.

Tower	Floor	Smoke detector heads
North Tower (Club House)	1st floor	28
	2nd floor	11
South Tower (Club House)	1st floor	05
	2nd floor	06

5. Automatic sprinkler system.	Proposed to provide automatic sprinkler system with sprinkler heads as indicated below:-	Adequate. Separate water for sprinkler system to use 10% of the sprinkler system for about 30 minutes shall be provided.

Tower	Floor	Sprinkler heads
South Tower	Basement	752
North Tower & South Tower	Common Basement-1	1,161

GODREJ PROPERTIES LIMITED BANGALORE

DEPUTY DIRECTOR & DIRECTOR GENERAL & SECRETARY BANGALORE

(1)	(2)	(3)
North Tower	Ground floor	42
	1st floor	72
	2nd floor	80
	3rd floor to 15th floor	90 on each floor
	16th floor	74
South Tower	Ground floor	40
	1st floor	76
	2nd floor	74
	3rd floor to 15th floor	88 on each floor
	16th floor	71
North Tower (Club House)	1st floor	64
	2nd floor	41
South Tower (Club House)	Ground floor	16
	1st floor	15
	2nd floor	21

6. Public address system.	Proposed to provide public address system with two way communication facility.	As proposed a public address system with two way communication facility should be provided at each floor near each staircase landing with its console at the control room, located on the ground floor of each Building.
7. Assembly Area	Not marked.	An area at an appropriate place in the allowed/ required setbacks shall be earmarked with a proper board as 'ASSEMBLY AREA' for the occupants to assemble after evacuation during practice drill and in an emergency.

DGP & DIRECTOR GENERAL BANGALORE 560 042

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(1)	(2)	(3)
8. Portable fire extinguishers.	Proposed to provide suitable type of portable fire extinguishers as per the requirements.	a) One ABC Powder extinguisher of 6 kgs. capacity should be provided for every 8 Cars at each Basement & ground parking area and also on the open space parking area under shelter. b) One ABC extinguisher of 2 kgs. capacity should be provided near the entrance to each main switch board room, inside each kitchen & inside each lift machine room . c) One ABC Powder extinguisher of 6 kgs. capacity should be provided near the transformer, if installed and near the entrance to the D.G. Room . d) One ABC Powder extinguisher of 6 Kgs. capacity should be kept near each staircase landing on every floor of each Tower. e) All the extinguishers suggested above should be with B.I.S. markings and should be located at an easily accessible position without obstructing the normal passage.
9. Fire safety plan.	---	A Fire safety plan for preventing and extinguishing any accidental fire in each Building and action to be taken by the occupants in case of such fire should be prepared in advance and got approved by the Director, Karnataka Fire & Emergency Services. The fire safety plan, so approved, should contain the telephone numbers of the nearest Fire Control i.e., 101, 22971500, 22971550 and 22971600. The plan should be distributed to all the occupants and employees in each building and should be displayed on every floor. A Fire Command Station should be established in the lobby of each building on the entrance floor and such command station should be adequately illuminated. The main control of the public address system and fire alarm system should be at the Fire Command Station.

(1)	(2)	(3)
		A Fire Safety Director should be nominated for each building. He should conduct fire and evacuation drills periodically. He should nominate a Fire Warden for each floor and ensure that no individual of the building does anything which causes or stimulates an accidental fire and in case of lapses in respect of fire prevention measures, he should take action as deemed fit to ensure the safety from the fire point of view. If the action is beyond his capacity he should inform the Fire & Emergency Services department.
10. Training	Not indicated.	40% of occupants should be got trained in fire fighting at R.A.Mundkur Fire and Emergency Services Academy, Bannerghatta road, Bangalore – 560 029 within 6 months from the date of occupation of the building. For this purpose, before approaching this department for final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding the maintenance of the fire prevention and fire fighting measures suggested above and arranging training few of the occupants in fire prevention and fire fighting within 6 months from the date of issue of the clearance certificate.

E. General:-

1) All the fire prevention, fire fighting and evacuation measures suggested / recommended in B, C & D shall be strictly adhered to adopted.

2) Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor of the building.

3) Refuse dumps or storage should not be permitted in any of the floors.

4) Liquefied petroleum gas should not be stored in the building, except limited quantity required for each kitchen.

5) Plan & occupancy should not be changed without informing the Fire & Emergency Services and without taking clearance.

DIRECTOR GENERAL & DGP BANGALORE KARNATAKA FIRE & EMERGENCY SERVICES

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6) The occupancy certificates should not be issued without obtaining the clearance certificate from the Fire & Emergency Services department as per Chapter 3.16 (v) of the Zoning Regulation 2007 of the Bangalore Development Authority.

7) Such reasonable changes/modifications as may be found necessary, after the building is fully constructed, will have to be agreed to be done by the builder/occupants of the building.

8) All the metal fittings of wet riser system and all the extinguishers suggested above should have B.I.S markings.

9) Apart from the above, the building shall be constructed by following all the norms / measures stipulated in Part-3 & Part-4 of National Building Code and as per local Zoning Regulations strictly, failing which the NOC issued will not be valid.

10) The NOC is issued from the Fire Prevention and Fire Fighting point of view. Karnataka State Fire & Emergency Services Department will not endorse the ownership of the premises and not responsible for any disputes which may arise in due course.

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of 2 High Rise Residential Buildings i.e. North Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House- joined together and South Tower with 4 Towers i.e. Tower-T1, T2, T3, T4 & Club House- joined together at Sy. Nos. 13/6, 14/1, 16/4 & 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East may please be considered.

Yours faithfully,

Director General of Police
and Director General,
Karnataka Fire & Emergency Services.

Copy to:

1. The Authorised Signatory, M/s. Godrej Housing Projects LLP, # 80, Hulkul Ascent, 2nd Cross, Lavelle Road, Bengaluru-560 001.
2. The Chief Fire Officer, Bengaluru East Zone, Bengaluru.

ಬೆವಿಕಂ

BESCOM

ಬೆಂಗಳೂರು ವಿದ್ಯುತ್ ಸರಬರಾಜು ಕಂಪನಿ ನಿಯಮಿತ

(ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಪೂರ್ಣ ಸ್ವಾಮ್ಯಕ್ಕೆ ಒಳಪಟ್ಟಿದೆ)

ಸಂಖ್ಯೆ: ಮುಇ(ವಿ)/ಬೆಂಮಕ್ಷೇವ/ಅಇ/ಸಕಾಇ-4/ಕ-115/16-17/7579-81

ಲಗತ್ತು:

Phone No.22113868.
Mobile no.9449045888.
Email: cebmaz.work@gmail.com
Fax: 080-22113839

ಮುಖ್ಯ ಇಂಜಿನಿಯರ್(ವಿ) ರವರ ಕಛೇರಿ,
(ವಾಣಿಜ್ಯ, ಕಾರ್ಯ ಮತ್ತು ಪಾಲನೆ)
ಬೆಂಗಳೂರು ಮಹಾನಗರಕ್ಷೇತ್ರ ವಲಯ
ನಂ.14/3, 3ನೇ ಮಹಡಿ, ಮಹರ್ಷಿಅರವಿಂದ
ಭವನ, ಬೆಂಗಳೂರು-560 001.

ದಿನಾಂಕ: 31/03/17

ಗೆ,

ಶ್ರೀಮತಿ ವರಲಕ್ಷ್ಮೀ ಮತ್ತು ಇತರರು
ಜಿಪಿಎ ಮೆ|| ಗೋದ್ರೇಜ್ ಹೌಸಿಂಗ್ ಪ್ರಾಜೆಕ್ಟ್ಸ ಲಿಮಿಟೆಡ್,
ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಹೂಡಿ ಗ್ರಾಮ, ಮಹದೇವಪುರ,
ಸ.ನಂ. 13/6, 14/1ಪಿ, 15/2, 16/4 & 16/5, ಸೈಟ್ ನಂ. 236,
ಬೆಂಗಳೂರು.

ಮಾನ್ಯರೆ,

ವಿಷಯ:- ಇಂದಿರಾನಗರ ವಿಭಾಗದ, ಇ-4 ಉಪವಿಭಾಗ ವ್ಯಾಪ್ತಿಯ ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ ಹೂಡಿ ಗ್ರಾಮ ಮಹದೇವಪುರ ಸ.ನಂ. 13/6, 14/1ಪಿ, 15/2, 16/4 & 16/5 (ಸೈಟ್ ನಂ. 236) ರಲ್ಲಿ ಶ್ರೀಮತಿ ವರಲಕ್ಷ್ಮೀ ಮತ್ತು ಇತರರು ಜಿಪಿಎ ಮೆ|| ಗೋದ್ರೇಜ್ ಹೌಸಿಂಗ್ ಪ್ರಾಜೆಕ್ಟ್ಸ ಲಿಮಿಟೆಡ್ ರವರು ನಿರ್ಮಿಸಲುದ್ದೇಶಿಸಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಕಟ್ಟಡಕ್ಕೆ ಒಟ್ಟು 2854 ಕೆವಿಎ (2426 ಕಿ.ವ್ಯಾ) ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ನೀಡುವ ಸಂಬಂಧ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಕುರಿತು.

ಉಲ್ಲೇಖ:- ಪತ್ರ ಸಂ: ಮುಪ್ರವ್ಯ/ಬಿಸಿ-18/ಕ-533(96)/16-17/14028/23.03.17

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ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಇಂದಿರಾನಗರ ವಿಭಾಗದ, ಇ-4 ಉಪವಿಭಾಗ ವ್ಯಾಪ್ತಿಯ ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ ಹೂಡಿ ಗ್ರಾಮ ಮಹದೇವಪುರ ಸ.ನಂ. 13/6, 14/1ಪಿ, 15/2, 16/4 & 16/5 (ಸೈಟ್ ನಂ. 236) ರಲ್ಲಿ ಶ್ರೀಮತಿ ವರಲಕ್ಷ್ಮೀ ಮತ್ತು ಇತರರು ಜಿಪಿಎ ಮೆ|| ಗೋದ್ರೇಜ್ ಹೌಸಿಂಗ್ ಪ್ರಾಜೆಕ್ಟ್ಸ ಲಿಮಿಟೆಡ್ ರವರು ನಿರ್ಮಿಸಲುದ್ದೇಶಿಸಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಕಟ್ಟಡಕ್ಕೆ ಒಟ್ಟು 2854 ಕೆವಿಎ (2426 ಕಿ.ವ್ಯಾ) ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ನೀಡುವ ಸಂಬಂಧನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ಉಲ್ಲೇಖಿತ ಪತ್ರದಲ್ಲಿ ನೀಡಿರುವ ಅನುಮೋದನೆಯನ್ವಯ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

1 ನೀವು ಒಟ್ಟು 2854 ಕೆವಿಎ ವಿದ್ಯುತ್ ಸಂಪರ್ಕ ಪಡೆಯುವ ಸಂಬಂಧ, ಸ್ವಯಂಕಾರ್ಯನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿ 66/11 ಕೆ.ವಿ. ಬ್ರಿಗೇಡ್ ಮೆಟ್ರೋಪಾಲಿಸ್ ವಿದ್ಯುತ್ ಉಪಕೇಂದ್ರದಲ್ಲಿ ಸೂಕ್ತ ನೂತನ 11 ಕೆವಿ ಬ್ರೇಕರ್ ಅನ್ನು ಅಳವಡಿಸುವುದು ಅಲ್ಲಿಂದ ಮುಂದಕ್ಕೆ ನೂತನ 11 ಕೆವಿ ಮಾರ್ಗವನ್ನು 3*400 ಚ.ಮಿ.ಮೀ ಹೆಚ್.ಟಿ . ಭೂಗತ ಕೇಬಲ್‌ನೊಂದಿಗೆ ತಮ್ಮ ಆವರಣದವರೆಗೆ ಸುಮಾರು 2 ಕಿ.ಮೀ ಗಳಷ್ಟು ದೂರ ವಿಸ್ತರಿಸಿಕೊಳ್ಳುವುದು.

2 ಸದರಿ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರದ ಸಿಂಧುತ್ವದ ಅವಧಿಯು ಅನುಮೋದನೆ ನೀಡಿದ ದಿನದಿಂದ 2 ವರ್ಷಕ್ಕೆ ಮಾತ್ರ ಸೀಮಿತವಾಗಿದ್ದು, ವಿದ್ಯುತ್ ಸರಬರಾಜು ಮಾಡಲು ಮಂಜೂರಾತಿ ನೀಡುವ ಅವಧಿಯಲ್ಲಿ ನಿಯತ ವಿದ್ಯುತ್ ಸರಬರಾಜು ವ್ಯವಸ್ಥೆ ಕುರಿತು ಪರಿಶೀಲಿಸಲಾಗುವುದು.

3 ಭವಿಷ್ಯದಲ್ಲಿ ನಿಮ್ಮ ಕೋರಿಕೆಯು 7500 ಕೆ.ವಿ.ಎ. ಮೀರಿದಲ್ಲಿ ತಮ್ಮ ಆವರಣದಲ್ಲಿ ಸ್ವಯಂಕಾರ್ಯನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿ 66/11 ಕೆ.ವಿ. ವಿದ್ಯುತ್ ವಿತರಣಾ ಕೇಂದ್ರವನ್ನು ಸ್ಥಾಪಿಸಿಕೊಳ್ಳುವುದು.

4 ಈ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರದಿಂದ ಬರುವ ಯಾವುದೇ ಭಾದ್ಯತೆಗಳಿಗೆ ಬೆವಿಕಂ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

5 ನಿಮ್ಮ ಆವರಣದಲ್ಲಿ ಯಾವುದೇ ಬೆವಿಕಂ/ಕೆಪಿಟಿಸಿಎಲ್ ವಿದ್ಯುತ್ ಮಾರ್ಗಗಳು ಹಾದು ಹೋಗುತ್ತಿದ್ದಲ್ಲಿ ಅವುಗಳನ್ನು ಗ್ರಾಹಕರೇ ಬೆವಿಕಂ/ಕೆಪಿಟಿಸಿಎಲ್ ನಿಯಮಗಳಿಗೆ ಅನುಸಾರವಾಗಿ ತಮ್ಮ ಸ್ವಂತ ಖರ್ಚಿನಲ್ಲಿ ಸ್ಥಳಾಂತರಗೊಳಿಸುವುದು.

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6 ಮೇಲ್ಕಂಡ ನಿಮ್ಮ ಆವರಣದಲ್ಲಿ, ಮುಂಬರುವ ದಿನಗಳಲ್ಲಿ ವಿದ್ಯುತ್ ಸಂಪರ್ಕಕ್ಕಾಗಿ ಅರ್ಜಿ ಸಲ್ಲಿಸುವಾಗ ಭಾವಿ ಗ್ರಾಹಕರು ಹಾಲಿ ಚಾಲ್ತಿಯಲ್ಲಿರುವ ಕರ್ನಾಟಕ ಕೆ.ಇ.ಆರ್.ಸಿ ನಿಬಂಧನೆಗಳನ್ನು ಮತ್ತು ವಿದ್ಯುತ್ ಸರಬರಾಜು ನಿಯಮಾವಳಿಗಳನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಪಾಲಿಸತಕ್ಕದ್ದು.

7 ಮೇಲ್ಕಂಡ ಆವರಣದಲ್ಲಿ ಬರುವ ವಿವಿಧ ಕಟ್ಟಡಗಳಿಗೆ ಬೆವಿಕಂ ನಿಯಮಗಳಿಗೆ ಅನುಸಾರವಾಗಿಯೇ ವಿದ್ಯುತ್ ಸಂಪರ್ಕವನ್ನು ಒದಗಿಸಲಾಗುವುದು.

8 ಈ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ಭಾವಿ ಗ್ರಾಹಕರು ಬಿಡಿಎ/ಬಿಬಿಎಂಪಿ ಅಥವಾ ತತ್ಸಂಬಂಧ ಇಲಾಖೆಗಳಿಂದ ಬಹುಮಹಡಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ನಕ್ಷೆಪಡೆಯಲು ನೀಡಲಾಗಿದೆ ವಿನಃ ಬೆವಿಕಂ ಯಾವುದೇ ವಿದ್ಯುತ್ ಮಂಜೂರಾತಿ ನೀಡಲು ಬದ್ಧವಾಗಿರುವುದಿಲ್ಲ. ವಿದ್ಯುತ್ ಕೋರಿಕೆಯನ್ನು ಆ ವೇಳೆಯಲ್ಲಿ ತಾಂತ್ರಿಕ ಕಾರ್ಯ ಸಾಧ್ಯತೆಯನ್ನು ಪರಿಶೀಲಿಸಿ ನೀಡಲಾಗುವುದು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

ಮುಖ್ಯ ಇಂಜಿನಿಯರ್ (ವಿ), 20/3/24
ಬೆಂಗಳೂರು ಮಹಾನಗರಕ್ಷೇತ್ರವಲಯ

GODREJ PROPERTIES LIMITED BANGALORE

Fax: 080 – 22945105
Phone: 22945105

BANGALORE WATER SUPPLY AND SEWERAGE BOARD
2nd Floor, Cauvery Bhavan, K.G.Road, Bangalore-560009

No.BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-I/TA(M)-III/ 15773 **/ 2016-17** **Dated:** 28/3/2017

To

M/s. Godrej Housing Projects LLP,
No.80, Hulkul Ascent, 2nd Cross,
Lavelly Road, Bangalore.

Sir,

Sub: Issue of No Objection Certificate for the proposed Residential Apartment Building at Sy No.12(P), 13/6, 14/1(P), 15/2, 16/5, 16/4, Hoodi Village, KR Puram Hobli, Bangalore East Taluk, Bangalore.

Ref : 1) Requisition letter from M/s. Godrej Housing Projects LLP, dt: 11.11.2016.
2) No. BWSSB/EECMC-II/AEECMC-II-II/AE/746/2016-17 dt:22.11.2016.
3) Proceedings of the review meeting held on 14.02.2017 (Case No.10).
4) O.N. approved by 'C' dt:15.03.2017.
5) File No. 1517

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Please find herein enclosed a copy of plan endorsed for **'No objection Certificate'** from BWSSB for providing water supply and underground drainage facilities, subject to the following conditions.

1) The water supply to the premises / layouts / society will be provided subject to the availability of water prevailing at the time of sanctioning the connection. For buildings falling under the jurisdiction of 110 villages, the water supply will be given only after the completion of 110 villages project.
2) The party has to bear the cost of line estimate for both water supply and U.G.D lines, if there is no network near by the premises. Also, if the existing water supply and UGD lines needs up gradation, the cost towards upgrading the existing system has also to be borne by the developers.
3) The party has to pay the necessary prorata and other charges towards the building as specified by the Board prevailing at the time of sanction.
4) The party should not provide sanitary points in cellar or Basement floor. Rain water should not be let into the Board sewer line, which is against the BWSSB Act
5) The flat owners / occupants should make arrangements to install a separate individual sub water meter in the premises of the apartment to ascertain the actual quantum of water utilized by each flat.
6) The applicant must create suitable structure/facility for rain water harvesting and ground water recharge.
7) The quantum of water supply and pressure will not be guaranteed.
8) Tertiary treated water available at BWSSB sewage treatment plants should be used for construction purpose in order to conserve potable water or otherwise they should make their own arrangements.

GODREJ PROPERTIES LIMITED BANGALORE

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9) For residential building with more than 5 flats & non residential building with more than 100 smt. built up area, the owner / developer has to set up suitable sewage treatment plant for treating the waste water generated in their premises to achieve the standards as per Annexure-I, II & III enclosed herewith. Flatwise sub meters to be installed for measuring water consumed.

10) The applicant should make provisions for dual piping system to enable to use the treated water for toilet flushing, gardening and other non potable purposes.
Drinking water pipe colour - Blue
Treated water pipe colour - Light Orange

11) The applicant should not allow the untreated sewage out of the premises. The applicant is solely responsible for any environmental pollution.

12) If there are no UGD lines in the above area and until Board's sewer lines are provided, the developers should treat the sewage and treated effluent should be used for non potable purposes.

13) The difference in amount collected towards NOC charges & other charges as applicable, between the proposed area & actual construction area shall be paid at the time of seeking water supply and sanitary connections.

14) The applicant has to bear the share of providing water supply feeder mains, sewer sub- mains and waste water treatment plant, if demanded by the Board.

15) The party has to ear-mark the land if required for construction of GLR, OHT, sump tank, pump house service station etc., and land should be handed over to BWSSB "free of cost".

16) If any BWSSB lines are passing through the premises, the necessary shifting charges has to be borne by the developers. Further, set back has to be provided as directed by Board for safety of the pipelines.

17) The party should abide the "Rules and Regulations of BWSSB" from time to time.

18) BWSSB reserves the right to sanction or reject the water supply or UGD Connections without assigning any reasons.

19) NOC issued will be revoked if any dispute arises at any stage.

20) NOC issued should be produced at the time of availing connection along with plan.

21) If the above area falls under Thippagondanahalli catchment area this NOC will automatically be treated as cancelled.

22) Buildings or any permanent structure should not be constructed for a minimum distance of width of 5.00 mtrs adjacent to storm water drain, Nala, Raja Kaluve & Valleys.

23) The building including basement should be above the High Flood level of adjacent valleys, storm water drain, low lying area.

24) Under any circumstances, the NOC charges & BCC charges will not be refunded even if NOC is cancelled for any reasons.

25) Land acquired or notified for BWSSB infrastructure development or earmarked for BWSSB works should not be encroached or any structures constructed. If violated, penal action will be initiated.

26) STP operation log book should be maintained duly incorporating other details such as staff test results etc.,

PROPERTIES LIMITED BANGALORE

27) Sewage treated water should be utilizing within the premises for non-potable purpose so as to reduce load on BWSSB sewers / STP for which recurring expenditure is incurred towards maintenance by Board.

28) Chartered energy meter should be installed for STP duly obtaining permission from BESCOM.

29) Authorised personnel from Board & other Government Departments are empowered to inspect the STP without prior intimation & randomly at any time.

30) The orders of the National Green Tribunal (NGT) original application No.222/2014. Principal Bench New Dehli. Forward Foundation and others vs. State of Karnataka and others should be followed stringently.

The proposal project is for Residential Building to be constructed in a site area of 21448.00 Smt. The building consists of Two Tower each North tower consists of BF + GF + 16 Upper Floors and South Tower consists of BF + GF + 16 Upper Floors for 491 flats with a built up area is 81981.62 Smt. The premises falls under the jurisdiction of erstwhile Mahadevapura CMC.

The Developer has paid an amount of **Rs.52,63,956/-** towards Beneficiary Capital Contribution charges vide receipt No. 55255 dt:24.3.2017.

The Developer has also paid an amount of **Rs.8,19,816/-** towards No Objection Certificate charges vide receipt No. 55256 dt: 24.3.2017.

The above NOC file is entered in the Central office register vide No.1517.

Note: Water supply to your premises cannot be assured.

Yours faithfully

28/3/2017

Chief Engineer(M)
BWSSB

O.C.Approved by CE(M)

GODREJ PROPERTIES LIMITED BANGALORE

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ANNEXURE-I

The disposal of trend leachates from Industrial into Board's sewers shall follow the standard namely

Sl No	Parameters	
1	Suspended solids, mg/1, max	600
2	Dissolved solids (inorganic) mg-1, max	2100
3	PH value	5.5 to 9.0
4	Ammonical nitrogen (as N), mg/1,max	50
5	Total Kjeldahl nitrogen (as N0, mg/1, max	-
6	Biochemical oxygen demand (3 days at 27 C) max)mg/1)	350
7	Chemical oxygen demand, mg/, max	-
8	Arsenic (as As), mg/1, max	0.2
9	Mercury (as Hg), mg/1, max	0.01
10	Lead (as Pb), mg/1, max	1.0
11	Cadmium (as Cd), mg/1, max	1.0
12	Total Chromium (as Cr), mg/1, max	2.0
13	Oil and Grease mg/L, max	2.0
14	Hexavalent Chromium (as Cr + 6) mg/L, max	2
15	Selenium (as Se) mg/L, max	0.05
16	Copper (as Cu), mg/1, max	3.0
17	Zinc (as Zn), mg/1, max	15
18	Nicket (as Ni), mg/1, max	3.0
19	Cyanide (as CN), mg/1, max	2.0
20	Chloride (as Cl), mg/1, max	1000
21	Fluoride (as F), mg/1, max	15
22	Phenolic compounds (as	5.0
23	Radioactive materials a) Alpha emitters (Micro Curie/ml)max b) Beta emitters (Micro Curie/ml) max	 10 10
24	Bio-assay test	90% survival of fish after 96 hours in 100 % effluent
25	Manganese (as Mn)mg/L	2
26	Iron (as Fe) Mg/L	3
27	Vanadium (as V)	0.2
28	Nitrate Nitrogen mg/L	-
29	Sulphates (as SO4) mg/L	1000
30	Chlorides (as CL) mg/L	600
31	Boron (as B) mg/L, max	2.0
32	Percent sodium max	3.0

Chief Engineer-M
BWSSB.
Bangalore

GODREJ PROPERTIES LIMITED
BANGALORE

ANNEXURE-II

Usage of existing ground water from borewells / open wells for any purpose including drinking is to be considered after ensuring its quality. The following specifications for drinking water quality shall apply for monitoring purpose, namely:-

Sl. No.	Parameters	IS 10500 : 1991 Desirable limit (Mg / l except for PH)
1	Arsenic	0.05
2	Cadmium	0.01
3	Chromium	0.05
4	Copper	0.05
5	Cyanide	0.05
6	Lead	0.05
7	Mercury	0.001
8	Nickel	-
9	Nitrate as NO_3	45.0
10	PH	6.5-8.5
11	Iron	0.3
12	Total hardness (as $CaCO_3$)	300.0
13	Chlorides	250
14	Dissolved solids	500
15	Phenolic compounds (as C_6H_5OH)	0.001
16	Zinc	5.0
17	Sulphate (as SO_4)	200

ANNEXURE-III

Bio-Medical Waste

Liquid Waste	
Waste generated form laboratory and washing, cleaning, house-keeping and disinfecting activities	Disinfection by chemicals treatment using at least 1% hypochlorite solution or any other equivalent chemical reagent. It must be ensured that chemical treatment ensures disinfection before discharge into sewers
Chemical Waste	
Chemicals used in production of biological, chemicals used in disinfection, as insecticides, etc.,	Chemical treatment using at least 1% hypochlorite solution or any other equivalent chemical reagent. It must be ensured that chemical treatment ensures disinfection before discharge into sewers
Sewage generated in apartments treated with re-cycling plant / Sewerage Treatment Plant on land use	Should be treated BOD_5 - 20 mg / L Suspended solids - 30 mg / L

Chief Engineer-I,
BWSSB.
Bangalore.

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State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 177 CON 2016 Date: 09-03-2017

To,

M/s. Godrej Housing Projects LLP,
No. 80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bengaluru – 560001

Sir,

Sub: Construction of Residential Apartment project at Survey No's. 13/6, 14/1, 16/4 and 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East Taluk, Bengaluru District by M/s. Godrej Housing Projects LLP - Issue of Environmental Clearance – Reg.

*****

This has reference to your online application dated 15th November 2016 bearing proposal No.SIA/KA/NCP/60436/2016 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in its meetings held on 18th & 19th January 2017.

2. It is, inter-alia, noted that M/s. Godrej Housing Projects LLP have proposed for construction of Residential Apartment Project on a plot area of 21,448 Sqm. The proposed project consists of 491 No's of Residential units in 2 towers. The building configuration of North Tower consists of 2 Basements +Ground floor +16 Upper Floors & a club house. The building configuration of South Tower consists of Basement +Ground floor +16 Upper Floors and 2 No's of club house with a total built up area of 83,556.67 Sqm. Total parking space proposed is for 580 No's of Cars. (Approved site plan / layout drawing is annexed). Total water consumption is 345 KLD (Fresh water + Recycled water). The total wastewater discharge is 328 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 340 KLD. The project cost is Rs.368 Crores.

Room No. 706, 7th Floor, 4th Gate, M.S. Building, Bangalore - 560 001 Phone : 080-22032497 Fax: 080-22254377
Website : http://seiaa.kar.nic.in http://seiaa.karnataka.gov.in http://environmentclearance.nic.in
e-mail: msseiaakarnataka@gmail.com

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3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in its meeting held on 15th February 2017 and decided to accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

Part A- SPECIFIC CONDITIONS

I. Construction Phase

1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective buyers to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects.
3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
5. Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.
6. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
7. A First Aid Room should be provided in the Project both during construction and operation of the project.
8. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

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GODREJ PROPERTIES LIMITED ★ BANGALORE

9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
10. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
13. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
14. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
15. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.

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20. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on August 2003.
21. Ready mixed concrete must be used in building construction.
22. Storm water control and its re-use as per CGWB and BIS standards for various applications.
23. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
24. Only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003 and in terms of the orders of the Principal Bench of Hon'ble National Green Tribunal, New Delhi dated 4th May 2016 in original application No.222 of 2014. The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for constriction purpose.
25. No ground water is to be drawn without permission from the Central /State Ground Water Authority.
26. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
27. Treatment of 100% grey water by decentralized treatment should be done.
28. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
29. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
30. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
31. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
32. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
33. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
34. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities
35. The project proponent shall maintain and operate the common infrastructure facilities created including STP and solid waste

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GODREJ PROPERTIES LIMITED BANGALORE

management facility for a period of at least 5 years after commissioning the project.

36. The project proponent shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
37. The Project Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
38. The Project proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightening etc.
39. The project proponent shall ensure that no water bodies are polluted due to project activities.
40. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
41. The project proponent shall ensure that the National Building Code, 2005 is fully complied with and adhered to.
42. The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
43. The project proponent shall obtain NOC before commencement of the construction activity and clearance after the completion of the construction from the Fire and Emergency Services Department, if Applicable.
44. The project proponent shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB – RES - PIL) on 04.12.2012 for different activities involved in construction work.
45. The proponent shall take up the construction activity only after obtaining NOC from BWS&SB or clearance from the competent authority for assured supply of water as the case may be.
46. The project proponent shall ensure that the construction activity is undertaken strictly in accordance with the approved site plan / layout drawing annexed to this Environmental Clearance letter. However, it is subject to compliance to the provision of local authorities regarding setbacks, FAR etc. Shall be adhered to.
47. The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under treated over.

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48. The project proponent shall leave a buffer of 75 Meters from the Lakes, 50 Meters from Primary Rajakaluve, 35Meters from Secondary Rajakaluve and 25 Meters from Tertiary Rajakaluve in Accordance with the order of the Principal Bench of Hon'ble National Green Tribunal, New Delhi dated 4th May 2016 in original application No.222 of 2014 in addition to sufficient buffer from the other water bodies in Accordance of law. The buffer so maintained shall be developed as Green belt planting with indigenous tree species such as Neem, Akash Mallige, Mahagoni, Honge, Kadamba Ficus, etc. and maintained as green belt. No construction activity shall be undertaken in the said buffer zone.
49. The natural sloping pattern of the project site other than the area excavated for the purpose of construction of proposed building shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water
50. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
51. The Authority noted that the project proponent has donated Rs.10 Lakhs to Cauvery Sannidhi for Indian culture, Rs. 3 Lakhs to Government Grils high school, Rs.1.5 Lakhs to Asha deep and Rs. 50,000 to Jeevika towards the Corporate Social Commitment Responsibility.

II. Operation Phase.

1. The installation of the Sewage Treatment Plant (STP) of total capacity 340 KLD should be carried out before the construction of the second floor of the main structure is commenced and the plant shall be got certified by an independent expert and a report in this regard should be submitted to the SEIAA immediately. Discharge of treated wastewater shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated wastewater should be used for flushing, gardening, etc. as proposed, using dual plumbing line.
2. Rainwater harvesting for roof run-off with 98 Cum capacity of tanks at ground level for rainwater collection and also surface run-off harvesting as per the plan submitted should be implemented with 27 No's recharge pits and pre-treatment must be done to remove suspended matter, oil and grease before recharging the surface run off.
3. Ensure that the excess rainwater from the greenbelt area, which is irrigated by treated water, does not go into recharge pits and contaminate the ground water. Such excess flow should be safely let in to the storm water drains.
4. The solid waste generated should be properly collected and segregated insitu. The Biodegradable organic waste be composted by installing bio-converter in site and used. The non-biodegradeble waste is disposed to the authorized recyclers.

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GODREJ PROPERTIES LIMITED BANGALORE

5. Any hazardous waste including biomedical waste should be disposed-off as per the applicable Rules and norms with necessary approvals of the Karnataka State Pollution Control Board.
6. The project proponent shall develop a minimum of 34.04 % of the total project site i.e., minimum 7,269.7 Sqm area for green belt. The proponent shall undertake plantation of heavy foliage indigenous tree species such as Mahagoni, Honge, Neem, Akash Mallige, Kadamba, Ficus and Ashoka, etc at an espacement of 3 mts x 3 mts i.e. 1111 plants/hectare.

   The green belt design along the periphery of the plot shall achieve attenuation factor confirming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
7. Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.
8. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for the complex should be provided. Details in this regard should be submitted to the SEIAA.
9. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
10. A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the SEIAA in three months time.
11. All toilets should have dual plumbing line for using treated water and no wastewater is discharged from the unit.
12. The Environment Management Plan including the human health and Safety management plan and Fire Safety and Protection plan proposed by the proponent shall be strictly implemented.
13. The proposed building shall have D.G. Set of 3 No's X 500 KVA as an alternate power supply source as proposed.

PART - B. GENERAL CONDITIONS:

1. The Environmental safeguards contained in the application should be implemented in letter and spirit.
2. All commitments made by the proponents in their application, and subsequent letters addressed to the SEAC/SEIAA should be accomplished before the construction work of the project is completed.

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3. Half yearly monitoring reports should be submitted to the SEIAA and the APCCF, Regional Office, MoEF, Bengaluru.
4. Officials from the Department of Environment and Ecology, Bengaluru / APCCF, Regional Office of MoEF, Bengaluru who would be monitoring the implementation of Environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF / SEIAA should be forwarded to the APCCF, Regional Office of MoEF, Bengaluru / Department of Environment and Ecology, Bengaluru.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
6. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environmental (Protection) Act, 1986.
7. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.
9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Karnataka State Pollution Control board and may also be seen on the website of the SEIAA, Karnataka at http://seiaa.karnataka.gov.in or http://environmentclearance.nic.in The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the APCCF, Regional Office of the MoEF at Bengaluru/ Department of Environment and Ecology, Bengaluru.
10. The project proponent should display the conditions prominently at the entrance of the project on a suitable size board for the information of the public.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY ★ KARNATAKA ★
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GODREJ PROPERTIES LIMITED BANGALORE

12. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
13. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.
14. The issuance of Environment Clearance doesn't confer any right to the project proponent to initiate/run the project without obtaining Statutory clearances/sanctions from all other concerned authorities.

STATE LEVEL ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY ★ KARNATAKA ★

Yours faithfully,

(RAMACHANDRA) 9/3/17
Member Secretary,
SEIAA, Karnataka.

Copy to:

1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi – 110 003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bengaluru – 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
4. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bengaluru – 560 034.
5. Guard File.

GODREJ PROPERTIES LIMITED BANGALORE

ಫ್ಯಾಕ್ಸ್/Fax : 080-25586321
ಈಮೇಲ್/E-mail : ho@kspcb.gov.in
ವೆಬ್‌ಸೈಟ್/Website : http://kspcb.gov.in

21 JUN 2017

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

"ಪರಿಸರ ಭವನ", 1 ರಿಂದ 5ನೇ ಮಹಡಿಗಳು, ನಂ. 49, ಚರ್ಚ್ ಸ್ಟ್ರೀಟ್, ಬೆಂಗಳೂರು - 560 001, ಕರ್ನಾಟಕ, ಭಾರತ
"Parisara Bhavana", 1st to 5th Floor, # 49, Church Street, Bengaluru - 560 001, Karnataka, INDIA

Godrej Housing-Hoodi Village
NO. PCB/69/CNP/17/ H-201 H.D.Reg. No. 126478 dated 17.03.2017
DATE: 21 JUN 2017
/ BY REGD. POST WITH ACK. DUE /

(THIS ORDER CONTAINS 06 PAGES)

To
Mr. Uday Bhaskar – Business Head,
M/s. Godrej Housing Projects LLP,
No.80, Hulkul Ascent, 2nd Cross,
Lavelle Road,
Bengaluru – 560 001.

Sir,

Sub: Consent for establishment to construct Residential Apartment with 491 flats having total built up area 83,556.67 Sqm. at Sy. No. 13/6, 14/1, 16/4 & 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East, Bengaluru Urban District by M/s.Godrej Housing Projects LLP.

Ref:
1. Application for consent for establishment received at Regional Office, KSPCB, Mahadevapura on 17.03.2017.
2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Mahadevapura on 12.04.2017.
3. E.C. issued vide No. SEIAA :177 : CON:2016 dated 09.03.2017.
4. Hon'ble NGT Order dated 04.05.2016 in respect of OA 222/2014.
5. Proceedings of the consent committee meeting held on 29.05.2017.

<<<<< >>>>>

With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 **to construct Residential Apartment with 491 flats having total built up area 83,556.67 Sqm. at Sy. No. 13/6, 14/1, 16/4 & 16/5 of Hoodi Village, K.R. Puram Hobli, Bengaluru East, Bengaluru Urban District by M/s.Godrej Housing Projects LLP,** subject to the following conditions.

I. **Environmental Aspects and Management during the course of construction:**

a) The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.

b) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.

21/6/17
Senior Environmental Officer.

GODREJ PROPERTIES LIMITED BANGALORE

c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.

d) **The project proponent shall strictly adhere to the conditions stipulated in the Environmental clearance issued from the State Level Environment Impact Assessment Authority-Karnataka vide No. SEIAA177 CON 2016 dated 09.03.2017.**

e) **The project proponent shall strictly adhere to the directions issued in the Judgement given by Hon'ble National Green Tribunal with respect to OA 222 of 2014 dated 04.05.2016.**

f) **The applicant shall strictly maintain 75 Mtrs as green belt / buffer zone from the periphery of any Lake as per NGT order dtd-04.05.2016 in case of OA 222 of 2014. The buffer/Green zone would be treated as no construction zone for all intent and purpose.**

g) **The applicant shall maintain 50m from the edges of the primary Rajakaluves, 35m from the edges in the case of Secondary Rajakaluves & 25m form the edges in the case of tertiary Rajakaluves. The buffer/Green zone would be treated as no construction zone for all intent and purpose.**

h) **The applicant shall leave clear buffer zone towards any lake and Nala as per NGT Order dated 04.05.2016 in respect of OA 222/2014.**

i) The applicant shall submit final approved plan from competent authority to the Board before taking up any construction activities.

j) The applicant shall seek extension through a letter 45 days in advance of the expiry of validly period of CFE/CFExpn order with proper reasons for seeking such extension if required.

1. This consent for establishment shall be valid for a period of Five years from the date of issue of this Order.
2. The applicant shall not take expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.
4. The applicant shall obtain NOC from the Board before handing over of apartment to residents Association.
5. The applicant shall maintain utilities including STP for a minimum period of five years.
6. The applicant shall use treated sewage for secondary purposes including construction.
7. This CFE is issued only from the point of water pollution control only and does not have any relevance over land dispute, any pending cases with any Departments/Hon'ble Courts.

GODREJ PROPERTIES LIMITED BANGALORE

Senior Environmental Officer.

8. Sewage Treatment Plant (STP) and Solid waste processing facility (for organic) shall be provided and operated satisfactorily by the project proponent himself before it is handed over to Association/Company.

II. WATER CONSUMPTION:

1. The project authorities shall use BWSSB tertiary treated water for construction works.

2. The water consumption shall not exceed **345** KLD. There shall not be drawal of ground water without obtaining permission from CGWA.

III. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed **276** KLD and shall be treated in the sewage treatment plant (STP) of capacity **340** KLD with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing building construction use in fire protection and commercial air conditioners. STP shall be constructed on modular basis to cater to phase-wise development and applicant shall follow STP construction and operation guidelines published by the Board and the location of the STP should be above ground level & should be easily accessible to the inspecting officer.

Sl. No	Parameter	Parameters Limit.
01.	pH	6.5 – 9.0
02.	BOD (mg/l)	Not more than 10
03.	COD (mg/l)	Not more than 50
04.	TSS (mg/l)	Not more than 20
05.	NH4-N (mg/l)	Not more than 5
06.	N-Total (mg/l)	Not more than 10
07.	Fecal Coliform (MPN/100 ml).	Less than 100

2. Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.

3. If the treatment plant do not achieve the effluent standards stipulated under conditions (1) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.

4. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.

5. The applicant shall provide separate energy meter to liquid waste treatment plant and STP and also shall provide flow meters as per Water Cess Act, 1977. A log book of readings shall be maintained.

6. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.

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Senior Environmental Officer.

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7. The applicant shall dispose excess treated sewage i.e. left after using for secondary purposes, to authorized BWSSB transporters for discharge into nearby BWSSB STP. The applicant shall maintain log book and vehicle details in this regard and submit daily disposed details every month to the Regional Office without fail.

IV. AIR POLLUTION CONTROL:

1. The applicant during construction shall ensure that the Ambient Air Quality in its premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules.

2. The applicant shall provide acoustic measures to the DG Sets as per Sl. No. 94 in Schedule-I of Environment (Protection) Rules.

3. The applicant shall provide dust suppression systems with water sprinkling system during construction period.

V. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. **55 dB(A) Leq** during day time and **45 dB(A)** Leq during night time during and after construction.

VI. SOLID WASTE & HAZARDOUS WASTE DISPOSAL:

1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction if any in such manner so as not to cause environmental pollution.

2. The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous & other Waste (Management & Transboundary Movement) Rules, 2016.

3. The applicant shall earmark sufficient place for segregation and processing and convert the bio-degradable solid waste generated from unit into compost within their premises with scientific method.

4. **The applicant shall strictly follow the Government Notification No. FEE 17 EPC 2012 Bangalore dated 11.03.2016 with regard to plastics ban.**

5. **The applicant shall strictly follow Construction & Demolition Waste Management Rules, 2016.**

VII. HEALTH & SAFETY:

1. The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers..

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Senior Environmental Officer.

GODREJ PROPERTIES LIMITED BANGALORE

2. The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VIII. GENERAL :

1. The applicant shall maintain natural nallah and other such feature as in the Revenue Survey map and adopting zonal regulations of the concerned Planning authorities.

2. The applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.

3. The applicant must create structure/storage facility for rain water harvesting and ground water recharge.

4. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.

5. The applicant shall arrange for alternate power supply in the form of D.G.Set to run and operate the essential units of sewage treatment plant, in event of brake down of regular supply from Electricity Board.

6. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.

7. The applicant shall not change or alter (a) No. of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.

8. The applicant shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc., in excess of the standards stipulated, and the applicant shall immediately take appropriate corrective and preventive actions under intimation.

9. Exact date of commissioning of the sewage treatment plant shall be informed to this Board 45 days in advance so as to make necessary inspection of the plant and the pollution control measures provided by the applicant.

10. The applicant shall appoint a qualified Environmental Engineer/ Scientist for the Management of Environmental aspects and also establish Environmental Cell to oversee the operation of STP.

11. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.

12. This CFE does not give any right to the Party/Project Authority to forego any legal requirement, which is necessary for setting/operation of the project.

13. The application shall adopt Eco-sanitation system in the project.

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Senior Environmental Officer

BAGALUR PROPERTIES LIMITED BANGALORE

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14. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at his cost, failing which, the applicant/occupier as the case may be shall be liable to pay the entire cost of remediation or restoration and pay in advance an amount equal to the cost estimated by Competent Agency or Committee.

15. The project authorities shall dispose scientifically Bio-Medical waste and electronic waste to authorized common disposal facility and authorized recyclers respectively by entering into agreement as per new Bio Medical Waste Management Rules, 2016 and E- Waste (Management) Rules, 2016.

16. The project authorities shall adopt green building concept.

17. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.

18. Suitable local tree species shall be selected for greenery and minimum three rows of plant saplings shall be planted all-along the periphery of the site.

19. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.

Please note that separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance to the completion of construction work of project. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board

4/6/17
Senior Environmental Officer

GOPALAN PROPERTIES LIMITED BANGALORE

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ – ಉತ್ತರ) ರವರ ಕಛೇರಿ, ಎನ್.ಆರ್.ಚೌಕ, ಬೆಂಗಳೂರು – 560 002

ಸಂಖ್ಯೆ: BBMP/Addl.Dir/JDNORTH/ LP/ 0258/2016-17 ದಿನಾಂಕ: 19.06.2017

ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆ

ವಿಷಯ: ಆಸ್ತಿ ಖಾತಾ ಸಂಖ್ಯೆ. 365 (ಸರ್ವೆ ನಂ. 13/6, 14/1, 16/4 & 16/5), ಹೂಡಿ ಗ್ರಾಮ, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವಾರ್ಡ್ ನಂ. 82, ಮಹದೇವಪುರ ವಲಯ, ಬೆಂಗಳೂರು ಇಲ್ಲಿ ನಿರ್ಮಿಸಲು ಉದ್ದೇಶಿಸಿರುವ ವಸತಿ ಸಮುಚ್ಚಯ ಕಟ್ಟಡಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಲು ಶುಲ್ಕ ಪಾವತಿಸುವ ಬಗ್ಗೆ

ಉಲ್ಲೇಖ: ಮಾನ್ಯ ಆಯುಕ್ತರವರು ನಕ್ಷೆ ಮಂಜೂರಾತಿಗೆ ಅನುಮೋದನೆ ನೀಡಿದ ದಿನಾಂಕ: 13–06–2017

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ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಆಸ್ತಿ ಖಾತಾ ಸಂಖ್ಯೆ. 365 (ಸರ್ವೆ ನಂ. 13/6, 14/1, 16/4 & 16/5), ಹೂಡಿ ಗ್ರಾಮ, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವಾರ್ಡ್ ನಂ. 82, ಮಹದೇವಪುರ ವಲಯ, ಬೆಂಗಳೂರು ಇಲ್ಲಿ ನಿರ್ಮಿಸಲು ಉದ್ದೇಶಿಸಿರುವ ವಸತಿ ಸಮುಚ್ಚಯ ಕಟ್ಟಡಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿರುವ ಪ್ರಸ್ತಾವನೆಗೆ ಮಾನ್ಯ ಆಯುಕ್ತರವರು ಉಲ್ಲೇಖಿತ ದಿನಾಂಕದಂದು ಅನುಮೋದನೆ ನೀಡಿದ್ದು, ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಸಂಬಂಧ ಲೈಸೆನ್ಸ್ ಫೀ ಮತ್ತು ಇತರೇ ಶುಲ್ಕಗಳ ಬಾಬ್ತು ಪಾವತಿಸಬೇಕಾದ ಮೊತ್ತವನ್ನು ಕೆಳಕಂಡಂತೆ ವಿವರಿಸಲಾಗಿದೆ.

I. ಪಾಲಿಕೆಗೆ ಪಾವತಿಸಬೇಕಾದ ಶುಲ್ಕ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಶುಲ್ಕಗಳ ವಿವರ	ಶುಲ್ಕ ರೂ.
1	ನೆಲ ಬಾಡಿಗೆ	36,46,307–00
2	ಉತ್ತಮತೆ ಶುಲ್ಕ: 1. ಕಟ್ಟಡಕ್ಕಾಗಿ	1,62,058–00
3	ಭದ್ರತಾ ಠೇವಣಿ	81,02,905–00
4	ಲೈಸೆನ್ಸ್ ಶುಲ್ಕ	73,33,278–00
5	ನಕ್ಷೆ ಪ್ರತಿಗಳ ಶುಲ್ಕ	1,29,000–00
6.	ಆವರಣ ಗೋಡೆ ಶುಲ್ಕ	30,000–00
7	ಶೇ 1 ರಷ್ಟು ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ನಿಧಿಯಿಂದ ಪಾಲಿಕೆಗೆ ಸಂದಾಯವಾಗಬೇಕಾದ ಸೇವಾ ಶುಲ್ಕ	1,21,603–00
	ಒಟ್ಟು	1,95,25,152–00
	Say Rs.	**1,95,26,000–00**

II. ಕಟ್ಟಡ ಮತ್ತು ಇತರೇ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ಮಂಡಳಿಗೆ ಪಾವತಿಸಬೇಕಾದ ಸೆಸ್ ಮೊತ್ತ ರೂ. **1,20,38,700–00**

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ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಸಂಬಂಧ ಶುಲ್ಕದ ಬಾಬ್ತು ರೂ. 1,95,26,000/- (ರೂ. ಒಂದು ಕೋಟಿ ತೊಂಭತ್ತೈದು ಲಕ್ಷದ ಇಪ್ಪತ್ತಾರು ಸಾವಿರ ಮಾತ್ರ) ಡಿ.ಡಿ. ಮುಖಾಂತರ **Commissioner, BBMP A/C JDTP (North)** ರವರ ಹೆಸರಿನಲ್ಲಿ ಪಡೆದು ಸಲ್ಲಿಸುವುದು ಹಾಗೂ ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ನಿಧಿಯ ಸುಂಕದ ಸಂಬಂಧ ಪ್ರತ್ಯೇಕವಾಗಿ ರೂ. 1,20,38,700/- (ರೂ ಒಂದು ಕೋಟಿ ಇಪ್ಪತ್ತು ಲಕ್ಷದ ಮೂವತ್ತೆಂಟು ಸಾವಿರದ ಏಳುನೂರು ಮಾತ್ರ) ಗಳನ್ನು **ಕಟ್ಟಡ ಮತ್ತು ಇತರೇ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ಮಂಡಳಿ (Karnataka State Building & Other Construction Workers Welfare Board)**, ಬೆಂಗಳೂರು ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡನಗರ ಶಾಖೆಯಲ್ಲಿನ ಬ್ಯಾಂಕ್ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786, IFSC Code No: CNRB0001371, PAN NO. : AAALK-0820C ಗೆ RTGS/NEFT ಮುಖೇನ ಹಣ ಪಾವತಿಸಿ ಮಾಹಿತಿಯನ್ನು ಈ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸುವುದು.

ವಾಹನ ನಿಲುಗಡೆಗಾಗಿ ಕಾಯ್ದಿರಿಸಿರುವ ಪ್ರದೇಶವನ್ನು ಅದೇ ಉದ್ದೇಶಕ್ಕೆ ಮಾತ್ರ ಉಪಯೋಗಿಸುವುದಾಗಿಯೂ ಒಪ್ಪಿದ ಪ್ರಮಾಣಪತ್ರ, ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಕಾರ್ಯದಲ್ಲಿ ಬೀಳಬಹುದಾದ ಅನುಪಯುಕ್ತ ವಸ್ತುಗಳನ್ನು (Debris material) ಹೊರಕ್ಕೆ ಸಾಗಿಸಲು ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭರಿಸುವುದಾಗಿಯೂ ಒಪ್ಪಿದ ಪ್ರಮಾಣಪತ್ರವನ್ನು ರೂ. 200 ರ ಪ್ರತ್ಯೇಕ ಛಾಪಾ ಕಾಗದದಲ್ಲಿ ಸಲ್ಲಿಸುವುದು

ಮೇಲೆ ತಿಳಿಸಿರುವ ಶುಲ್ಕಗಳ ಬಾಬ್ತುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪ್ರತ್ಯೇಕವಾಗಿ ತೆಗೆದ ಡಿ.ಡಿ, ಮುಚ್ಚಳಿಕೆ ಪತ್ರ, ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣಾ ಮಂಡಳಿಯಿಂದ ಪಡೆದಿರುವ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಹಾಗೂ ಕರಡು ನಕ್ಷೆಗಳನ್ವಯ ತಯಾರಿಸಲಾದ ಶುದ್ಧ ನಕ್ಷೆ ಪ್ರತಿಗಳನ್ನು Soft copy ಯೊಂದಿಗೆ ಈ ಪತ್ರ ತಲುಪಿದ 45 ದಿನಗಳೊಳಗೆ ಪಾವತಿಸಲು ತಿಳಿಸಲಾಗಿದೆ. ನಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡುವ ಸಂಬಂಧ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದೆಂದು ಈ ಮೂಲಕ ತಿಳಿಯಪಡಿಸಿದೆ.

19/6/17

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ – ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

19/6/17 19/6 19/6/17

ಗೆ,
ಮೆ: ಗೋದ್ರೇಜ್ ಹೌಸಿಂಗ್ ಪ್ರಾಜೆಕ್ಟ್ಸ್, ಜಿ.ಪಿ.ಎ.ದಾರರು,
ಶ್ರೀಮತಿ. ಆರ್.ವರಲಕ್ಷ್ಮಿ , ಖಾತಾದಾರರು ರವರ ಪರವಾಗಿ,
80, ಹುಲ್‌ಕಲ್ ಆಕ್ಸೆಂಟ್, ಲ್ಯಾವೆಲ್ಲಿ ರಸ್ತೆ,
ಬೆಂಗಳೂರು – 560 001.

GODREJ PROPERTIES LIMITED BANGALORE

GOVERNMENT OF KARNATAKA
KARNATAKA BUILDING AND OTHER CONSTRUCTION WORKERS WELFARE BOARD

Office of the Chief Executive Officer,
Koushalya Bhavan, Bannerugatta Road,
Bangalore-560029.

Date: 28/06/2017

Receipt No.: HO/23693/2017

Acknowledgment for having received the cess remitted.

(K.F.C. Performa 1 (Article 6)

Receipt for receiving cess paid, from the address mentiond in column No.4 through NEFT the details of which is provided in column No.1

Particulars of NEFT/RTGS No.	Amount Transferred	Date of Receipt of Amount in the Bank pass Book	Address of the sender	Their Letter No. & Date
1	2	3	4	5
N179170319242858	2038700.00	28/06/2017	Godrej housing projects LLP //80, Hulkal accet, 2nd cross, Bangalore South Taluk. Bangalore Urban District Karnataka-560062	29/06/2017

For Chief Executive Officers

GOVERNMENT OF KARNATAKA
KARNATAKA BUILDING AND OTHER CONSTRUCTION WORKERS WELFARE BOARD

Office of the Chief Executive Officer,
Koushalya Bhavan, Bannerugatta Road,
Bangalore-560029.

Date: 28/06/2017

Receipt No.: HO/23694/2017

Acknowledgment for having received the cess remitted.

(K.F.C. Performa 1 (Article 6)

Receipt for receiving cess paid, from the address mentiond in column No.4 through NEFT the details of which is provided in column No.1

Particulars of NEFT/RTGS No.	Amount Transferred	Date of Receipt of Amount in the Bank pass Book	Address of the sender	Their Letter No. & Date
1	2	3	4	5
N179170319235393	5000000.00	28/06/2017	Godrej housing projects LLP //80, Hulkal accet, 2nd cross, Bangalore South Taluk. Bangalore Urban District Karnataka-560062	29/06/2017

For Chief Executive Officers

GOVERNMENT OF KARNATAKA
KARNATAKA BUILDING AND OTHER CONSTRUCTION WORKERS WELFARE BOARD

Office of the Chief Executive Officer,
Koushalya Bhavan, Bannerugatta Road,
Bangalore-560029.

Date: 28/06/2017

Receipt No.: HO/23695/2017

Acknowledgment for having received the cess remitted.

(K.F.C. Performa 1 (Article 6)

Receipt for receiving cess paid, from the address mentiond in column No.4 through NEFT the details of which is provided in column No.1

Particulars of NEFT/RTGS No.	Amount Transferred	Date of Receipt of Amount in the Bank pass Book	Address of the sender	Their Letter No. & Date
1	2	3	4	5
N179170319235054	5000000.00	28/06/2017	Godrej housing projects LLP //80, Hulkal accet, 2nd cross, Bangalore South Taluk. Bangalore Urban District Karnataka-560062	29/06/2017

For Chief Executive Officers

Bruhat Bengaluru Mahanagara Palike

Office of Joint Director Town Planning Central Zone

Receipt
(General Purpose)
[para 22(1)]

Receipt Number	: RE-ifms331-TP / 000202	**DDO**	: ddo331 Joint Director Town Planning Central Zone
Receipt Date	: 29-Jun-2017	**Ward**	: 082 Garudachar Playa
Reference	: BBMP/Addl.Dir/JD(N)/LP/0258/2016-17 / 19-Jun-2017	**Credited to**	: Canara Bank, Bangalore City Corpn. E.C. (Cor) (CNRB0008401) - 8401132000014 (TP)

Received the sum of Rs. 19526000.00 (One Crore Ninety Five Lakh Twenty Six Thousand) from

Sri/Smt R. Varalakshmi, Rep. by its GPA Holder
M/S. Godrej Housing Projects LLP ,No.365,(Sy.No.13/6, 14/1, 16/4, & ,16/5), Hoodi Village, KR Puram Hobli, Bengaluru

towards the following -
No.365,(Sy.No.13/6, 14/1, 16/4, & 16/5), Hoodi Village, KR Puram Hobli, Bengaluru East Taluk, W.No.82, Mahadevapura Zone, Bengaluru

Sl No	Name	Misc.	Amount	Remarks
1	R0007 Security Deposits		8102905.00	
2	R0109 Building License Fee		7333278.00	
3	R0112 Betterment Levy as per KTPC Act		162058.00	
4	R0114 Ground Rent		3646307.00	
5	R0157 Misc Receipts	Copies	129000.00	
6	R0157 Misc Receipts	Compound Wall	30000.00	
7	R0157 Misc Receipts	1per Cess	121603.00	
8	R0157 Misc Receipts	Rounding Off	849.00	
		Total	**19526000**	

Amount received as :

Sl No	Type	Bank	Chq/DD No.	Chq/DD Dt.	Amount
1	DD	HDFC Bank	883208	28-Jun-2017	5000000.00
2	DD	HDFC Bank	883207	28-Jun-2017	5000000.00
3	DD	HDFC Bank	883206	28-Jun-2017	5000000.00
4	DD	HDFC Bank	883205	28-Jun-2017	4526000.00
				Total	**19526000**

for Bruhat Bengaluru Mahanagara Palike
Joint Director Town Planning
Central Zone

This Receipt is generated through BBMP - IFMS. Any Manual Alteration Invalidates this Receipt.
f5a08b17e06e56aac5e95f0d3b01ee59 - 29-Jun-2017 10:09

HDFC BANK

PAYINST DRAFT

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 8 0 6 2 0 1 7

A/c Payee Not Negotiable

COMMISSIONER, BBMP A/C JDTP (NORTH) BANGALORE

ON DEMAND PAY FORTY-FIVE LAKH TWENTY-SIX THOUSAND ONLY ** OR ORDER

RUPEES ₹ ***45,26,000.00

FOR HDFC BANK LTD.

53020 86672

BANG DATA FORMS CTS 2010 5/17

Payable at Par at all Clearing Branches of HDFC Bank Ltd. in India. Centralised Clearing :Bangalore

DRAWEE BRANCH 883205 ISSUING BRANCH AUTHORISED SIGNATORIES Please sign above

⑈883205⑈ 000240000⑆ 999998⑈ 16

HDFC BANK

PAYINST DRAFT

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 8 0 6 2 0 1 7

A/c Payee Not Negotiable

COMMISSIONER, BBMP A/C JDTP (NORTH) BANGALORE

ON DEMAND PAY FIFTY LAKH ONLY ** OR ORDER

RUPEES ₹ ***50,00,000.00

FOR HDFC BANK LTD.

53020 86672

BANG DATA FORMS CTS 2010 5/17

Payable at Par at all Clearing Branches of HDFC Bank Ltd. in India. Centralised Clearing :Bangalore

DRAWEE BRANCH 883206 ISSUING BRANCH AUTHORISED SIGNATORIES Please sign above

⑈883206⑈ 000240000⑆ 999998⑈ 16

HDFC BANK

PAYINST DRAFT

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 8 0 6 2 0 1 7

A/c Payee Not Negotiable

COMMISSIONER, BBMP A/C JDTP (NORTH) BANGALORE

ON DEMAND PAY FIFTY LAKH ONLY ** OR ORDER

RUPEES ₹ ***50,00,000.00

FOR HDFC BANK LTD.

53020 86672

BANG DATA FORMS CTS 2010 5/17

Payable at Par at all Clearing Branches of HDFC Bank Ltd. in India. Centralised Clearing :Bangalore

DRAWEE BRANCH 883207 ISSUING BRANCH AUTHORISED SIGNATORIES Please sign above

⑈883207⑈ 000240000⑆ 999998⑈ 16

HDFC BANK

PAY INST DRAFT

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 8 0 6 2 0 1 7

A/c Payee
No Negotiable

COMMISSIONER, BBMP A/C JDTP (NORTH) BANGALORE

ON DEMAND PAY

FIFTY LAKH ONLY **

OR ORDER

RUPEES

₹ ***50,00,000.00

FOR HDFC BANK LTD.

33020 86672

Payable at Par at all Clearing Branches
of HDFC Bank Ltd. in India.

Centralised Clearing :Bangalore

DRAWEE BRANCH 883208 ISSUING BRANCH

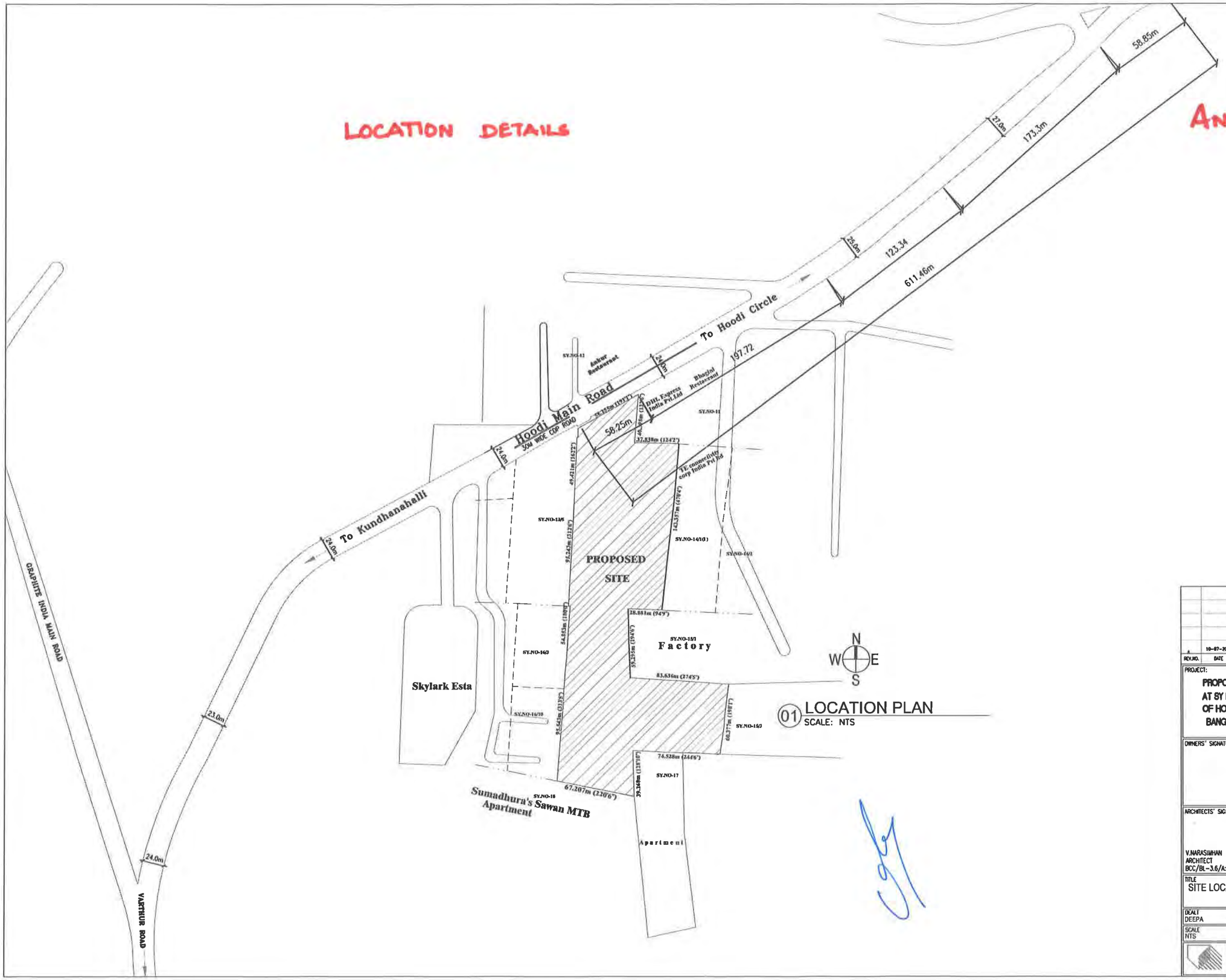
AUTHORISED SIGNATORIES
Please sign above

BANG DATA FORMS CTS 2010 5/17

⑈883208⑈ 000240000⑆ 999998⑈ 16

LOCATION DETAILS

ANNEXURE 'L'



01 LOCATION PLAN
SCALE: NTS

REV.NO.	DATE	DESCRIPTION FOR REVISION	DRAWN BY	CHECKED BY
A	10-07-2015	FOR INFORMATION	POOJA M	DEEPA

PROJECT:
PROPOSED RESIDENTIAL BUILDING
AT SY No. 13/6 , 14/1 , 15/2 ,16/4 +16/5.
OF HOODI VILLAGE , KR PURAM HOBLI ,
BANGALORE EAST.

OWNERS' SIGNATURE:

ARCHITECTS' SIGNATURE:

V.NARASIMHAN
ARCHITECT
BCC/BL-3.6/A: 242:1848:08-09

TITLE
SITE LOCATION FOR AIRPORT AUTHORITY LOCATION

DEALT	JOB NO	SHEET NO	REVISION
DEEPA	212.01.04.15	1 OF 3	A
SCALE: NTS	DATE: 10-07-2015	DRAWING NO: MP-A-1001	

Venkataramanan Associates
ARCHITECTURE • URBAN DESIGN

ANNEXURE 'M'

PROFORMA ALLOTMENT LETTER

N.B: All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said applications form / allotment letter / sale agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

Dated:

To,

[•]

Dear Sir/Madam,

Re: **Allotment of apartment/flat/unit no. [•] on the [•] floor, in the building named as [•], Wing [•]("Apartment/Flat"), in the new project "[•]", ("Project").**

We refer to your Application Form dated _____ ("**Application Form**") and are pleased to inform you that we have allotted you the Apartment/Flat subject to the following terms and conditions:

(i) All definitions, terms & conditions set out in your Application Form, including Payment Schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you. For ease of reference, Annexures B to F of the Application Form are reaffirmed and annexed hereto as **Annexure I, II, III, IV and V** to this Allotment Letter.

(ii) The Sale Consideration payable for the Apartment/Flat is Rs.[•]/- (Rupees [•] only) as set out in the Application Form.

(iii) We acknowledge the receipt of the [•]% being part of Earnest Money. The balance amount of the Sale Consideration shall be paid by you in accordance with the Payment Schedule as annexed herein, time being the essence of this transaction.

(iv) Please note that this allotment of the Apartment/Flat is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within [•] ([•]) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Apartment/Flat on the terms and conditions as specified in this Allotment Letter.

(v) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the Agreement for Sale within [•] ([•]) days from the date hereof, failing which, we at our sole discretion reserve our right to cancel this Allotment

Letter and/or Application Form and forfeit the amounts as per the terms mentioned in the Application Form.

(vi) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Apartment/Flat in your favor. A draft of Agreement for Sale has been uploaded on the RERA Website] for your reference. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Thanking you,
Yours sincerely,

For **[•]**
Authorized signatory
Encl. herein **Annexures I to V.**

ANNEXURE I
Price Sheet

ANNEXURE II
Payment Schedule

ANNEXURE III
Details of Apartment/Flat, Covered Car Park Space(s) and Common Areas and Facilities

A	Apartment/Flat No.		
B	Floor		
C	Tower / Building / Wing		
D	Area (in square meters)	Carpet Area*	
		Exclusive Areas**	
		Total Area#	
C	Covered Car Park Space(s):	_____	_____
		Independent	Dependent
		[Please mention the number of car park(s). Mention '0' where not applicable.]	
D	Common Areas	As per **Annexure IV**.	
E	Facilities	As per **Annexure V**	

*"***Carpet Area***" shall mean net usable floor area of the Apartment/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Apartment/Flat for exclusive use of the Applicant(s) and exclusive open terrace area appurtenant to the Apartment/Flat for the exclusive use of the Applicant(s), but includes the area covered by the internal partition walls of the Apartment/Flat. .*

"Exclusive Areas***" shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah appurtenant to the net usable floor area of the Apartment/Flat and meant for exclusive use of the Applicant(s).*

#*"***Total Area***" shall mean the Carpet Area and Exclusive Areas collectively.*

ANNEXURE IV
Common Areas

ANNEXURE V
Facilities

Annexure 'M2'

PROFORMA
ANNEXURE-A
(See sub rule (1) of rule 8)

AGREEMENT FOR SALE

All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said applications form / allotment letter / sale agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

****

This **Agreement for Sale ("Agreement")** executed on this day of _, June 2017 at Bangalore,

BY:

Mr. R. K. KALESWARAN, PAN No. ABYPK75121, Son of Late. Sri. R. Kuppuswamy, aged about 70 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **FIRST PART**

AND

Mr. K. PADMARAJAN, PAN No. ACSPP1105D, Son of Late. Sri. R.Kuppuswamy, aged about 64 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **SECOND PART**

AND

Mrs. R. VARALAKSHMI, PAN No. ACVPV6651P, Wife of Mr. A. Rajendran aged about 61 years, permanently residing at No.278, 4th main, Mahalaksmi Layout, Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **THIRD PART;**

AND

Mr. K. RAMASWAMY., PAN No. AAXPR8071P, Son of Late Mr. R. Kuppuswamy, aged about 68 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **FOURTH PART;**

AND

GODREJ HOUSING PROJECTS LLP, (LLPIN : AAD-0883) PAN No AANFG9969R a Limited Liability Partnership Firm duly registered under the Limited Liability Partnership Act, 2008 and having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, hereinafter referred to as the **"PROMOTER / DEVELOPER"** and represented by its Authorised Signatory Mr. Sriram Iyer, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors , administrators and permitted assigns) of the **FIFTH PART;**

AND

[If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, 2013, [Central Act 18 of 2013), as the case may be], having its registered office at _____ , (PAN _____), represented by its authorized signatory,_____ , (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____ , a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____ , (PAN _____), represented by its authorized partner,_____ , (Aadhar no. _____) authorized vide_____ , hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of

_____, aged about _____, residing at

_____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no._____) son of aged about _____ _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at_____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

[Please insert details of other allottee(s), in case of more than one allottee]

The Vendors, Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

A. The survey no. **13/6, 14/3,16/4 & 16/5** totally admeasuring 5 Acre 12 Guntas (21448 square meters) situated at **Hoodi Village, K.R.PURAM HOBLI, BANGALORE EAST TALUK, BANGALORE** ("Said Land") vide sale deed(s) / gift deed dated : 30/03/2009 registered as documents no. 4965/2008-09 and gift deed dated : 23/08/2016, registered as document no. 4125/2016-17 at the office of the Sub-Registrar. The Owner and the Promoter have entered into a Development Agreement, dated: 20/10/2016 registered as document no. 2911/16-17 at the office of the Sub-Registrar, Varthur , Bangalore;

B. The Said Land is earmarked for the purpose of building a residential project, comprising of multi-storeyed apartment buildings and the said project shall be known as 'GODREJ AIR' **("Project");**

[OR]

The Said Land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose] project, comprising plots and [insert any other components of the Projects] and the said project shall be known as **' ' ("Project"):**

C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;

D. The BRUHAT BANGALORE MAHANGARA PALIKE has granted the Building Plan / License/ commencement certificate to develop the Project vide approval no. BBMP/Addl.Dir /JDNORTH/LP/0258/2016-17, dated 19-06-2017 and the Development Plan bearing No. BDA/TPM/DLP-26/2016-17/282/2017-18 , dated 09-05-2017;

E. The Promoter has obtained the Development Plan approvals for the Project from the Bangalore Development Authority. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

F. The Promoter has applied for registration of the Project under the provisions of the Act with the Real Estate Regulatory Authority at Bangalore no. _____ ; on under registration

G. The Allottee had applied for an apartment in the Project vide application no. dated and has been allotted apartment no. ----------having carpet area of ---------- Sq. Mtr (---------- square feet), _____ type , on floor in ---------- [tower/block/building] no. ("Building") along with closed parking no. ---------- ad measuring _____ square feet, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

H. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

I. Additional disclosures will be as per the Allotment Letter;

J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee

hereby agrees to purchase the Apartment and closed parking (if applicable) as specified in para G;

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in para G;

1.2 The Total Price for the Apartment based on the carpet area is Rs. _____ (Rupees _____ only ("Total Price") (Give break up and description):

Block/Building/Tower no. _____ Apartment no. _____ Type _____ Floor _____	Rate of Apartment per square feet*

*Provide break-up of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

[AND] [if/as applicable]

Closed parking - 1	Price for 1

Explanation:

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment;

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment :

Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification;

(iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such

written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

(iv) The Total Price of Apartment includes: 1) pro rata share in the Common Areas; and 2) __ no. closed parking(s) as provided in the Agreement.

The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1.4 The Allottee(s) shall make the payment as per the payment plan set out in Schedule C ("Payment Plan").

1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

1.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.

1.8 Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:

(i) The Allottee shall have exclusive ownership of the Apartment;

(ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;

(iii)That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with closed parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.10 It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely the area relinquished to the Bangalore Development Authority shall not form a part of the declaration to be filed with [Please insert the name of the concerned competent authority] to be filed in accordance with the XX [XX insert the name of the relevant State ct, if any].

1.11 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.

1.12 The Allottee has paid a sum of Rs_____ (Rupees _____ only) as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment

as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT.-

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/ c Payee cheque/demand draft or online payment (as applicable) in favour of _____'' payable at _____.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES. -

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS.-

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter

may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE.-

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan").

6. CONSTRUCTION OF THE PROJECT OR APARTMENT. -

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the [Please insert the relevant State laws] and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT . -

7.1 Schedule for possession of the said Apartment/Plot].- The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on 31ST December 2022, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for taking possession. - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Apartment , to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within days of receiving the occupancy certificate* of the Project.

7.3 Failure of Allottee to take Possession of Apartment .- Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee.- After obtaining the occupancy certificate* and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

7.5 Cancellation by Allottee.– The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation.

7.6 Compensation.- The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment , with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment .

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER.-

The Promoter hereby represents and warrants to the Allottee as follows:

(i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;

(ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;

(iii) There are no encumbrances upon the said Land or the Project;

[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]

(iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Apartment ;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;

(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of the Allottees;

(x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;

(xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES. -

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;

(ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

(i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any penal interest; or

(ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment .

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee fails to make payments for consecutive demands made by the Promoter as per the Payment Plan annexed hereto despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.

(ii) In case of Default by Allottee under the condition listed above continues for a period beyond consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Apartment in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

10. CONVEYANCE OF THE SAID APARTMENT.- The Promoter, on receipt of complete amount of the Price of the Apartment under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

11. MAINTENANCE OF THE SAID BUILDING OR APARTMENT ORPROJECT.- The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the Apartment .

[Insert any other clauses in relation to maintenance of project, infrastructure and equipment]

12. DEFECT LIABILITY.- It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES.- The Allottee hereby agrees to purchase the Apartment on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS.- The Promoter or maintenance agency or association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

15. USAGE.- Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the (project name), shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottees formed by the Allottees for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT.- Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done

anything in or to the Building, or the Apartment , or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment , its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment . The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE.- The Allottee is entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said Apartment , all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the Apartment / at his/ her own cost.

18. ADDITIONAL CONSTRUCTIONS.- The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE.- After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot/Building].

20. THE KARNATAKA APARTMENT OF OWNERSHIP ACT, 1972.- The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Karnataka Apartment of Owner ship Act, 1972(Karnataka Act 17 of 1973). The Promoter showing compliance of various laws/regulations as applicable .

21. BINDING EFFECT.- Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due

as stipulated in the Payment Plan within thirty days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within thirty days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within thirty days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

22. ENTIRE AGREEMENT.- This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

23. RIGHT TO AMEND.- This Agreement may only be amended through written consent of the Parties.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE OR SUBSEQUENT ALLOTTEES.- It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment , in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25. WAIVER NOT A LIMITATION TO ENFORCE.-

25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

25.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY.-

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose

of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT.-

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the [Apartments/Plots] in the Project.

28. FURTHER ASSURANCES.-

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

29. PLACE OF EXECUTION.-

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in

after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at .

30. NOTICES.-

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

Name of Allottee

(Allottee Address)

M/s Promoter name **GODREJ HOUSING PROJECTS LLP,**

(Promoter Address) Registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079

Regional Office at No.80, Hulkul Ascent, 2nd Cross, Lavelle Road, Bangalore -560 001

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

31. JOINT ALLOTTEES.-

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

32. GOVERNING LAW.-

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

33. DISPUTE RESOLUTION.-

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the Act and the Rules and Regulations made thereunder.]

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1)

(2)

photograph and sign across the photograph	Please affix photograph and sign across the photograph

At _____on _____in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter :

(1) _____

(Authorized Signatory)

WITNESSES:

1. Signature _____ Name _____
Address_____

2. Signature _____ Name _____
Address_____

SCHEDULE 'A' –

DESCRIPTION OF THE Apartment AND THE CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' –

FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' –

PAYMENT PLAN BY THE ALLOTTEE

ANNEXURE - M3

DEED OF SALE

All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA Act and the rules and regulations made thereunder ("Act") and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said applications form / allotment letter / sale agreement / sale deed and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

This **Deed of Sale ("Deed")** executed on this day of _, June 2017 at Bangalore,

BY:

Mr. R. K. KALESWARAN, PAN No. ABYPK75121, Son of Late. Sri. R. Kuppuswamy, aged about 70 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **FIRST PART**

AND

Mr. K. PADMARAJAN, PAN No. ACSPP1105D, Son of Late. Sri. R.Kuppuswamy, aged about 64 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **SECOND PART**

AND

Mrs. R. VARALAKSHMI, PAN No. ACVPV6651P, Wife of Mr. A. Rajendran aged about 61 years, permanently residing at No.278, 4th main, Mahalaksmi Layout, Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **THIRD PART**;

AND

Mr. K. RAMASWAMY., PAN No. AAXPR8071P, Son of Late Mr. R. Kuppuswamy, aged about 68 years, permanently residing at No.244, 3rd Main Road Mahalaksmi Layout Bangalore 560086, hereinafter referred to as **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the **FOURTH PART**;

AND

GODREJ HOUSING PROJECTS LLP, (LLPIN : AAD-0883) PAN No AANFG9969R a Limited Liability Partnership Firm duly registered under the Limited Liability Partnership Act, 2008 and having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, hereinafter referred to as the **"PROMOTER / DEVELOPER"** and represented by its Authorised Signatory Mr. Sriram Iyer, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors , administrators and permitted assigns) of the **FIFTH PART;**

IN FAVOUR OF :

1. [If the Allottee is a company]

_____, (CIN no. _____) a company incorporated under the provisions of the Companies Act, 2013, [Central Act 18 of 2013), as the case may be], having its registered office at _____ , (PAN _____), represented by its authorized signatory,_____ , (Aadhar no. _____) duly authorized vide board resolution dated _____, hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

[OR]

[If the Allottee is a Partnership]

_____ , a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____ , (PAN _____), represented by its authorized partner,_____ , (Aadhar no. _____) authorized vide_____ , hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

[OR]

[If the Allottee is an Individual]

Mr. / Ms. _____, (Aadhar no. _____) son / daughter of

_____, aged about _____, residing at

_____, (PAN _____), hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

[OR]

[If the Allottee is a HUF]

Mr. _____, (Aadhar no._____) son of aged about _____ _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business / residence at_____, (PAN _____), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

2. ---------- Association of Allottees, hereinafter referred to as the "Allottee No.2" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their heirs, executors, administrators, successors-in-interest and permitted assignees).

The Vendors, Promoter and Allottee (s) shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

A. The survey no. **13/6, 14/3,16/4 & 16/5** totally admeasuring 5 Acre 12 Guntas (21448 square meters) situated at **Hoodi Village, K.R. PURAM HOBLI, BANGALORE EAST TALUK, BANGALORE** ("Said Land") vide sale deed(s) / gift deed dated: 30/03/2009 registered as documents no. 4965/2008-09 and gift deed dated: 23/08/2016, registered as document no. 4125/2016-17 at the office of the Sub-Registrar. The Owner and the Promoter have entered into a Development Agreement, dated: 20/10/2016 registered as document no. 2911/16-17 at the office of the Sub-Registrar, Varthur, Bangalore;

B. The Said Land is earmarked for the purpose of building a residential project, comprising of multi-storeyed apartment buildings and the said project shall be known as 'GODREJ AIR' **("Project");**

[OR]

The Said Land is earmarked for the purpose of plotted development of a [commercial/residential/any other purpose] project, comprising plots and [insert any other components of the Projects] and the said project shall be known as ' ' **("Project"):**

C. The Promoter is fully competent to enter into this Deed and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is constructed and completed;

D. The BRUHAT BANGALORE MAHANGARA PALIKE has granted the Building Plan / License/ commencement certificate to develop the Project vide approval no. BBMP/Addl.Dir /JDNORTH/LP/0258/2016-17, dated 19-06-2017 and the Development Plan bearing No. BDA/TPM/DLP-26/2016-17/282/2017-18 , dated 09-05-2017;

E. The Promoter has obtained the Development Plan approvals for the Project from the Bangalore Development Authority.

F. The Promoter has applied for registration of the Project under the provisions of the Act with the Real Estate Regulatory Authority at Bangalore no. _____;

G. The Allottee had applied for an apartment in the Project vide application no. dated and has been allotted apartment no. ----------having carpet area of ---------- Sq. Mtr (---------- square feet), _____ type , on floor in ---------- [tower/block/building] no. ("Building") along with closed parking no. ---------- ad measuring _____ square feet, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B) and in furtherance thereof the Parties have entered into an Agreement for Sale ("Agreement") for sale of the Carpet Area together with undivided common area and closed car parking and the undivided share in the land to be conveyed in favour of the Association of Allottee's ("Association");

H. The Parties have complied with all the terms and conditions set out in the Agreement and understood the mutual rights and obligations detailed therein;

I. The Vendor(s) / Promoter hereby makes additional disclosure irrespective of the disclosure made herein and elsewhere to the Allottee (s), that the Vendor / Promoter have demarcated common access from the main entrance of the Schedule A Property to the lands in Sy No.15/2, situated adjacent to Sy No.16/5, reserved for Future Development and hereinafter referred to as "Future Development" and it is also represented that the common access shall be shared commonly by the Association of Allottees of the present Development and Future Development.

J. The Parties hereby confirm that they are signing this Deed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the Agreement and all applicable laws, are now willing to enter into this Deed of Sale on the terms and conditions appearing hereinafter;

M. The Vendor has executed a Relinquishment Deed, dated: 24/04/2017, vide document No.267/2017-18, in the Office of the Sub-Registrar, BDA, Bangalore, to relinquish the area reserved for park, open spaces and road widening, in favour of the Bangalore Development Authority from and out of the "Schedule A Property" , whereby an extent of 2146 sq. mtrs is relinquished to and in favour of the Bangalore Development Authority. In pursuance thereof the, Bruhat Bengaluru Mahanagara Palike (BBMP) has issued a Commencement Certificate vide order bearing No.----------, authorizing the Vendor to commence construction on the Schedule A Property. The area relinquished to BDA and detailed herein shall not form part and parcel of the conveyance to the Association of Allottee's ;

N. That on an application made to the Bruhat Bangalore Mahanagara Palike (BBMP) seeking building plan approval for construction on the Schedule A Property, the BBMP has vide its sanction bearing No. ---------- dated: ----------sanctioned the plan for Construction of Tower 1 on the Schedule "A" Property consisting of 2BF+GF+16UF and the Developer has secured the occupation certificate for the building from BBMP vide order bearing No.----------;

XIX. The Vendor / Promoter has further informed the Allottee (s) that, the Vendor/ Promoter will be executing Deed of Declaration under the provisions of The Karnataka Apartment Ownership Act 1972 (hereinafter referred to as the said Act) and rules made there under and submit the Schedule A Property, and the constructed buildings thereon, at any stage hereafter and Vendor shall have the same registered under the said Act. The Allottee (s) shall be required to abide by the said Declaration and Bye-laws annexed along with all other annexures, thereto and the Allottee (s) shall become the member of the association by signing the required document/s / declaration without any reservations, as and when called upon by the Vendor; In this regard the Purchasers shall execute relevant forms including Form B, for the purpose of execution and registration of the Deed of Declaration;

XXI. The Allottee(s) being fully satisfied that, the title of the Vendor to the Schedule "A" Property is good and marketable and also being fully satisfied with the construction particulars, plans and all other relevant details and having understood the sanctioned plans and the Scheme that has been formulated by the Vendor / Promoter, for utilization of the undivided share of the Schedule "A" Property and the distribution thereof to the Allottee (s) of the constructed area, has/have approached the Vendor/Promoter and expressed their intention to join the said Scheme and the Allottee (s) made application for booking of an apartment and whereas pursuant thereto, after discussions and negotiations between the Allottee (s) and the Vendor, the Allottee (s) have entered into this Agreement of Sale with the Vendor for the purchase of the stipulated Apartment and conveyance of the undivided share, right, title and interest, as morefully stipulated in the Schedule B hereunder written and hereinafter referred to as the **Schedule `B'** together in favour of the Association of Allottee (s) **("Association")** . The Allottee has opted for a residential Apartment bearing No.---------- on the ----- **Floor**, in Tower 1 of the development Known as **"GODREJ AIR"** having a super built up area of ---------- **Sq.Mtrs.,** which is more fully described in the Schedule C hereunder written and hereinafter referred to as the **Schedule C Property**, for a consideration in a sum of **Rs.----------/- (Rupees ----------only)**with proportionate share in the common areas, including staircase, lift shaft, lobbies, corridors, atriums and covered walkways, together with / without exclusive right to

use --------- **COVERED** car parking space which is more fully set out in Schedule "C" hereto subject to the terms and conditions herein contained hereunder written, for the total sale consideration mentioned herein above and on the terms as set out herein.

XXII. The Allottee (s) having paid the entire sale consideration in a total sum of **Rs.---------- /- (Rupees ---------- only)**towards the purchase of the Apartment Unit No.----------, and having complied with the terms of the Agreement to Sell, the Vendor, joined by the Promoter are executing this Deed of Sale .

XXIII. In terms of the scheme of development on Schedule A Property, the Vendor and the Promoter have extended the use and enjoyment of the facilities of Club House in GODREJ AIR to the future development in Sy No.15/2, ("Future Development") on payment of requisite Club House charges from time to time by the occupants Future Development. The Allottee (s) has/have been made aware of such use of Club House by residents of Future Development and the Allottee (s) have hereby agreed and consented to such use without any obstruction / hindrance /restriction.

XXIV. NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the foregoing and payment of the full agreed sale consideration in a sum of **Rs.---------- /- (Rupees ---------- only)**less 1% (One percent) TDS deducted by the Purchaser and remitted to the authorities and the balance sale consideration paid by the Purchaser/s to the Vendor through the Developer by way of Cheque / DD/Pay Order on various dates (the receipt whereof in full and final settlement of the sale consideration) the Vendor and the Promoter hereby accept and acknowledge and forever acquit, release and discharge the Allottee (s) from payment of the same and the Vendor , duly confirmed by the Confirming Parties and the Developer hereby grant, transfer and convey **UNTO** the s, **BY WAY OF ABSOLUTE SALE,** free of all encumbrances, charges and claims of whatsoever nature, the undivided interest in the Schedule 'B' Property to enable the Allottee (s) to own the Said Flat more particularly described in the Schedule C, **TO HAVE** and **TO HOLD** and **TO ENJOY** the same and every part thereof unto and to the use of the Allottee(s) absolutely and forever. The Allottee(s) shall have the rights and shall be subject to the restrictions/ obligations as set out in this deed.

2. POSSESSION:

(i) The Vendor / Promoter have put the Allottee (s) in possession of the Schedule `B' and the Promoter has put the Allottee(s)in full free and vacant possession of the Schedule ' C' Property .

(ii)The Association of Allottee (s) / Allottee No.2, shall hold the undivided interest as morefully mentioned in the Schedule B Property in common with all other Allottee (s) of a stipulated undivided share, right, title and interest in the Schedule A Property.

3. The Vendor and the Promoter hereby declare that the Association of Allottee (s) shall hereinafter be the absolute, lawful and true owner of the Schedule B Property and the Allottee(s) shall HAVE, HOLD, ENJOY the Schedule C Property, absolutely and exclusively, UNTO themselves.

4. The Allottee(s) and their respective successors in interest shall, at all times, be liable to pay the expenses for maintenance of Schedule A & B Properties and shall be entitled to the rights, and be subject to the restrictions, duties and obligations detailed herein below.

5. The Allottee(s) shall be entitled to get the khatha of the Schedule C Property mutated to his/her/their/its name immediately after assessment of the Schedule A Property by the appropriate authority and upon due intimation of the same by the Promoter and hereinafter the Allottee(s) shall pay all future taxes in respect of the Schedule Property to the appropriate authorities and payment of all future taxes in respect of Schedule B Property the Association of Allottee(s).

7. The Promoter confirms that it has duly observed and complied with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority, at the time of sanctioning the layout plans and building plans in respect of development of the Schedule A Property and the Apartment has been constructed strictly in conformity with the said Plans, Commencement Certificate and all other approvals and permissions whatsoever.

8. That before execution of this sale deed the Allottee(s) has/have verified and satisfied themselves, of the title in favour of the Vendor and the Allottee(s) has/have no claims against the Vendor (s) / Promoter in respect of the Schedule B & C Property, including the following:

a) Correctness of the Area of the Schedule B & C Property and the number of the car parking space.

b) Specifications and amenities provided in the Schedule B & C Property.

c) Quality of construction of the Schedule B & C Property.

d) Facilities and services provided in Schedule B & C Property.

e) Construction of the Schedule B & C Property and the buildings being in conformity with sanctioned building plans and the specifications agreed between the parties.

9. The Allottee(s) hereby declare and confirm that they have no claims against the Vendor/ Promoter in relation to Schedule B & C Property and/or the development in Godrej Air and hereby confirm that the Vendor and Promoter have complied with all its obligations towards the Allottee(s) under the Agreement for Sale referred to herein above to the satisfaction of the Allottee(s), and the Allottee(s) hereby discharge the Vendor and the Promoter from all their obligations under the said Agreement for Sale.

10. The Allottee(s) have consented with the Scheme of further development of the lands in Sy No.15/2, adjacent to Schedule A Property and the Allottee(s) of the built up space in those lands may be granted the right to use the facilities, amenities and infrastructure, including to grant the membership of the Association of Allottees and use of the Club House, Swimming Pool, Children's play area etc. It is agreed that the Vendor and the Promoter shall provide necessary access for ingress and egress through the roads, passages, gates, etc, to the Allottee(s) of such Future Development through the Schedule A Property, as the Promoter may decide in the interest of the Allottee(s) of Present Development and the Future Development. The Allottee(s) hereby further agree that he/she/they has/have no objection to the Association of Allottee(s) in Godrej Air giving the Promoter full facility, assistance and co-operation to enable the Promoter to carry out Future Development. For the aforesaid purpose the Promoter shall, at its own cost and expense, be entitled to utilize and connect all water pipe-lines, electric cables and electric lines and amenities to the said Future Development.

11. **THE VENDOR REPRESENTS COVENANTS AND WARRANTS AS UNDER:**

(i) The Vendor(s) are the exclusive legal owners of the Schedule A Property, and no other person has any share, right, title or interest whatsoever in the Schedule 'A' Property or any part thereof (except in respect of those areas surrendered to Bangalore Development Authority).

(ii) That the Vendor and the Promoter are sufficiently entitled to sell and convey the Schedule 'B' & C Property to the association of Allottee(s) / Allottee No.2 and;

(iii) That Vendor and the Promoter agree to do and execute or cause to be executed all acts, deeds and things, as may be required by the Allottee(s) for more fully and perfectly assuring the title of the Allottee(s) to the Schedule 'B' Property;

(iv) That the Vendor will pay all taxes, rates and cesses in respect of the Schedule 'B' Property up to the date of possession or completion of the Schedule "C" Apartment to be constructed whichever is earlier and thereafter the Allottee(s) will be required to pay the same;

(v) The original documents relating to the Schedule 'B' Property are retained by the Promoter to be handed over to the Association formed by the Promoter for maintenance of common facilities, amenities and other purposes in Godrej Air, (hereinafter referred to as the "Association") after completion of the Project.

Provided however that in the event of the Schedule B Property and remaining extent of the Schedule A Property, (which is to be developed in future) have common title deeds, the Promoter shall at its discretion decide which of the documents are to be handed over to the Association and the decision of the Promoter in this regard shall be final and binding on the Purchaser.

(vi) That the Allottee(s) shall be entitled to hold, possess, and enjoy the Schedule "C" Property and be entitled to the use of all the common areas, amenities and facilities subject to the rights and obligations of the other co-owners of Schedule 'A' property.

13. THE ALLOTTEE(S) COVENANTS WITH THE VENDOR , AND THE PROMOTER AS UNDER:

(i) That the Allottee(s) has/have inspected the documents of title, relating to the Schedule 'A' Property belonging to the Vendor the scheme of Development, the right of the Promoter to develop the Schedule "A" Property and the Promoter's right to receive the consideration under this Agreement and after being satisfied with the title and having understood the scheme of Development and the Promoter's rights have entered into this Agreement for the Schedule "A" Property;

(ii) That the Allottee(s) will not hinder or obstruct the progress of the construction or any part thereof in any manner nor will they hinder the use of the specified demarcated open/covered car parking areas and other areas allotted specifically by the Promoter to a particular apartment (irrespective of the undivided share in the Schedule 'A' Property allotted to each of the apartment) after taking possession and even after the association is formed.

(v) The Allottee(s) will not change the location of the diesel gensets installed, the sewerage

treatment plant installed, the pump rooms, overhead tanks, solar panels, common amenities provided in the Schedule "A" Property;

(vi) That the Allottee(s) agrees to pay proportionate share of all out-goings and maintenance and general expenses such as Statutory dues Insurance, Municipal taxes and cesses, electrical, domestic and non-domestic water tax, and all other charges for the common areas of the Schedule 'A' Property and the Tower/Block.

(vii) The Allottee(s) shall become the member of the Association of Owner's formed, by the Vendor and Promoter.

(viii) The Allottee(s) shall also observe and abide by all the laws of the land, Bye-laws, Rules and Regulations prescribed by the Government, Bruhat Bengaluru Mahanagara Palike, Bangalore Development Authority or any other Statutory Authority, and the Owners Association that may be formed in regard to ownership or enjoyment of such apartments and pay all taxes, rates and cesses as applicable;

(ix) The Allottee(s) shall abide by all the rules and regulation of the Club House and swimming pool and all its common amenities and facilities of the said Club (referred to as the Club and its Facilities or Club and Sport Facilities that may be framed by the Promoter / operator-manager of the club and regularly pay the amounts for the use and subscription of the club facilities .

i. The use of the Club house by the Allottees shall apart from the other rules and regulation shall be in the following manner:

a. In the event if the Schedule "B" Property is purchased by a partnership firm or any association of persons then in that event a partner or the associate or any authorized representative of the said partnership firm occupying the Schedule 'C' Apartment would be entitled to use the said Club and its Facility.

b. In the event if the Schedule C Property is purchased by a public limited or a private limited company, then in that event any person occupying as the authorised occupier of the company shall be entitled to the use of the said Club and its Facility.

c. In case of inheritance of the Schedule C Property then in that event, the person inheriting / occupying the Schedule 'C' Apartment shall be entitled to membership of the said Club and its Facility.

d. In the event of there being co-owners of Schedule 'C' Apartment then in that event, such co-owners occupying the apartment will be entitled to the use of the said Club and its Facility. In any other case like tenancy, lease, license, etc, the occupier of the Schedule 'C' Apartment will be entitled to the use of the said Club and its Facility.

(x) The Allottee(s) covenant that the Allottee(s) shall comply with all the rules and regulation pertaining to electrical installations, lifts, generators, fire safety equipment's and services, pollution control and general safety equipment's and services of the Tower on Schedule A Property. The Allottee(s) shall with the other owners of the apartment take over the maintenance thereof through the Association of Owner's.

(xi) The Allottee(s) with the other owners of the apartments through the Association of Allottees shall at all times keep the annual maintenance contracts with regards to all safety equipment's such as lift, generator, heating and cooling systems, equipment's provided for fire safety, pollution control, equipment's relating to safety at terrace, walls, claddings, swimming pools and other places, pumps, motors and other equipment's valid and shall pay the amounts of annual maintenance contract as and when demanded by the concerned agencies. The Allottee(s) is/are fully aware that non payment towards the annual maintenance contracts will adversely affect the maintenance of all the equipment's installed by the Promoter on the Schedule A Property.

(xii) After the maintenance of the Schedule A Property and the Tower thereon is handed over to the Association of Allottees that has been formed, the Vendor and or the Promoter shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the owners, service providers or their agents with regards to the fire equipment's, fire protection systems, their supporting equipment's, pollution control and other general safety equipment's, related facilities and services. The Allottee(s) shall ensure that periodical inspections of all such equipment's and facilities are made by them so as to ensure proper functioning of all such equipment's.

(xiii) The Allottee(s) shall not in any manner obstruct or cause obstruction to any of the entries or exits in the Schedule A Property or obstruct any open place meant to be retained as open place or obstruct free movement of vehicles including fire tenders, and such other vehicles required to ensure safety and statutory compliance.

(xiv) The Allottee(s) is aware of and is made aware that with regard to BWSSB water connection, there is a separate water line connected to Godrej Air and a meter has been provided for the consumption by GodrejAir. The water bill shall be shared by the occupants of Godrej Air as per their consumption and shall be paid jointly.

(xv) The Allottee(s) is/are aware of and is made aware that an Organic Treatment Plant has been installed and in operation for Godrej Air. The charges, maintenance amounts, running cost and consumables with regard to Organic Treatment Plant will be borne by the owners of Godrej Air in ratio

of their built areas.

(xvii) The Allottee(s) agree/s that the car parking spaces allotted with the Schedule 'C' Apartment shall be used only for parking of one car per slot and for no other purpose including storing of any kind of items, household equipment, furniture, tyres, spares, cans etc shall be permitted. The Allottee(s) agree/s that the Schedule "C" Apartment shall be used as a private residence and shall not be put to use for any kind of commercial or semi commercial use. The Allottee(s) agrees/s and covenants that the Promoter or any agency appointed by the Promoter for the maintenance of the common areas of the Schedule "A" Property will have the exclusive right to erect and display in common spaces, advertising and signage generally within the Common Use Facilities.

(xix) The Allottee(s) acknowledge that for all the rights which the Promoter has under this Agreement, for and towards the common areas of the Schedule "A" Property, the Allottee(s) will along with other Allottees grant to the Promoter or any one claiming through the Promoter easement rights to services the erections, displays, etc., which the Promoter may have installed.

(xx) The Allottee(s) is/are fully aware and acknowledges, understands and agrees that the logo mark and all Intellectual Property Rights with regards to "Godrej" is the sole and exclusive property of the Promoter and the Promoter has all the intellectual property rights thereto and any use of the same without any limitation/permission whatsoever and in any manner whatsoever shape or form by the Allottee(s) or any other person is expressly prohibited and only the Promoter is entitled to the same, to use the same in any form, manner, for any products, and to exploit the same. Should the Allottee(s) or anybody claiming through or under the Allottee(s) violate intellectual property of the Promoter in any manner, the Promoter shall, apart from injunctive relief, also be entitled to be compensated fully including all cost, charges and expenses incurred by the Promoter in protecting its rights.

(xxii) That the Allottee(s) shall be entitled to the rights and shall be bound by the obligations imposed upon the Allottee(s) by the Vendor and the Promoter under this Deed of Sale and that the Allottee(s) shall abide by all the rules and regulations as may be formulated from time to time by the Vendor and the Promoter or the Association of Allottees.

(xxiii) That the Allottee(s) shall not store or bring into the Schedule B & C Property or the Project area, any goods which are of hazardous, combustible or dangerous nature or are so heavy as is likely to damage the structure of the buildings therein or which is objected to by the concerned local or other authorities or by the Promoter or the Association and shall not carry or cause to be carried

heavy packages to the Buildings which may damage or is likely to damage the flooring, staircases, lift, common passages or any other structure or the Buildings, including entrances. If any damage is caused on account of any act, negligence or default of the Allottee(s) or his/her/their employees, agents, servants, guests, or any person claiming under him, the Allottee(s) shall be liable and responsible for the consequences thereof, including the obligation to pay the cost of rectifying the damage caused and the decision of the Promoter or the Association, as the case may be, in this regard shall be final and binding on the Allottees No.1.

(xxiv) That the Allottee(s) shall regularly pay the proportionate charges for maintenance of the Club House and all the facilities in Godrej Air as well as any fee that is required to be paid for usage of such facilities to the Promoter or the Association of Allottees or the person running the Club House and other facilities.

(xxv) That the Allottee(s) shall not damage the common pipes which are passing through inside or outside the Schedule C Property, and pipes of firefighting system including fire hydrant.

14. INDEMNITY

The Vendor agrees to indemnify and agree to keep indemnified the Allottee(s) against any loss or damage which the Allottee(s) may sustain on account of there being any claim to title against the Schedule 'B' affecting the Allottees's right to remain in peaceful possession and enjoyment of the Schedule 'B ' Property and the Schedule 'C' Apartment as absolute owner on account of any defect or deficiency in the title of the Vendor, in which case the Vendor agrees to defend the right, title and interest of the Allottee(s) to the Schedule 'B' Property, against all such claims and all expenses in this regard shall be borne and paid for by the Vendor.

15. DISPUTE RESOLUTION

Any dispute arising out of or touching upon or in relation to the terms of this Sale Deed, including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion. In case the Parties are unable to settle their disputes within 15 days, the same shall be settled through arbitration as per the Arbitration and Conciliation Act, 1996, or any statutory amendments/modifications thereof for the time being in force, by a sole arbitrator selected from the names of two arbitrators proposed by the Vendor. In case the customer

delays/neglects/refuses to select one of the names from the suggested names within 15 days of intimation, it shall be deemed that the first such named arbitrator so proposed by the Vendor is acceptable to both the parties as the sole arbitrator, whose appointment shall be final and binding on the Parties. Costs of arbitration shall be shared equally by the parties. The arbitration shall be held in English language at an appropriate location in Bangalore.

16. FURTHER ASSURANCES

The Vendor and the Promoter agree and undertake, at the cost of the Allottees No.1, to execute such applications, forms, deeds, affidavits, undertakings, confirmations, rectifications and other document/s and to do or cause to do at all times, all acts, deeds and things as may be reasonably required by the Allottees, at the cost of the Allottees No.1, to **(a)** transfer of the khata and other utilities in relation to the Schedule B Property in favour of the Allottees; and **(b)** more fully and perfectly assure the Allottees, title to the Schedule B Property.

17. The Floor Plans are detailed in Annexure A.

SCHEDULE

SCHEDULE 'A' PROPERTY

All that piece and parcel of contiguous vacant converted residential undeveloped immovable property totally measuring 5 Acres 12 guntas, situated at Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, in the below mentioned survey numbers :

Item No.1 : Sy No.13/6, measuring 1 Acre 35 Guntas, and bounded on the:

East By	:	Land bearing Sy No.14/3 (Formerly Sy No.14/1)
West By	:	Land bearing Sy No.13/5
North By	:	Land bearing Sy No.12 (Now site bearing Municipal No.235)
South By	:	Land bearing Sy No. 16

Item No.2 : New Sy No.14/3, (Old Sy No.14/1) measuring 1 Acre 07 Guntas, and bounded on the :

East By	:	Remaining portion of Sy No.14/1
West By	:	Land bearing Sy No.13/6
North By	:	Land bearing Sy No.12 (now site bearing No.235) and Sy No.11
South By	:	Land bearing Sy No.15 & 16

Item No.3 : Sy No.16/4 measuring 1 Acre 04 Guntas and bounded on the :

East By	:	Land in Sy No.16/5
West By	:	Land in Sy No. 16/3
North By	:	Land in Sy No.13/6
South By	:	land in Sy No.18

Item No. 4 : Sy No.16/5 measuring 1 Acre 06 Guntas and bounded on the :

East By	:	Land in Sy No.15
West By	:	Land in Sy No. 16/4
North By	:	Land in Sy No.13/6 & 14/1
South By	:	land in Sy No.18

Item No. 5 : Sy No.15/2 measuring 1 Acre 12 Guntas and bounded on the :

East By	:	Land in Sy No.15/3
West By	:	Land in Sy No. 16/5
North By	:	Land in Sy No. 15/1
South By	:	Land in Sy No.17

SCHEDULE 'B' PROPERTY

------- **Mtrs** of undivided share in the Schedule 'A' Property corresponding to the Schedule "C" Apartment, conveyed in favour of the Association of Allottees.

SCHEDULE 'C' PROPERTY

--- Bedroom Apartment bearing No. ----------, on the --- Floor in Tower ---- of the development known as **"GODREJ AIR"** to be constructed on the Schedule 'A' Property", having a-------**Square Meters (----------Sq. ft)** of super built-up area (which shall mean and include the total built up area including walls of the apartment, area under balconies and terrace and proportionate share of all common area including staircase, lift shaft, lobbies, club facility, corridors, atriums and covered walkways) together with ----- Closed Car Parking Spaces in Basements to be allotted on the draw being conducted. The sketch of the floor plan of the Schedule "C" Apartment is as per Annexure 'A' hereto.

SCHEDULE 'D' PROPERTY

RIGHTS OF THE ALLOTTEES/S

The Allottee(s) shall have the following rights;

i) The Allottee(s) shall be entitled to enjoy the Schedule C Property, subject to the terms and conditions contained in this Deed and the Agreement of Sale and the Bye-laws, Rules and Regulations as may be framed by the Promoter and/or the Association of Owner's.

ii) The Allottee(s) and all persons authorized by the Allottee(s) (in common with all other persons entitled, permitted or authorized to similar rights) shall be entitled to use the staircases, passages, lifts and common areas in **Godrej Air** (except the specifically allotted car park, terrace area, garden area or other areas in the Schedule 'B' Property which shall not be construed as common areas) for ingress and egress at all times and for all purposes along with all persons similarly entitled;

iii) The Allottee(s) shall be entitled to the subjacent, lateral, vertical and horizontal support for the Schedule C Property from the other parts of the Building in which the unit is situated;

iv) The Allottee(s) shall be entitled to have free and uninterrupted passage of water, gas and electricity to the Schedule C Property and waste/sewage etc., from the Schedule C Property, through the pipes, wires, cables, sewer lines, drains etc. which are or may at any time hereafter, be passing in or under or through the Schedule 'B' Property or the building/s constructed thereon;

v) The Allottee(s) shall have the right to lay cables/wires/ lines for Radio, Television and other communication facilities leading to and from the Schedule C Property subject to such conditions and restrictions as may be imposed by the Promoter and/or the Association, from time to time.

vi) The Allottee(s) shall have the right of entry and passage, with or without workmen to the other parts of the Schedule B Property and the buildings constructed thereon for the purpose of repairing and maintaining the Schedule C Property and for repairing, cleaning, maintaining the water tanks, sewer lines, drains, cables, pipes and wires, leading to or from the Schedule C Property, subject to the rules, regulations and bye laws framed by the Promoter and/or Association. The Allottees shall ensure that minimum disturbance is caused to the owners/occupiers of other Flats and shall make good any damage thereby caused;

SCHEDULE 'E' PROPERTY

OBLIGATIONS OF THE ALLOTTEES

i) The Allottee(s) shall not at any time carry on in the Schedule C Property or in any part of the Schedule 'B' Property or the Schedule A Property any activity, which may be a nuisance,

annoyance or danger to the other owners/occupiers of the Flats in the Godrej Air or which is in violation of or prohibited by law;

ii) The Allottee(s) shall keep the common areas, open space, parking areas, passages, lifts, staircases, lobbies etc., in the Schedule 'B' Property free from obstructions or encroachments and in a clean and orderly condition;

iii) The Allottee(s) shall not park any vehicle in any part of the Schedule 'B' Property or any part Schedule 'A' Property, except in the parking area/s specifically allotted to the Allottees.

iv) The Allottee(s) or their nominees, agents, lessees, etc., shall be entitled to display their signboards only in the areas demarcated for the said purpose by the Promoter and/or the Association and not in any other areas.

v) The Allottee(s) shall not use or permit the use of the Schedule B Property and car park area, terrace area , garden area or other areas in the Schedule 'B' Property exclusively allotted to him in any manner which would diminish the value of the buildings or utility of the pipes, cisterns and other amenities and fittings and fixtures in the buildings, nor hinder or interfere with the effective use of any part of the buildings by the other owners of flats, their occupants, agents or other authorized persons.

vi) The Allottee(s) shall not use or permit the use of common passages, common staircases or common areas for storage or in the manner which is likely to cause nuisance or obstruction to others or effect the aesthetics or ambience of the buildings or any part thereof;

vii) The Allottee(s) shall not throw or allow to be thrown any dirt, rubbish, cigarette and/ or other garbage or waste from the Schedule C Property or in any common areas on the Schedule 'A' Property;

viii) The Allottee(s) shall use the car parking area allotted to him/her/them only for the purpose of parking two wheelers and light motor vehicles and shall not use the said area for any other purpose or park heavy motor vehicles.

ix) The Allottee(s) shall not use any heavy vehicles in the Schedule A Property without the specific permission of the Promoter or the Association.

x) The parking area which is allotted to the Allottees can be transferred by the Allottee(s) only for the purpose of parking of vehicles. The said transfer shall not be made to any person who is not a Allottees of Apartment or occupant of the buildings in the Schedule A Property or such other properties which may be developed along with the Said Property by the Promoter. Further the same shall be subject to the rules, regulations and bye-laws which may be framed by the Promoter and/or the Association, from time to time.

xi) The Allottee(s) shall reciprocate and recognize similar rights of the other owners/occupiers of the Schedule 'B' Property;

xii) The Allottee(s) shall use the Schedule C Property only for residential purpose;

xiii) In the event of the Allottee(s) deciding to transfer the title to the Schedule C Property and the said undivided share or the car parking area allotted to them, they shall obtain a no objection certificate from the Promoter or the Association of Owner's, as the case may be, and they shall not unreasonably refuse to grant such certificate, provided that there are no amounts due and payable by the Allottee(s) to the Promoter or the Association of Owner's.

xiv) The Allottee(s) and any person to whom they may transfer the title or the right to use or occupy the Schedule C Property, shall become and remain a member of the Association of Allottees and shall observe and confirm to the terms and conditions and Bye-laws/Rules and Regulations of the Association;

xv) The Allottee(s) shall duly and regularly pay their proportionate share of Municipal Taxes, Rates and Cesses, Insurance Charges, cost of maintenance and management of the common areas, internal pathways/roads, compound walls and any common amenities and facilities including fees/charges levied for the use of such amenity and facility in the Godrej Air and charges for provision of services like water, sanitation, electricity, etc., including additional deposits and any statutory levy, and shall regularly pay the amounts demanded by the Promoter, the Association of Owner's or the person appointed by them, for the said purpose.

xvi) The Allottee(s) shall not make any structural additions/alterations to the Schedule C Property or the building.

xvii) The Allottee(s) shall not change the outside colour scheme, elevation or facade of the Schedule C Property or the Building except with the permission of the Promoter/ Association.

xviii) The name of the Building in which the Schedule C Property is situated shall always be and continue to be the same as that specifically mentioned in Annexure and that of the development in the Schedule A Property shall always be **"GODREJ AIR "**. The Allottee(s) shall not subscribe to or seek the change of such name at any time.

xix) The Allottee(s) shall not object or interfere with the further development of the Schedule A Property by the Promoter or to the development of such additional lands adjacent or near the Schedule A Property which the Promoter may develop with the owner of the said additional lands in future and the Allottee(s) of built up space in those lands may be granted the right to use the facilities, amenities and infrastructure, including car parking areas and for ingress and aggress through the roads, passages, gates, etc, provided in the Schedule A Property, including those in the Schedule B Property, by the Promoter as the Promoter may in its absolute discretion decide. The Promoter shall also be entitled, at its absolute discretion, to grant the Allottee(s) of flats/units in such development the right to use the common areas, amenities and facilities and the right of ingress and egress over the Schedule A Property and to grant the membership of the Association and use of the Club House, Swimming Pool, Children's play area etc.

xx) The Allottee(s) hereby irrevocably consents to the Promoter for utilising, adding to or selling either the unused portion of FSI or any additional FSI that is or may be available in future or the flats/units constructed utilising the said additional FSI, in such manner as the Promoter may at its sole and absolute discretion decide, any time during or after the completion of the development of the Schedule A Property or the Schedule B Property or such other additional land which the Promoter may develop with the owner of such additional land in future or any other property as permitted by law.

xxi) The Allottee(s) shall not in any manner obstruct or hinder the use and utilization of the terrace area/garden area that may be allotted exclusively to the Allottee(s) of other units;

xxii) The Allottee(s) shall not interfere or obstruct the use of specific car parking space allotted to the other Allottees No.1.

xxiv) The Allottee(s) shall not seek partition or separate possession of his undivided share in the Schedule 'B' property or seek exclusive use of any facility or areas except what is specifically allotted for his/her/their exclusive use.

xxv) The Promoter has constructed a Club House with a swimming pool, and other amenities and facilities in the Schedule B Property. The Promoter may allow, at its sole discretion the use and benefit of the said Club House to the present and future Allotteess and occupants of the Schedule "A" Property and the adjacent lands that may be developed by the Promoter. The Allottees shall become a member of the Club House

and pay the applicable monthly charges in respect thereof as the Promoter/Association may decide from time to time. The Allottee(s) shall abide by all rules and regulations that may be framed from time to time by the Promoter or the Association of Owner's, as the case may be, and all additions, alterations and amendments thereto that may be made from time to time for protection, preservation and maintenance as well as the use of the said Club House and Swimming Pool.

xxvi) Notwithstanding anything contained in any earlier representation, brochure, agreement, correspondence etc. whether oral, printed or in electronic form, the Parties agree that the terms of this sale deed constitute and contain the complete understanding between the parties regarding the sale of the Schedule C Property and the Undivided Interest of Schedule B Property to the Allottee(s) and the covenants, rights and obligation.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE-WRITTEN AT BANGALORE IN THE PRESENCE OF THE WITNESSES ATTESTING HEREUNDER:

1. **R. Varalakshmi.,;**
2. **K. Ramaswamy**
3. **R.K.Kaleswaran,**
4. **K. Padmarajan,**

VENDORS

GODREJ HOUSING PROJECTS LLP,

PROMOTER

1.

ALLOTTEE No.1

2.

ALLOTTEE No.2

WITNESSES:

1. **2.**

ANNEXURE 'N'

CARPET AREA OF APARTMENTS FOR SALE

BUILDING – 1

North Tower								
UNIT	RERA Carpet Area		No. of Units	Balcony 1		Balcony 2		Balcony 3	
	SQM	SQFT		SQM	SQFT	SQM	SQFT	SQM	SQFT
1 Bed 1	44.39	477.81		2.25	24.22	-	-	-	-
1 Bed 2	43.95	473.07	17.00	2.25	24.22	-	-	-	-
2 Bed-C1	68.96	742.28	14.00	3.60	38.75	-	-	-	-
2 Bed-C1A	70.31	756.81	17.00	3.60	38.75	-	-	-	-
2 Bed-C2	68.72	739.70	30.00	3.60	38.75	-	-	-	-
2 Bed-L1	71.76	772.42	15.00	3.60	38.75	2.97	31.97	-	-
2 Bed-L1A	71.05	764.78	45.00	3.60	38.75	2.97	31.97	-	-
2 Bed-L2	74.54	802.34	14.00	3.16	34.01	3.26	35.09	-	-
2.5 Bed	87.08	937.32	45.00	3.60	38.75	2.43	26.16	-	-
3 Bed-C1	100.90	1086.08		3.80	40.90	2.94	31.65	-	-
3 Bed-C1A	100.90	1086.08	14.00	3.28	35.31	3.80	40.90	-	-
3 Bed-C2	101.12	1088.45	15.00	3.80	40.90	2.05	22.07	-	-
3 Bed-L1	112.10	1206.63		4.43	47.68	4.01	43.16	-	-
3 Bed-L2	110.10	1185.11		4.43	47.68	2.28	24.54	2.70	29.06
3 Bed-L3	113.50	1221.70	15.00	4.03	43.38	3.01	32.40	-	-
			241.00						

BUILDING – 2

South Tower									
UNIT	RERA Carpet Area		No. of Units	Balcony 1		Balcony 2		Balcony 3	
	SQM	SQFT		SQM	SQFT	SQM	SQFT	SQM	SQFT
1 Bed 1	44.39	477.81	32.00	2.25	24.22	-	-	-	-
1 Bed 2	43.95	473.07		2.25	24.22	-	-	-	-
2 Bed-C1	68.96	742.28	30.00	3.60	38.75	-	-	-	-
2 Bed-C1A	70.31	756.81		3.60	38.75	-	-	-	-
2 Bed-C2	68.72	739.70		3.60	38.75	-	-	-	-
2 Bed-L1	71.76	772.42		3.60	38.75	2.97	31.97	-	-
2 Bed-L1A	71.05	764.78		3.60	38.75	2.97	31.97	-	-
2 Bed-L2	74.54	802.34		3.16	34.01	3.26	35.09	-	-
2.5 Bed	87.08	937.32	78.00	3.60	38.75	2.43	26.16	-	-
3 Bed-C1	100.90	1086.08	30.00	3.80	40.90	2.94	31.65	-	-
3 Bed-C1A	100.90	1086.08		3.28	35.31	3.80	40.90	-	-
3 Bed-C2	101.12	1088.45	33.00	3.80	40.90	2.05	22.07	-	-
3 Bed-L1	112.10	1206.63	28.00	4.43	47.68	4.01	43.16	-	-
3 Bed-L2	110.10	1185.11	15.00	4.43	47.68	2.28	24.54	2.70	29.06
3 Bed-L3	113.50	1221.70		4.03	43.38	3.01	32.40	-	-
			246.00						

OVERALL CARPET AREA

Overall									
UNIT	RERA Carpet Area		No. of Units	Balcony 1		Balcony 2		Balcony 3	
	SQM	SQFT		SQM	SQFT	SQM	SQFT	SQM	SQFT
1 Bed 1	44.39	477.81	32.00	2.25	24.22	-	-	-	-
1 Bed 2	43.95	473.07	17.00	2.25	24.22	-	-	-	-
2 Bed-C1	68.96	742.28	44.00	3.60	38.75	-	-	-	-
2 Bed-C1A	70.31	756.81	17.00	3.60	38.75	-	-	-	-
2 Bed-C2	68.72	739.70	30.00	3.60	38.75	-	-	-	-
2 Bed-L1	71.76	772.42	15.00	3.60	38.75	2.97	31.97	-	-
2 Bed-L1A	71.05	764.78	45.00	3.60	38.75	2.97	31.97	-	-
2 Bed-L2	74.54	802.34	14.00	3.16	34.01	3.26	35.09	-	-
2.5 Bed	87.08	937.32	123.00	3.60	38.75	2.43	26.16	-	-
3 Bed-C1	100.90	1086.08	30.00	3.80	40.90	2.94	31.65	-	-
3 Bed-C1A	100.90	1086.08	14.00	3.28	35.31	3.80	40.90	-	-
3 Bed-C2	101.12	1088.45	48.00	3.80	40.90	2.05	22.07	-	-
3 Bed-L1	112.10	1206.63	28.00	4.43	47.68	4.01	43.16	-	-
3 Bed-L2	110.10	1185.11	15.00	4.43	47.68	2.28	24.54	2.70	29.06
3 Bed-L3	113.50	1221.70	15.00	4.03	43.38	3.01	32.40	-	-
			487.00						

ANNEXURE 'O'

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556

CIN : LLPIN : AAD-0883

Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

NO. AND TYPE OF CAR PARKING IN GODREJ AIR

TYPE OF CAR PARKS	NO. OF CAR PARKS	FOR SALE/ NOT FOR SALE
CLOSED CAR PARKS	497	FOR SALE
OPEN CAR PARKS	68	NOT FOR SALE

For Godrej Housing Projects LLP

Authorized Signatory

Godrej

List of Channel Partner

Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
1	super rise	veanky	GM	9560063666	venky@superise.com
2	1 click property	Mr. Bose		9900740149	saravana0404@gmail.com
3	21st century properties	sachin KC		9449016040	sachin@21centuryproperties.com
4	27 Estates	Yassar Shariff	Owner	9845080527	munawar@roof360.in
5	360 realators	jaideep kumar	AVP	9711473440	jaideep@360realators.com
6	**3b consulting**	sandeep Day/Kanv Bhalla/sachin		9811029006/9810440984/9168	sandip@3bindia.com;kanv@3bindia.com;ja
7	3G properties	Salman	Proprietor	9945349386	shk.sallu21@gmail.com
8	4M Group	Muneer	Proprietor	9916090786	4mgroup786@gmail.com
9	5 Star Real Estate	Md Fasiulla	Proprietor	9448357949	fasiulla5star@yahoo.com
10	7 Squares	Jobie thomas		9880536821	jobiethomas@gmail.com
11	A & S Consultants	Amit Bannerjee	Proprietor	9880434206	ascatpvtltd@gmail.com
12	A K Sadath	A K Sadath	Propreitor	9985435805	aksadath4nsui@gmail.com
13	A.M Builders and constraction	Syed Rahmathulla	Proprietor	9141683737	syed.aslam@gmail.com
14	AAAj Marketing Consultants Pvt Ltd	CM		9945007788/80 41145088	aaajmktg@gmail.com;aaajmktg1@gmail.com
15	Aakar Estate Agency	mohemmad intial ch	propritor	9845152799	aakarestates@gmail.com
16	Aakash estate agency	A khadir	Propreitor	9448488118	akashestateagency1@gmail.com
17	**Aakruti**	Mahesh B Raichandani		9845919989	maheshprop@gmail.com
18	Aamir Estate Agency	Ashraf Merchant	Owner	9880477503	0
19	**Aarudha Real assets**	Mr. Shyju		9980381315	aarudha@gmail.com
20	Aashritha Properties	Monika	Propreitor	9663554422	monikas2992@gmail.com
21	**abani homes**	Gowtham,Kashif Anwer		9886226235/9591447700	gowtham@abanihomes.com;mohanreddy
22	Abdul Razzak	Abdul Razzak		9845396847	abdulrazzak.razzak@gmail.com
23	Abhyuday Group	Mr Gowrishankar D	0	9590465098	housemastersrealtors@hotmail.com
24	ABIDS PROPERTY ADVISORY MANAGEMENT & SERVICES	MR M KHURAM ABID	Proprietor	9845018815	vikas.vatsal114@gmail.com
25	Abrars Estate & Properties	Abrar	Owner	9886114920	cariappamm@gmail.com
26	Ace Promoters	Joseph	Propreitor	9845226670	joseph_praveen@yahoo.com
27	Address Of Choice	Pawan Sharma	Co-founder	9066021610	pawan.sharma@addressofchoice.com
28	Adds Group	Narayan	MD	9900796579	ns@addsgroup.com
29	Adi Developers	sabareesh shiva ji	Proprietor	9986688111	sabareesh.shivaji@gmail.com
30	**aditya birla money(first capital cp of ABM),aditya birla channel**	Satish/Kshitij/srikanth		9743793930/9686813707/99004	satish.k@adityabirla.com;rajasekhar.grsr@
31	Aditya properties Gallery	M R Aditya Mallesh	Propreitor	9916759939	ap.aditya1@gmail.com
32	Adobe Property	wasim	propriter	8861233883	wasim.adobe@outllok.com
33	Adrian realty	Zulfi ahmed		9901899498	Nadeem.ah13@yahoo.com
34	**Affinity solutions Pvt Ltd**	Mr. Ashok		9.19811E+11	info@affinityconsultant.com
35	**Afnan's Realty Services**	Shaik		9845895403	af_shaik@yahoo.com
36	Agarwal Estates	Mr Manoj Agrawal	MD	8123301122	manoj@agarwalestates.com
37	Agarwal Realty & Investment	Mr Aman Agarwal	Managing Director	7760611181	agarwalenterprize@gmail.com
38	AGATE INDIA PVT.LTD	Syed Jameel	Owner	9880267407	contactagateindia@gmail.com
39	AGIIS Realty	Mr Shobhit	Owner	9686264555	shobhit.agiis@gmail.com
40	AGIS	Abhishek	Director	9886925503	abhishek.awasthi@agisconsultancy.co.in
41	ahmed realty	Waquar		9916270005	waquar@ahmedrealty.com
42	**Ahujaa Realtors**	Nitesh		98441 32090 / 98440 91732	ahujaarealtors@hotmail.co.in

ANNEXURE - P

List of Channel Partner

Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
43	Aishwarya enterprises	Rajendra	Propreitor	9916928319	northsideprop@gmail.com
44	Aithena Corporation	Jyothi Aradhya		9845260080	info@aithena.com
45	Ajay gupta	Ajay Gupta	Free lancer	9341227266	ajay_gupta55@rediffmail.com
46	**Ajeet Consultants**	Ajeet		9844029398	ajeetconsultants@gmail.com
47	AJMAL ESTATES & PROPERTIES PVT. LTD.,	MR MOHD FAKHRUDDIN AJMAL	0	9845092092	cariappamm@gmail.com
48	Akash Associate and real estate	Annappa Sheety	Proprietor	9900150846	annappashetty@gmail.com
49	Akhil Homes	Sandeep	Proprietor	9686054444	sandeepdasari484@gmail.com
50	Akshay kumar M naik	Akshay kumar Naik	Free lancer	9964357151	akshaynail464@gmail.com
51	Akshaya estate agency	Vittal Rao	propreitor	9448070498	NA
52	**Akshaya wealth**	sudarshan		8026535701	sudarshangv.akshaya@gmail.com
53	Alankar Estate Agency	Basha	propreitor	9845009966	alankarrealestate@gmail.com
54	Alfa Realaters	Vijay kumar	Proprietor	9845657447	alfa.realaters@gmail.com
55	AL-MANSOOR REAL ESTATE & PROPERTY MANAGEMENT	Mansoor Ahmed	Owner	9845055346	mmctravels555@gmail.com
56	Alpha Realtor	Vijay Kumar	propritor	9448272776	alphareal_73@yahoo.com
57	**Alva's Investments**	Shailendra		8892041840	alva@aol.in
58	ALVO ESTATES	MM Shakeel	Owner	9844021740	alvoproperties@yahoo.co.in
59	Always New Inc	Mr Anwaar Fazal	0	9844042680	0
60	Amara Real Esatae	Raju	proprietor	9916998264	raju.t21@gmail.com
61	Amit Roy	Amit Roy	Freelancer	9845690909	amit@thinktanc.co
62	Amitha Enterprises Real estate	amaranath	Proprietor	9916008777	Na
63	Amity Marketing and consultancy servicecs	Govardan das	Propreitor	9343751726	geedee.das11@gmail.com
64	Amn Developers	Noorulla	Proprietor	9845665292	noorkhan1179@yahoo.in
65	AMRUTHA MADHA ENTERPRISES	MR C VINOD KUMAR	0	9902369512	vinodmaddy315@gmail.com
66	**AMS**	Mr. Samir /Fayaz/manjunath/Abdul		1.19859E-18	samir.kumar@amsindia.in;fayaz@amsindia
67	Analytical realty	keshav		9900082304	keshav.analyticalrealty@gmail.com
68	Anand Realtors	Dhiren		9845599026	dhirentalreja@gmail.com
69	Ananya Prop Solutions	Natraj	Proprietor	7676001000	info@ananyapropsolutions.com
70	Ananya Realty & Developers	manmohan	Proprietor	9741176123	ananyarealty.developers@gmail.com
71	**Angel and Genie**	Paul		9008122225	paul@angrealty.in;paul@saleorrental.com
72	Angelin Realtors	Thomas	proprietor	8867496783	angelinproperties@gmail.com
73	ANITA'S PROPERTY CONSULTANTS	MR VIVEK NAIK	Proprietor	9986784870	vbabunaik@rediffmail.com
74	anpurna property	yogi	propriter	8088763009	riteshsingh3009@gmail.com
75	Anugraha Agancy	k.d prakesh	Proprietor	9900522293/9845665618	prakash@anugrahaagencies.com
76	Anugraha Associate Real Estate	S . Akhil Deekshith	Proprietor	9901100905	akhildeekshith@gmail.com
77	Anugraha Real Estate Developers & Consultants	Vinayak	Owner	9980222222	VINAYAK@ANUGRAHAESTATE.COM
78	APA India Realty	Mr Praveenchandra Hebbar	0	9480591869	apaindiarealty@gmail.com
79	APEX ESTATES & PROPERTIES	MR AYUB KHAN	0	9845014555	shashibushana6@gmail.com
80	**Apliqa Services**	s		8123525803	apliqaservices@gmail.com
81	Apna Swarg	Mehul	Proprietor	8147203771	info@apnaswarg.com
82	Apurva estate	Natraj	propritor	9902032223	apurvanataraj@ymail.com
83	Aravin G Namadev	Aravin G Namadev	Propreitor	9980340179	agna@archland.in
84	**Argent Properties**	Vijay		8884888848	info@argentprop.in;sales02@argentprop.i

List of Channel Partner

Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
85	Aries Properties	Lokesh	Propreitor	9448065721	lokeshgowda72@yahoo.com
86	ARK VALUE ASSETS	MR J J ALEXANDER	owner	9880254000	alex_jja1@yahoo.com
87	Armil properties	Chand Pasha	proprietor	9845098713	Chandpasha713@gmail.com
88	Arshiya realty	Shaik farooq	Propreitor	9945699143	arshiyarealtyfazil@yahoo.co.in
89	Arstine Realty	Srinivas	propriter	9686900002	srinivas@astisane.com
90	Arun Enterprises	Mr Arun	properiters	9481452871	carunkumar09@gmail.com
91	Arushi real Estate	Vishukumar Shetty	proprietor	9845091802	shettyvishu@yahoo.com
92	**Ascat**	Amit		9880434206/7204005206	amitbanerjee@gmail.com
93	Ascend Realty	Mr Vijay Kumar	0	9845077858	ascendrealty@rediffmail.com
94	Ashabulla Associates	Asabulla	proprietor	9845318505	ashabulla.ac@gmail.com
95	Ashhley Property	Mr Arun Kumar	owner	9880064486	ashhleyproperty@gmail.com
96	Ashiana Properties	Chchitij	Proprietor	9986182305	ashiana.prop2@gmail.com
97	Ashraya Estate	Ravi raju	propriter	9738497795	ravi.89r@yahoo.in
98	Ashraya Properties	Jayprakash	proprietor	9845210649	en_jaypee@rediffmail.com
99	**ask me properties(great deals realty)**	Devaraj		9900774444	devaraj@askmeproperties.com
100	ASK real Estate	Bhaskar	proprietor	9663147023	bhaskar.78@gmail.com
101	Aslam K S	Aslam K S	Owner	9620692661	amit@thinktanc.co
102	ASSET ADDITION	MS INDUMATHY VITTAL	0	9886067670	assetaddition247@gmail.com
103	ASSET MANAGEMENT CONSULTANTS	MR ERIC ROBERT D'SILVA	Proprietor	9845544364	ericdsilv@gmail.com
104	**Assetsrun consultancy**	Ritu Raj		8722219974	info@assetsrun.com
105	**Assettrust Services**	Jay prakash,tapas		9663366677;9880269695	jayaprakashpanda.bangalore@gmail.com;t
106	Assurred Solutions	Shrikant	Proprietor	9845290944	justdealz4you@gmail.com
107	Atrium	Jude Nash		9821966866/9324284140	realty.billion@gmail.com
108	Attitude realty	Mr. Subbu		9591274731	subbu99mani@gmail.com;attituderealty@g
109	ATZ Properties	Nitesh Kumar	Manager	9035717007	contactagateindia@gmail.com
110	Aum Karan Property Consultants	sudhakaran	Proprietor	9448487387	aumkarans@gmail.com
111	Aviva	Francis	Proprietor	8123650145	dilip.onjob@gmail.com
112	axiom estates	PHB,Sanjay Mishra		9986592555	prasad@axiomestates.in;prasad@southerne
113	Axiss Realty Corp	Hubert	Proprietor	9535155533	hubert@homekart.net
114	Azeez real estate	Hilal Azeez	Propreitor	8884607233	NA
115	Azra	Sultan		9035059096	azra856@yahoo.com
116	B K Ramesh	B K Ramesh		9448078185	bkramesh57@gmail.com
117	B S Consultants	Nanda Kumar	Proprietor	9632246899	nanda52002@yahoo.co.in
118	B.G. CONSULTANTS	MR SAMRAT BHAGWAN GHODKE	Proprietor	9980900601	shashibushana6@gmail.com
119	B.N Shyam prasad	B.N Shyam prasad	Proprietor	9243600102	http/insurance.kotak.com
120	B.v Srinivasula	B.v Srinivasula	Proprietor	9448553539	srinivasulu9046@gmail.com
121	B.V.M. Kumar	B.V.M. Kumar	Freelancer	7204695288	bvmkumar1984@gmail.com
122	Babu Reddy	Babu Reddy	Freelancer	9986009914	
123	**bajaj capital**	Lokesh/Prateek/saurav		8970116641/9880730881/8494	lokeshakv@bajajcapital.com;ranjeetkrbajaj
124	**Bajaj finance ltd**	Nitish		9535105561	nitish.nair@bajajfinserve.in
125	Balaji Associates	Ramesh	Propreitor	9845214655	ramesh2139@yahoo.com
126	Balaji Estate	krishna	propriter	7022596013	balajiestate212@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
127	Balaji Estates Agency	Rajender	Proprietor	9342777766	rajpa012@gmail.com
128	**Balasubramanian Andavan**	Balasubramanian Andavan		9066989363	bala@finapian.com
129	**BALASUBRAMANIAN K IYER**	Mr.Balasubramanian		9.19324E+11	mahalaxmi03@hotmail.com
130	Bangalore Estates	Mr.Raghavendra		9.19845E+11	raghav@bangaloreestates.com
131	Bangalore Keys Absolute Realty Solutions	Sana Abdul	Owner	9980008451	mk.smile966@gmail.com
132	BANGALORE NEST GROUP	MR ABILASH CHITTIPIRALLA	Proprietor	9945345504	abilash@bangalorenest.com
133	**Bangalore Pillars**	Hari Krishnan		9538767000	bangalorepillars@gmail.com
134	Basavaraj . H	Basavaraj . H	Free lancer	8095467041	basavaraj.h@religare.com
135	Basaveswara Enterprises	Uma Sankar	proprietor	8951144070	umashankar@gmail.com
136	BASKET OPTION PVT. LTD. (Real World)	Fayaz	Manager	8722212886	fayaz@realworld.in
137	Bathija Properties	Mr Haresh R Bathija	owner	9341254406	bathijaproperties@yahoo.co.in
138	**Be Summits Pvt Ltd**	Nitish		9535105561	
139	BEARYS REAL ESTATES	MR SIDDIQUE BEARY	Owner	8025317777	oliveazhar@gmail.com
140	Benaka Properties	Ganesh	Partner	9886425999	benaka_properties@yahoo.com
141	**Bengaluru Homes**	Abhilash MS		7022577888	abhilash@bengaluruhomes.co.in
142	Bespoke	Naveen	Employee	9739576997	mujawar.estates@gmail.com
143	**Best2Invest**	Santhosh;sandeep		9620222606;9620222607	santhosh@best2invest.in
144	Bhagavathi Properties	Girish Kumar.KC	0	9845007030	transactionsk@gmail.com
145	Bharath promoters	bharath	Proprietor	9845843654	sampangi42@gmail.com
146	Bhardwaj Associates	Mr. Ravi		9845006253	bharadwajassociates95@yahoo.com
147	**bhaskar**	bhaskar		9880837373	bhasky90@yahoo.com
148	Bhavna Real estate	Rajesh	MD	9945638302	rajesh@ongaoingproperty.com
149	BHOOLOK INTERNATIONAL REALTY PVT. LTD.,	MR RAMACHANDRA K S	proprietor	9845036881	ram@bhoolok.com
150	**bhoomi connect**	RaviKant		8880999240	bhoomiconnect@homemail.com;bhoomic
151	Bhoomi Solutions	Abhijit	Owner	8884608791/9980577307	info@bhoomisolutions.com
152	Bhubaneswari Real Estate	Bhagyaraj	proprietor	9945849105	bhagyaraj.78@rediiffmail.com
153	Bhumi	Kartik Shetty	Employee	9739981605	karthikshetty79@gmail.com
154	Bhumi Estate	Sanjay	propriter	8880702869	sanja7jh@hotmail.com
155	Bhumika enterprises	srinivas	Proprietor	9845909994	bhumika@realestate@gmail.com
156	Bhurani	Krishamurty	owner	9945144900	info@bhurani.in
157	Bhurani Estates	Santosh bhurani	Propreitor	9844034034	santosh@bhurani.in
158	BiggSpaces	Mr K S Joseph	0	9845161835	vikas.vatsal114@gmail.com
159	Biman Equities	bijay singh		8792898722	bijay51@gmail.com
160	BL realtors	nangundeswara.G	Proprietor	9035324141	NA
161	BLOSSOM REALTOR	Rehman	Owner	9901904325	rahman@blossomrealtor.com
162	Blue Boys Estates	Kiran Pol	Proprietor	9591757575	kirenpol@yahoo.in , blueboyhomz@gmail.co
163	**Blue Door**	Faheed/Archana		7899280007	sales@bluedoor.in;archana@bluedoor.in
164	Book a House	Tejasvi	owner	8971755988	contactus@bookahouse.co.in
165	Book a Prop	Mr Anup Heggar	MD	9342211100	anup@bookaprop.com
166	**Book my estate**	Rohit		9845132000	rohit@bookmyestate.com
167	**Book my homes**	Harsha,subhash		8884765615;7899918033	info@bookmyhomes.com;karthik@bookm
168	**BRD property Bazaar**	Mr.Deepak		9035807807	deepak@thepropertybazar.in;deepaksuma

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169	BRD PROPERTY BAZAR PVT. LTD	MR DEEPAK KUMAR SUMAN	Proprietor	9035807807	propertybazarpvtltd@gmail.com
170	brick tip	Vineet		9036411244	vineet@bricktip.com;abhishek@bricktip.com
171	Bricks to Bliss	savinay	MD	9880005525	savinay@brickstobliss.com;info@brickstobli
172	Brick wall reality	Sunil	propriter	9845573010	brickwall.realtors@gmail.com
173	**Bricks & wall**	vandana		9739621437	vandana.maina@gmail.com
174	**Bricks Guru**	Krishan Chowdhary		7406578966, 8050269360	premkumar@bricksguru.com
175	Brigade Properties	Yasmin		9986667724	info@brigadeproperties.com
176	Bright Property	Chandrasekhar	Business Head	9611066111	chandrashekar@brightproperty.in
177	Brindhavana tours and travels	Srinivas	Propreitor	9900310016	NA
178	BTM Estate Agency	Hemayun Pasha	Proprietor	8050528778	fairozahmed004@gmail.com
179	buildflor estate	Maruti	propriter	9686151617	maruti9976230@gmail.com
180	Buniyad	Himanshu Agrawal	GM	9910007026	himanshu@buniyad.com
181	Buy sell and rent	Ahmed		8904031975	ahmed@buysellnrent.com
182	**Buyahomeatbangalore**	Sanjay Kiran		9886255585	
183	C K BRAD	Ramesh	Director	9900079951	bsrameshk@yahoo.com
184	Capricorn Property Consultant	Rashid	Owner	9845665477	contactagateindia@gmail.com
185	Casa Vista	Mohan	Owner	9844010300	mohammed.fazil60@gmail.com
186	**castle dreams**	Laxman Nanjappa		9845261284	
187	cbre	vijay	associate director	9986614147	vijay.murgan@cbre.co.in
188	Centurian Construction	Mohammed Fazil	Emploee	9964444662	mohammed.fazil60@gmail.com
189	Cerebral Advisors	Tejas	Propreitor	9886091600	tejas@cerebraladvisors.com
190	Chadru enterprises	S venu gopal	Propreitor	9845016515	venugopal90009@gmail.com
191	Chandra enterprises	Chandramohan		9916249666	Chandramohanr779@gmail.com
192	Chandru	Chandru	Free lancer	9738565680	chandrukumar@gmail.com
193	Chandru Realtors	M.S Mallikajurna	proprietor	9901889592	mallik.msn@gmail.com
194	Charan Shetty	Charan		9845822071	shettycharan2010@gmail.com
195	Chaya Enterprises	Surendra Shetty	Director	9945555999	Surenshe@yahoo.co.in
196	Chethan	Chethan	Free lancer	9731089032	santos_cp@yahoo.com
197	Chikku Realtors	Rajesh Shetty	Proprietor	9844211535	raj.shetty@chikkurealtors.com
198	**Ciona Enterprises**	Tony		9886425366	cionaenterprises@gmail.com
199	CITADEL ESTATES & PROPERTIES	Cita del	office	9845007923/9845007923	citadelestates@yahoo.com
200	Citi Lines	Faisal	Owner	9845047417	citilines@yahoo.co.in
201	CITILINK REALTORS	SHERJEEL EBRAHIM		9844015613	citilinkrealtors@touchtelindia.net
202	Citrus Holidays	Meer Subur		9036686666	
203	City Info Services Pvt Ltd	Mr K P Shetty	0	9845005985	amit@thinktanc.co
204	City properties	Fawad Ilahi	Owner	9538788877	rhea_brijit@yahoo.com
205	City Realaters	sunil	propriter	9343709846	lakshminarayan@gmail.com
206	Classic Estate Agency	Lokesh	Propreitor	9845302589	classicestate@gmail.com
207	**Client Associates**	Ravi		9930771635	
208	Clifton Estates	Azher Ahmed	0	9845055499	contactagateindia@gmail.com
209'	**Coldwell Banker Realty**	Mehul,Arun,Shaukeen,Ashok,Abdul,Mohit		9880064486/9019922999/9901	mehul.shah@coldwellbanker.in;arun.kuma
210	Coldwell banker square one realty	Umair		98452 91967	sq1@rediffmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
211	Colliers	Mohit	Sales Executive	9108466151	mohit.behal@colliers.com
212	Compass properties	daniel william		9686448296	daniel@compassproperties.in
213	Confia Sam System	Mr Abdul Sahil	0	9008881099	oliveazhar@gmail.com
214	Connections Property Solutions	Ms Mrinalika Vinod	0	9341255581	mohammed.fazil60@gmail.com
215	Corporate Concierge	Paul David	Proprietor	9902499664	devvpaul@gmail.com
216	Corporate Estate Avenue	Sajjad Nadir	Proprietor	9880011922	sajjad@corporateestateavenue.com
217	Cosmos properties	Madhu K/S N Vinayaka	Proprietor	9986848435//9916393519	cosmosconsultants18@yahoo.com
218	courtyard Enmasse	Mr. Kabir		9986567985	ceinfogroup@gmail.com
219	**Crafts wealth**	vikas/Arijit saha		9538433100/9513106511	
220	**Creative Engineering And Constructions**	Sidhartha Sankar Rath		8147012624	creativeenggcon@gmail.com
221	Credence Family Office LLP	Nishant Adatia		8971910260	nishant@credencefamilyoffice.com
222	CRESCENTS REALTORS	Faiyaz	Owner	9845005151	housemastersrealtors@hotmail.com
223	Crystal Global solutions	Anurag/Moh. Rafi		9632612626/9916778811	email.mohammed@yahoo.com;email2cgs@
224	Crystal Real Estate	Mannat	Proprietor	9902945143	mannat.here@yahoo.com
225	Crystal Shelters	Atal		9742227666	sales.crystalshelters@gmail.com
226	CSI	Ms. Anjana		8043694392	anjana@cloudsapindia.com
227	CSJ Financial Services	Chandrasekhar SJ		98452 14412	chandrusj@gmail.com
228	Cushman & Wakefield	Sreenadha Reddy	Account Manager	7899826856	sreenadha.reddy@ap.cushwake.com
229	**Cushman N Wakefield**	Rajesh Adiga,Anish Antony		8040465555;8105188877	anish.antony@ap.cushwake.com;Rajesh.Ad
230	**Cyrus Estates**	Saiful		9845010363	cyrusestates@outlook.com
231	D R Realty	Pankaj karla	propriter	9900029201	pkarla@drhomes.in
232	**DBN Enterprises**	Manish		9986071369	manish@dbnenterprises.com
233	DC Estate	Vaiysak DC	propriter	9886752381	vishakdc@gmail.com
234	Derek	Joseph	owner	8951144070	derekjoseph8904@yahoo.com
235	Desai group	Khaleel	ME	9844099911	desaigroup@ymail.com
236	Desire nest properties pvt ltd	prasanna shetty	propreitor	9972812836/9108641004	prasannashetty@desirenest.com
237	Dharani properties	Ramesh	Proprietor	9900278159	0
238	Dharma Realestate & Developer	N Dharma	proprietor	9341229633	no email id
239	Dhiren Talreja	Mr. Dhiren		9845599026	dhirentalreja@gmail.com
240	**dia enterprises**	Praveen		8970066100	diaenterprises
241	Diamond real estate	QUAISER	Propreitor	9731102459	maildiamondrealtors@gmail.com
242	**Dileep**	Dileep		9845001455	
243	Dimensions Realtors	Mr. Viraj		91984517211	newdimensionsrealtors@hotmail.com
244	Dinesh	Dinesh	free lancer	9900066761	dineshchurch@rediffmail.com
245	Discounted Flats	Sandeesh	RM	8108010058	rohit.kumar@discountedflats.com
246	Divya real estate	Mr bala	propritor	9632679415	divya85@gmail.com
247	Diwakar	Shetty		9341248893	shettydiwakar20@gmail.com
248	Diwakar H K	Diwakar H K	Free lancer	9886629913	diwakarhk@gmail.com
249	Diya Properties	Siju	Proprietor	9845449567	diyapropertiesblr@gmail.com
250	**Doors**	K W Bopaiah/ Chengappa		7899351999;9901411999	bopaiah@doors.in;Praveen.k@doors.in;an
251	Draw bridge			7892221606	admin@dbpsindia.com
252	Dream Home Realty	Madhu		9535229555	madur1717@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
253	Dream Homes Real Estate	Mr.Sandeep		9.19769E+11	sandeep.kumar@dhrgroup.in
254	Dream Property Finders	Prasad		9901123430	dreampropertyfinders@gmail.com
255	Dreams Reality	Abdul	Proprietor	8197450797	abdulmujeerzainab786@gmail.com
256	Druthi Enterprises	Satish	Proprietor	7022207999	satishsj1979@yahoo.in
257	**dtz**	Pushpendra,Shuchi,Rajesh,Arvind,karun		96209	shuchi.mamgain@dtz.com;rajesh.ramacha
258	**dupam**	karthik		9880241372	karthik@trouverinde.com;karthik@dupam.
259	dwarkamai real estate	Vijay Kumar	Owner	9741129078	dwarakamai.vp@gmail.com
260	Dwell Estate	Bhanu	partner	7406039666	luxurydwell@gmail.com
261	Dwellings	Rajan Kapoor	Owner	9845031626	cariappamm@gmail.com
262	Dynamic Advisory Services	Roushan Zamir		9900611757	roushan.yas@gmail.com; roushan@dynamic
263	Dzire realtors	Zeeshan	Propreitor	9900097140	contact@dzirerealtors.com
264	E properties	Kushal Agarwal	Partner	9901332009	kushal@explorepropertiesin
265	**E quest capital**	Amit/Tanmay		7259269858/9902825678	amit@equestcapital.com;tanmay@equestc
266	Earth N Spaces	Sam Sameul	Proprietor	9741930600	syedaftabhussainm@gmail.com
267	Easthood Properties	Mr A K Raju	Proprietor	9900264657	easthoodrealtors@hotmail.com
268	**edges and corners**	Nishanth,rajesh		9741498069;9035515500	edgesandcorners@gmail.com;edgesandcor
269	Elegance Enterprise	Ravikant	MD	9035602000	ravikant@eleganceenterprises.com
270	Eli Expat Management And Realty	Mr.Shaheed		9.19846E+11	
271	ELITE PROPERTIES	MR JAMES PINTO	Proprietor	9880079668	eliteproperties35@yahoo.com
272	EMERALD REALTY	HAROON TAHER		9845263277	haroon@emrldrealty.com
273	Emotion Realty	Dinesh Gandhi	Owner	9980782128	replydinesh99@gmail.com
274	Empire Estate	Rizwan	Owner	9845084669	empire.estate@gmail.com
275	EMPIRE ESTATES	MR RIZWAN ZAFFARI	Owner	9845084669	syedaftabhussainm@gmail.com
276	**Enterprise business solutions(EBS)**	ajay bansal/rinku		9845035981/9845200032	ajay.bansal@ebsworld.net;rohit@ebsworld
277	**ENV Corp**	Mr. Deepak		9.19981E+11	deepak.deepaksood@gmail.com
278	Epoch	Irfan	7676277666	7676277666	ipasha.epoch@gmail.com
279	Ess & Ess Marketing	Mr Shibu Koshy	Proprietor	9845832768	mohammed.fazil60@gmail.com
280	ESTATE EDIT	MR KIRAN CK	owner	9243115701	estateedit@yahoo.co.in
281	Estate India	Chandresh	Propreitor	9060066332	mb.chandresh@gmail.com
282	estate minds	Vivek		9164245111	vivek@estateminds.com
283	ESTATE PLUS	Alaudin	Owner	9845680500	syedaftabhussainm@gmail.com
284	ESTATE POINT	MR NARAYAN B S	Proprietor	9900097684	estatepoint2@gmail.com
285	**Estatemint Private limited**	Bhushan		9689781919	bhushan@estatemint.com;ketan@estatem
286	Estates N Properties	Mr.Tariq S P		9.19845E+11	tariq@estatesnproperties.com
287	Eterrna	Mr Macchaiah Cariapaa	Owner	9845008889	macchaiah@gmail.com
288	Excel Estates & Interiors	Syed Jameel Ahmed	Owner	9845444200	Jameel@excelestates.in
289	**Excel Realty**	Arif		7676783515	excelrealty2@gmail.com
290	Excelsior Estates & Properties	Narendran Thulasiramam		9738005131	info@eeproperties.in;excelsior.ep@gmail.co
291	Exclusife Estate	Rakesh Pandita	propriter	7829876111	rakeshp@yahoo.in
292	Expert Advisory Solutions	Uday reddy	Proprietor	9738876460	udaykandula9@gmail.com
293	Explore Lands	Vinod		9342335589	explorelands@gmail.com
294	Explore Properties	Kushal		9008009769	contact@explorepropertiesin

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
295	Expression Properties	Md Imran	Propreitor	8880072292	expressionproperties@gmail.com
296	Ezzee property	Tabrez shariff	Propreitor	9790000522	info@ezeeproperty.com
297	Faaz Estate & Properties	Zubair Ahmed	Proprietor	9980200627	Jameel@excelestates.in
298	Faaz properties	shaik muthaharuddin (Akmal)	owner	9845553436	getakmal@gmail.com
299	**Faberty**	Vijay Vinayak		9008815008	Vijay Vinayak
300	Fairdeal Estate Agency	Leonard Jemonie	Proprietor	9900062398	manoj.pal@wallsandacres.com
301	Fairway Realty	Prasan	Owner	9845044064	prasanbhat@gmail.com
302	Fairy homes	Vivek kedia	Proprietor	9886982326	vivek@fairyhomes.in
303	FALCON REAL ESTATES	MR MOHD SAFDAR	Owner	9845061345	munawar@roof360.in
304	Falcone property solution	Mr khan	Director	8970512345	sahararhan.estate@gmail.com
305	FARID CONSULTANTS	Fareed	Owner	9844000690	database@faridconsultants.com
306	FAZALS ESTATES & PROPERTIES	Muneer Fazal	Owner	9845014375	fazalsestates@gmail.com
307	FBN Realtiers	Nayaz / Alam		9620003173/ 9845774614	Fbnrealtors@gmail.com
308	Feroze's	Mr Faizan/Maaz	Owner	9880591000	contactagateindia@gmail.com/reachus@fe
309	Fidelitus	Haraprasanna		9845075460	haraprasanna.tripathy@fidelituscorp.com
310	**Finance Buddha**	Akhil Taneja		9986825425	akhil.taneja@financebuddha.com
311	Fine Properties	Mr Syed Mabood	0	9844001942	syedmabood_estate@yahoo.com
312	Fine Space	Mohammed Farooq	Owner	9845193411	shadproperties@gmail.com
313	Finite Consulting	Chirag		9663305468	chirag@finiteconsulting.in
314	First choice property consultant	Asif	Propreitor	9632226066	umarasif2013@gmail.com
315	First Estate	Pradeep	Owner	9845000072	shashibushana6@gmail.com
316	First Floor Solutions	Ravindra	partner	9663443304	ravi.sudhakar2@gmail.com
317	First Identity	Narayana		7795019999	
318	First Prop	Santosh Purohit		90365 30777	firstprop.blr@gmail.com
319	Flat Pundits	Mr. Pradeep		9.19664E+11	flatpundits@yahoo.com
320	Floor Property	Santosh	propriter	9066275999	Santrs111@gmail.com
321	Flooredge	Sravan	partner	9620481245	sravan@flooredge.com
322	**Focus markets**	syed		9880677736	focusrealestates@gmail.com
323	FOOTPRINTS REALTY PVT. LTD.	CHETAN KAMANI	Owner	9845183150	0
324	forex wealth Inn services	imtiaz		9743850000/9535529291	forexwealthinnservices@ymail.com
325	Fortuna Realty	Guruprasad	propriter	9003190431	gururdy@gmail.com
326	Fortune 4 Techno Service pvt ltd	Rajendra	Proprietor	9966936984	rajendradaggupati@gmail.com
327	Fortune Associates	Venketet	proprietor	9742884165	fortune.venketesh@gmail.com
328	**Four square consultants**	harish		9845531646	lakshmi.foursquareconsultants@gmail.com
329	Fourth Dimension real estate	Krishna	Propreitor	9008657171	krishna98_guru@gmail.com
330	**Francis D'souza**	Francis		9900543175	
331	freelancer	Fazil	proprietor	9964444662	mohammed.fazil160@gmail.cpm
332	freelancer	Suhail Tabrez	owner	9845018800	suhail.t@gmail.com
333	Ft 2 Acres/ Kin Housing	Mr Manik	Country head	9986049185	manik@ft2acres.com
334	Full basket	Mohd. Irshad	Sr Sales Manager	8040913468	irshad@fullbasketproperty.com
335	Future City Realty Pvt Ltd	Shoaib	Managing Partner	9880740171	ahmedsuhaib@hotmail.com
336	G.Biddappa	G.Biddappa	proprietor	9483359026	gbiddappa63@rediffmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
337	G.M Enterprises	narayan swamy	Proprietor	9900009405	prasadraju405@gmil.com
338	Gajendra singh	Gajendra Singh	free lancer	7829902868	gajendrasingh@yahoo.co.in
339	Galaxy Homes	Sadiq	Proprietor	9620481245	galaxyhomes@rediffmail.com
340	Ganesh Estate	Praveen	partner	9535923939	rajuabvpobh@gmail.com
341	Ganesh Property	Ganesha S	propriter	9019264988	ganesh65@yahoo.com
342	Ganesh Real estate	Venketesh	proprietor	9972239644	venketesh.n21@gmail.com
343	**Ganesh Shetty**	Mr.Ganesh		9.19741E+11	geekay288@yahoo.com
344	**Ganie Realty**	Javed		9980017465	javeed@ganierealty.com;sales@ganierealt
345	Gapnest	Manoj	Sr.Manager	9738868822	info.gapnest@gmail.com
346	**Garmex International**	P Balasubramanian		9731025729	garmexin@gmail.com
347	Gaytri Enterprises	Srinivas	Proprietor	8884350939	koli6066@gmail.com
348	**Geeta Hegde**	Ms. Geeta		9.19481E+11	geetahegde1@gmail.com;
349	GET MAX	MR MAHJOOB MUSTHAFA	Owner	9844023311	transactionsk@gmail.com
350	Getta	Harish	Owner	9980560099	housemastersrealtors@hotmail.com
351	Ghar solution	Rupesh	Proprietor	9164005056	discovermail@yahoo.com
352	Global enterprises	Ismail shariff	Propreitor	9844222500	theglobalenterprises@yahoo.com
353	Global Mates	Pradeep Reddy	Proprietor	9739381733	
354	Global properties	Shivakumar	proprietor	8867550440	shivakumar.g12@gmail.com
355	Global Realtors	Raju	proprietor	9739558283	raju.golbal21@gmail.com
356	Global Ventures	Suresh Vaswan	Owner	9900156625	infoproplink@gmail.com
357	Globe Real Estates	Inayath	Proprietor	9845729697	inayathks@yahoo.com
358	Go active	KC Veerachansran	Proprietor	8680074241	raghavanveera82@yahoo.com
359	**Goal Promoters**	Basavaraj		9945831900	basavaraj@goalpromoters.com
360	Gokulraj property Solutions (City Properties)	Rajesh naik		9886402384	rajeshpnaik@gmail.com
361	**golden bricks properties**	Deekshith KV		9480648698	goldenbricksproperties@gmail.com
362	Golden Heights realty	Asim ayub khan	Managing Partner	9535830983	0
363	Golden Real Estate	Ravi	Proprietor	9845779531	mahadevm93@gmail.com
364	GOOD EARTH REALTY	MR KIRAN K PANJWANI	Proprietor	9845323100	firstchoice.properties1@gmail.com
365	**Good times Bengaluru**	Sreekanth .S		9449216301/7829393832	Antony John
366	**Good Will**	Sampath R		9964996666	goodwillenterprises2@gmail.com;rsampat
367	Goodwill properties	Vijay shetty	Propreitor	9844037217	good_props@yahoo.com
368	Gopi Estates	Mr K Unnikrishnan	0	9845010915	amit@thinktanc.co
369	Grace Pwer Tec	Lakshman	9844058901	9844058901	rec_lakshman@yahoo.com
370	GRASS HOPPER ESTATES	MR MOHAMMED SHAKIR QURESHI	0	9880847100	grasshopperestates@gmail.com
371	Greenfield Real estate	T.Yuvaraj	Managing Partner	9243400555	greenfieldsales1@gmail.com
372	Guddeals	Shantharam V Shetty	Proprietor	9916129570	vibhukaushik1234@gmail.com
373	Guru Sai Enterprises	Uday	Proprietor	9632416301	NA
374	Habib Estate	Junaid Habib Khan	Proprietor	9448316769	junukhan@gmail.com
375	Hallmark estates Projects Pvt. Ltd.	Mr. Riyaz		8043693729	hallmarkestatesprojects@hotmail.com
376	HALLMARK REALTY	MRS NAUSHEEN SIDDIQUE	Proprietor	9845047891	cariappamm@gmail.com
377	HAMILTON REALTORS	MS REKHA HAMILTON	0	9844030593	syedaftabhussainm@gmail.com
378	Hansil sagotia	Hansil sagotia	Proprietor	9742877727	hansil.sago@gmail.com

List of Channel Partner

Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
379	Hanu Reddy Realty	Mr. CT Prasad	Vice President	9986507655	prasad@hanureddyrealty.com
380	Happy Future	Mr. Raghavendra K	Proprietor	9845500344	myhappyfuture.info@gmail.com
381	Happy keys	santosh	Regional Manager	8045504300	santosh.swain@timesgroup.com
382	Happy Real Estae	Muthu Kumar	proprietor	7406312755	kumaran7879@gmail.com
383	**Harish Kukreja**	Harish Kukreja		9886016031	aquariusestates@gmail.com
384	Harish pai	harish pai	Proprietor	9242873737	NA
385	Harisha Estate	Ramesh	propriter	9019588003	harishabalasa@yahoo.in
386	Harsith real estate and developers	Srinivas. N	Propreitor	9741453200	NA
387	HDFC Sales Pvt Ltd	Ritesh/Nagarajan/Savan		9620500676/9008113939/81237	riteshkumarj@hdfcrealty.com;sourishp@h
388	Headway Realtors	Mr Fahed Abousher	Proprietor	9845470333	fahed@headwayrealtors.com
389	Heki Realtors	Kishore	Proprietor	9902241111	NA
390	**Hemanth**	Hemanth		98.13681007	hemanthjp@gmail.com
391	Hi Tech Estates & Developers	Joseph	Proprietor	9900000494	hitechestatesjj@gmail.com
392	Hifi Realtor	Rizwan	propriter	8197950950	rizwan.hifi@yahoo.in
393	High Line Properties	Lokesh Reddy		7795510777	highlineproperties@outlook.com
394	**Highlife properties**	imran hussan		7411770066	imranhussain@highlifeproperties.in
395	Highrise realty	Harish Reddy	Proprietor	9901697553	highrise_realty@yahoo.com
396	**Highstreet Advisors**	Sumit		9886734488	highstreet.advisor@gmail.com
397	Hindustan Homes	Manish		7899789917	manish.hindustanhomes@gmail.com
398	HKD Design & Development Pvt Ltd	Kalpesh Solanki	Proprietor	9845222877	kalpesh@hkddesigns.com
399	Home exotica realtors	Pushpa	Propreitor	8867647068	homexoticarealtors@gmail.com
400	**Home Guides India**	Mr. Biju		9.19987E+11	biju@homeguidesindia.com
401	HOME MAKERS & REALTORS	N A Afzal/Sumaiya	Owner	9886025758//8904565646	homemakers_realtors@hotmail.com
402	**Home Mantra**	Himanshu		9845004863	sales@homemantra.co
403	**Home Plus Reality**	Arjun		9611999995	arjun.naik@homeplusreality.com
404	Home Realty	Sridhar	propriter	9448335146	radhakrishna.abrk@gmail.com
405	Home Shop Office	Sachin kumar		9886303994	sachin@homeshopoffice.com;nishchal@hom
406	homeadda	Mr. Abhijit,Sreerma,ranjeet,pabitra;naveen		918884888654;8884222654;888	info@homeadda.co.in;sreeram@homeadda
407	**homes at hand**	Sharan Kumar		9916981275	
408	Homes n Acres	Sushil Jain	Managing partner	9900011781	homesnacres2013@gmail.com
409	**Homester Realty Solutions Pvt. Ltd**	Stanley		8884140471/08041531122	info@homester.in
410	homz N Space	raghu velekar/harish achar	owner	95901 44144	info@homznspace.com
411	**Homznow.com**	Siddhu		9742259923	siddhu@homznow.com
412	Honeyy group	Mr. Sashi/ Ravi - branch head		7337295286/ 9581011143	sashi.515@gmail.com
413	**Horizon estates**	Shakir Hussain		9663776564	horizonrealty@ymail.com
414	House Master	Qamar Sait	Owner	9845031796	housemastersrealtors@hotmail.com
415	Housing Basket	Santhosh	Owner	9036352926	housingbasket@gmail.com
416	**Housing Funda**	Arun		7259180002	arun@housingfunda.com;arun010s@gmail.
417	**Housing Guru**	Nayan		7899906070	nayan@housingguru.co.in
418	Housing man	Pruthvi S/Sourish Pal	Director	9686555558/9008655922	pruthvis@housingman.co/sourish@housing
419	**Houz Deals**	Ravi/Mohammed		9332441439/7019849587	ravikiran@houzdeals.com;mohammed.idris
420	HR Management solutions	C Raman		9731303188	reddramana@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
421	**Hussain Sait**	Hussain Sait		9844077840	
422	Hutakshi Associates	Madhukar	Propreitor	9686098690	hutakshiassociates@gmail.com
423	Huts Global	Sameer Arora	Director	9845165703	enquiry@hutsglobal.com
424	Hydar Khan	Hydar	Proprietor	9008760800	0
425	I Search	Shama	Proprietor	9886984786	shama@isearchprops.com
426	I ZESST	Mr Srinivas	Proprietor	9845278677	mujawar.estates@gmail.com
427	**ICICI Home Finance Co LTD**	Kanwal,jestin jose,Arif Iqbal,sanjesh sable,savan,swamy,biju(duba		9620888045;9739007926;98862	kanwal.ahluwalia@icicihfc.com;jestin.icicih
428	Ideal Properties	Mohammed Ilyaz		9886263753	mohammedilyaz@idealproperties.net.in
429	**IFAN**	sunil;Indraneel		9980139096;9987824927	sunil.shah@ifan.co.in;venkataraju@ifan.co.
430	Ifinity developes	Saleem	owner	9916663913	saleem4779@hotmail.com
431	ILIAS ESTATES & PROPERTIES	P Mohammed ILIAS	Owner	9880512703	shadproperties@gmail.com
432	incore inc	Rohit/Shishir		9886302456/98845054881	rohith@incoregroup.co.in;shishir@incoregro
433	**indegene**	Mr. Manjunath		9.19972E+11	manjunayak19@gmail.com
434	**India Finosol Pvt Ltd**	Mr.Natarajan		9.19845E+11	natrajanv1954@gmail.com
435	**india infoline**	Mr.Rajeev/durgadoss/almaaz/Adnan/Sha		08056028864/9538590909/962	rajeev.r1@indiainfoline.com;suriya.durgad
436	Indian estates	Aravinder singh	Propreitor	9886879732	dynamicrs@yahoo.com
437	Indian Real estate	Lokesh	Proprietor	9845397573	uma_shankar@gmail.com
438	Indigene ventures	Manjunath Nayak	owner	9972023999//9980008451	firstchoice.properties1@gmail.com
439	**Infiniti acres**	Gowtham Reddy	Proprietor	7760577601	gowtham@infinitiacres.com
440	Infinity Developers	Mohammed Saleem	Owner	9916663913	saleem4779@hotmail.com
441	Infinity Realty	Shaik yusuf	owner	9880228833	info@infiniterealty.co.in
442	**Infinity Ventures**	Subhasish		7676087788	subhasish@amityinfinityventures.com
443	**Insight Realtors and Legal Advisors**	Ms.Sajidah/nusrath		94.42603634	ssajidah@hotmail.com;nusrath42@gmail.c
444	Inspire venturez	Mr.yashas	MD	9945002911	yashas@inspireventurez.in
445	Invensec	Sarin Mukundan		9880669660	sarin@invensec.com;sarin.mukundan@gmai
446	**invest infinite**	Charles		9901105460	charles.g@investinfinite.com
447	**Investadvise**	nitin		9844943742	nitin@investadvise.in
448	investinnest	Rajesh		9035515500	aheesh.kumar@investinnest.com;parbin.sing
449	**Iolite Group**	Mr. Pavan		9945336666	
450	**Irshad Properties**	IRSHAD AHMED,Suhail		9845031500;9663633887	
451	J K associate	Kumar	Propreitor	9980326806	jkrekml@gmail.com
452	Jai Gurudev Estate	Shashidhar	Proprietor	9844734077	shashidhara.vintage@gmail.com
453	JAIN PROPERTY	MR SANTHOSH BAGRECHA	0	9880863416	firstchoice.properties1@gmail.com
454	**Janya(RE Vista)**	Vivek N Upakari		9164245111	vivek@janya.co.in
455	jayani	Naveen,Arjun,Nataraj		9901978664/9901978665/98457	info@jayaniproperties.com
456	Jayashankar V	Jayashankar V	Freelancer	8884448999	0
457	Jesmar Advertiser and Distributers	Raj stanley	Proprietor	9738550805	shadproperties@gmail.com
458	**Jewels**	namit		9738577724	
459	JMD Estates	Mr Shankar	owner	8904984971	shankar27779@gmail.com
460	**Jones Lang Lasalle Residential Pvt Ltd**	Ranjeet,sanjay,subbaiah,shruti,tanmay		9741232211;9986811211;99451	ranjeet.shinde@illresidential.co.in;shruti.sh
461	joseph	Joseph	Owner	9972583518	johnmclain823@gmail.com
462	JP Estate	JP	propriter	9036610909	jp49012@yahoo.in

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
463	JSRS Prop Care	Mahesh	Director	8884438898	jsrspropcarepl@gmail.com
464	**Juggler and keeper media pvt ltd**	Sameer		9886421058	sam.raj.bak@gmail.com;admin@campusdu
465	**Juliet Balcony**	Juliet		9739890904	letterstojulietbalcony@gmail.com
466	**Just Dial Homes**	Sanjeev Kumar Singh		9739110104	
467	**Just Homez**	Vikas/Ronak		7022448530/7022448451	vikas@justhomez.in;ronak@justhomez.in
468	**Just Property**	Pradeep		8050007623	pradip@justproperty.in
469	K P venkatesh and Associates	Venkatesh	Propreitor	9845306145	venkatesh.kp.adv@gmail.com
470	K R 46 Real estate	K K Prasshanth	Propreitor	9916275689	kr46reals@gmail.com
471	K R S real estate and interior design	Rehmanth	Propreitor	9036679128	NA
472	**K V Prathibha**	K V Prathibha		9986862020	ktv9394@gmail.com
473	KAPS	Mahamood	9728010001	9764807996	sales@kapsystem.com
474	Karan's Inc	Munish Hasija	Proprietor	9845003759	munish37@gmail.com
475	**Karki global**	Tul B		9818650960	karkiglobal@gmail.com
476	Karmaa Realty	Mr Ranjit Kumar	owner	9886004825	karmaarealtyblr@gmail.com
477	Karnataka Real Estate	MD Asif	Proprietor	9880053351	Karnatakarealestate@gmail.com
478	Karthik Estate Agency	Kartik	Owner	9945158089	0
479	Karvy Private Wealth	Mr. Arun/murtuza	manager	7829902837/8147052706	arun.binayak@karvy.com
480	Karya Siddhi	Rajeev Kumar Jaiswal	Director	9972367245	rajiv@karyasiddhigroup.in
481	KAVERI CONSULTANTS	MRS KOMAL GOPAL	Owner	9844211226	mohammed.fazil60@gmail.com
482	Kayters7 properties	sunil Jais	Proprietor	7795251249	suniljais26@gmail.com
483	Keerthi Realtors	Sundar Raju	Proprietor	9886366819	0
484	Keerthy Properties	Ravi Kumar	Proprietor	9945888808	keerthy.properties@gmail.com
485	Keystone Properties	Ravindra	Proprietor	9008388330	ravindra@keystoneproperties.co
486	Khazana Properties	Ayaz Ahmed	Propreitor	8147811821	khazanaproperties@gmail.com
487	kiran real estate	M Ramu	Propreitor	9880659010	rameshgowda2333@gmail.com
488	Kishore Real Estates	Kishore	Proprietor	7829903412	kishores1984@gmail.com
489	KLS HOMES SOLUTION	Gautham	Proprietor	9066685940	gchauhan674@gmail.com
490	KMR Properties	Mr. Madhukar		9620203015, 8892958005	sales.kmrproperties@gmail.com
491	knight frank	Anand ram;ashit		9591810456/9972077699	arunesh@addressofchoice.com;kamal.rana@
492	**Knockk Your Properties**	Pradeep Kumar		8050560975	knockkyourproperties@gmail.com
493	Konect Homes	Amar	0	9880554355	amar.sangwe@konecthomes.com
494	**konnoisseur Inc**	Mr. Venkatesh S		9845045919	shastry28@yahoo.com
495	Koramangal real estate	David	Propreitor	9845855663	davidva@ymail.com
496	Krishna Real Estate	Mr Siva Kyasa	0	8496800400	mujawar.estates@gmail.com
497	**KRISNA Properties**	Mr. Madhusudhan		9845016108;9945000444	property2011@gmail.com
498	Krp real Estae	Prabhakar	proprietor	9535243453	krprealestateblr@gmail.com
499	**KSPS Properties Pvt. Ltd**	Ranjan			kspsproperties@gmail.com
500	Kumar Associate	K S Kumar	Propreitor	9845015038	Kumarassociate@yahoo.in
501	Kundapura Estate	Krishna	propriter	9036264988	srirs65@gmail.com
502	kushal realty	lokesha		9845625679	kushalrealty@gmail.com
503	KUSHITA E-PROPERTIES PVT. LTD.,	MR KUSHAL KUMAR G	Proprietor	9008009769	munawar@roof360.in
504	kyros Estate	arif	propriter	7676657893	arifalm2@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
505	**KZ prime Infra**	Nancy/Munavar		9060067170/9739560882	deepika.primeproperties@gmail.com;info.
506	**L J Hooker**	Mallikarjun,Karthik Reddy,prabhakaran,jainendra,dhwanit dave(c		8884440152;9611196554;99803	mallikarjun.pm@ljh.in;karthic.pm@ljh.in;ps
507	L. S. Traders	Vinay Kumar	Owner	8123560607	mujawar.estates@gmail.com
508	**Lakshmi corporation**	J Johnson		9880001659	
509	LAKSHMI DHEERAJ REALTY	RAJSHEKHAR G.K		9611689310	lakshmidheerajrealty@gmail.com
510	Lakshmi Properties	Mahalakshmi	Proprietor	9845082445	maha7777@gmail.com
511	Land & Spaces	Saud Ali Khan	Owner	9945777881	shashibushana6@gmail.com
512	Land House Rashid Mines	Syed Nasir	owner	9845066445	syed074@gmail.com
513	Landscape	Dominic	Propreitor	9632226952	NA
514	Landscape Property	Arun K	propriter	9591232032	arun9616@gmail.com
515	**Landtern.com**	Alan Francis		9986743276	
516	Laxmi balaji associate	Venkatesh	proprietor	9845412559	Venketesh.k@gmail.co
517	**Laxmi Corporation**	Mr . Ganesh		9.19945E+11	ganesh@lepremium.com
518	Leo Realtor	Mrs Usha Sachdev	Proprietor	9986655519	realestate.leo@gmail.com
519	**lifestyle**	Rajesh/charles		7795551010/8494977999	questraajesh@gmail.com;raajlifestyle@gm
520	Limra	Sadath Khan		8884256693	limrarealestates@gmail.com
521	LINKERS REALTORS	Mr Ramesh	Proprietor	9845033455	linkersrealtors@yahoo.com
522	**Linking Properties**	Mr.Neeraj		9.19212E+11	n.kapoor@linkingproperties.com
523	LINX PROPERTY CONSULTANTS	MR ABDUL RAWOOF SAIT	0	9448067942	linxrealty@gmail.com
524	Lispace Developers Pvt Ltd	Subramanya	Owner	9845147703	livingspacedevelopers@gmail.com
525	Little Homes	Ashok	proprietor	9845206768	ashokrxyamaha@gmail.com
526	**Live li9**	Apurba Mandal		7676922233	apurba@liveli9.com;subhasish@liveli9.com
527	Live up solution Pvt Ltd	Abhishek	CEO	9986117177	support@liveupindia.com
528	**Livewell Realtors**	Ms. Shweta		9.19881E+11	livewellblr@gmail.com
529	**living pad**	Jitendra		9164111110	jitendra@thelivingpad.com;irshadkhanp@t
530	LJ Hooker	Mosses	RM	9741773331	mosses@ljhooker.in
531	LN reddy	Krupa Shree C.H/Rajan		7026630342l/7026639030	krupas@lnreddyrealty.com;ranjan@lnreddyr
532	LNS Real estate	Muniraj	proprietor	9611985009	munirajuk4@gmail.com
533	**lone heights**	ather/suhail hamid		9663423539;8041271036	athar@loneheights.com;suhail@loneheight
534	Lone Heights Realty	Suhail Hamid Lone	Owner	9535016311	contactagateindia@gmail.com
535	loneheights	Irfan	Owner	9980999810	irfan@loneheights.com
536	Lords Realty	Jaffer Husain	Owner	9880362472	rizwan@lordsrealty.com
537	**Lotus consultancy**	nandalal		9845928910	mangaram3@gmail.com
538	Lotus Holdings	Mr John Ninan	Owner	9844078988	lotus.kartik@gmail.com
539	**Luxury properties**	Suhail		9916592630	suhail@luxuryproperties.in
540	M A Associate	Athaulla	Propreitor	9845351587	NA
541	M Bangalore real estate	Mr Abdul	Proprietor	9845652434	mujeeb1980@gmail.com
542	M H Estate	Mr M Haleem	0	9845804566	hal_199@yahoo.com
543	m m consultants	Moin Zafar		9916603423	mmcsolutions301@gmail.om
544	**M.A.N.V Trilok Chandar(Hint Property.com)**	Trilok chandar		9535943574	sales@hintproperty.com
545	MAC real estate	Mohideen	proprietor	9916075440	mac5440@yahoo.com
546	**Madhuvan Estate**	Mr. P. Narayan		9.19846E+11	narayanlalsen@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
547	Magnum Estates & Properties	Ameen	owner	9845031767	magnumestates@gmail.com
548	Mahalakshmi Real estate	anand	Proprietor	8884627880	anandboss787@gmail.com
549	Mahaveer Eeterprises	Sidhu	proprietor	9844039922	mahaveer_321@sify.com
550	Mahaveer enterprises	K.R prakesh	Proprietor	9686171764	jayashreeprakasha@gmail.com
551	Main street	Avin	Propreitor	9980405975	avin@mainstreetrealty.co
552	Mamakar Estate Agency	Areef	Propreitor	9845376899	arif_26@yahoo.com
553	Maneesh Enterprises	Mahesh	proprietor	997241926 8	hsr.maheshreddy@gmail.com
554	MANIPAL CONSULTANCY SERVICES	MS GAYATHRI NAYAK	0	9844030422	mcsbng@yahoo.co.in
555	**Manisha Enterprises**	Pradeep		9916665116	manishaagarwal2901@yahoo.com;agarwal
556	**Manjunath**	Manjunath		9844092859//9916436311	malnadestate@rediffmail.com
557	MANSIONS ESTATE AGENCY	Jamal	Owner	9845003329	shadproperties@gmail.com
558	Maria Build Tech	william	Owner	9448310937	wills_bernard@rediffmail.com
559	Marica venture Pvt Ltd	Kapil BaK Vishwar	Proprietor	9535953678	bale.kapil@gmail.com
560	Mart enterprises	Noor Basha	Owner	9845668331	martenterprises8331@gmail.com
561	Maruthi Business links	Harshvardhan	proprietor	9448509833	mbl_re@yahoo.com
562	Maruthi Estate	Niranjan	propriter	9844444053	niranjangs@yahoo.in
563	Maruthi real estate	Ramesh	Managing partner	9686582444/9480924008	Maheshchawla554@gmail.com
564	Mathrusree Real estate	Shetty	proprietor	9900568947	shetty.45@gmail.com
565	**mathrusri**	Mr K Krishna		9.17829E+11	mathrusriproperties@gmail.com
566	**Maximus Property Services (Gautam)**	Gautam		9740978133	gautam@maximusproperty.in
567	maxxco	Mr.Sony/Kumesh			sony@maxxco.in
568	Mayan & Associates	Mr A Thirumurugan	Owner	9845069184	MURUGAN_THIRU@HOTMAIL.COM
569	**Meena realty**	meena		9818491122	meena@millionaire-realty.com
570	Mehek enterprises	Amjad Qazmi	Owner	9845646561	amjadahmedqasmi@gmail.com
571	Melfrican Enterprises	MELFRICAN DEVID	owner	9845618444	oliveazhar@gmail.com
572	Mendonca Associates	Pradeep Mendonca		8095609244	pradeepmendonca1@gmail.com
573	**Mepci Realty India Pvt Ltd**	Jamal Ahmed		9880018250	mepcirealty@gmail.com
574	Meridian Real Estates	Azger	Owner	9845889898	realty@meridianestates.net
575	**Metro City**	Giridhar		9880457025	giriestates@gmail.com;vgovardhan.reddy8
576	Metro Real Estate	Kiran	Proprietor	9845681663	Uday3764@gmail.com
577	mid east	Mr.Nidhi		9.1993E+11	info@mideastproperties.com
578	misry real estate	Mohammed Rafeeq	Director	7676295551	misry.c@gmail.com
579	Mithun real estate and developers	S Ramu	Propreitor	9900233351	mithunbuilders@gmail.com
580	MM estates	Masood	owner	9844098207	masoodmmestates@yahoo.in
581	MMC Travels & Real Estates	George Kutty	Owner	9611522271	mmctravels555@gmail.com
582	MN Associates	Mohan Kumar	Proprietor	9845297800	manojkumar_n@yahoo.com
583	MN Realtors	Mr Amjad Pasha/ Shiraz	Owner	9844278676	mohammed.fazil60@gmail.com
584	Mohammed Junaid	Mohammed Junaid	Owner	9845301545	cariappamm@gmail.com
585	Mohammed khaja Mohinddia	Mohammed khaja Mohinddia	Owner	9620692998	vikas.vatsal114@gmail.com
586	Mohammed oowiz pasha	Mohammed oowiz pasha	Free lancer	9663744786	oowizpasha23@gmail.com
587	moin properties	mehran/moin		9741448993/9739426157	mehran@moinproperties.com;info@moinpr
588	**MONASHREE ENTERPRISES**	Nagaraj S		9900567655	shreemonaenterprises@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
589	money and vision	Rajesh Naik		9886218181	rajeshnaik1804@gmail.com
590	Moon Star Associates	Saleem	Proprietor	9845344883	moonstarassociatesbtm@gmail.com
591	Mr B V Nagendra Rao	Mr B V Nagendra Rao	Proprietor	9611580666	NA
592	Mr. Varadrajan	Mr. Varadrajan		9845145160	varda119@gmail.com
593	Mr. Venugopal	Mr. Venugopal		9959661213	venu_k2007@yahoo.co.in
594	MS Realtors	Mohan	Propreitor	9845426390	msrealtors2012@gmail.com
595	Mujawar Estates	Nadeem Mujawar	Ownere	9886707232	mujawar.estates@gmail.com
596	MULTICITY CONSULTANTS	MR NAVEEN JOHN	Proprietor	9945711666	puthoorans@gmail.com
597	**Munish S Chhabria/Munish Investments**	Mr.Munish		9.19844E+11	mschhabria2006@yahoo.com
598	Murthy Estate	Narasimha Murthy	Proprietor	9880211880	murthy21c@gmail.com
599	muskan enterprises	Tanveer	Director	9889004841	no email id
600	My Bangalore realtors	Akram	Owner	9945822877	info@mybangalorerealtors.com
601	**My Dream My Home**	Raghunath		9849086889	braghunath@mdmh.in
602	My Homes Solution LLP	Milind Dange/Sumit	Ownere	9449592857/9740439062	myhomesolutionsonline2012@gmail.com
603	my landmark	Manoj	Co-founder	7022049776	m.kumar@mylandmark.info
604	N R B GARDA	MR N R B GARDA	0	9844177557	mmctravels555@gmail.com
605	N S Realtors	Anil Singh	Owner	9060096523	no email id
606	N. M Infra	Nisaar	Propreitor	9845078396	nminfra15@gmail.com
607	Nagaratna S Harkantra	Nagaratna S Harkantra	Freelancer	9900134760	0
608	Nagbhusaan Reddy	Nagbhusan rEDDY	0	9535154106	0
609	**Nagesh angchekar**	Nagesh angchekar		9619184121	nagesh.angchekar@gmail.com
610	Nagraj	nagraj	Proprietor	9535155916	nagraj1980@gmail.com
611	Nandhi real estate	Ravi	Propreitor	9880604702	nandhinirealestate2012@gmail.com
612	Nandhitha Devi	Nandhitha		9980407216/8971351312	nandhithadevi.r@gmail.com
613	**Naozar Rustom Garda**	Naozar Rustom Garda		9844177557	nrbgarda@gmail.com
614	**Navam International**	M A NaveenChandra		9986337676	navaminternational@gmail.com
615	Navarathna Realty	Aheesh Kumar		9886784299	aheeshkumar@buyaproperties.com
616	Naveed Ahmad Khan	Naveed Ahmad Khan	Owner	9845178649	naveedahmadkhan@gmail.com
617	Naveen Kumar	Naveen Kumar	Owner	9880932693	vikas.vatsal114@gmail.com
618	navkar enterprises	Narayan L	proprietor	9844060833	navuday@yahoo.com
619	Nayak Enterprises	Nayak	proprietor	9886812120	rentals@nayakenterprises.in
620	**Nayanjyoti**	Kalita		7899789917	nayan1002003@gmail.com
621	NeelKanteshwara Real Estate	N.raju	proprietor	9448426933	n.raju235@gmail.com
622	Nest Seeker Bangalore	Kiran Kumar	COO	9845533585	uday@nestseekersbangalore.com
623	NESTLING REALTORS	Shaheen	Owner	9845522207	housemastersrealtors@hotmail.com
624	**nestureindia**	Julia		9900131714	julia@nestureindia.com
625	Net Profit Reality	Akshay Shanmugam	MD	9845174498	akshayshanmugam@netprofitrealty.com
626	**Network Homes Pvt Ltd**	Imtiaz		9886866777	garry@networkhomes.in
627	network ventures	Verges	Partner	7829071666	networkventure@gmail.com
628	New Dimensions Realtors	Mr Viraj Salian	0	9845172311	Jameel@excelestates.in
629	**New Horizon Realty**	Mr. Abhinay		9.17795E+11	abhinay.84@gmail.com
630	New Square Realtors	Abdul Kader	Owner	9663000335	newsquare77@yahoo.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
631	**Next Business Solutions(Trust Property)**	Mrs. Aparna		8971662408	trustprop@yahoo.com
632	**neytij**	Mr. Aravind/Preeti		1.21204E-08	arvind@neytij.com;preety@truehomekart.
633	**Niranjan Kumar**	Niranjan Kumar		9901317429	esniranjanakumar@yahoo.com
634	nirvana	krishnan		9686650177	nirvana.placements@gmail.com
635	Nisarga real estate	Jagadeesh	Propreitor	9448053270	nagaprasanna67@gmail.com
636	Nitin real estate & contractors	Dayal	Proprietor	9880527607	omshakthi.daya@gmail.com
637	NMR Real Estate	purushotam	proprietor	9845416112	nmr.realestate@gmail.com
638	North-East Realty	Abdul Rehman	Proprietor	8892801955	0
639	Ocean estates	nadim		9663193743	oceanestates3@gmail.com
640	**Off Beat Realty**	Amit		9902733733	amit.offbeatrealty@gmail.com;rohit.offbea
641	Olive Realtor	Azhar	Owner	9845778865/9845778865	oliveazhar@gmail.com
642	om realtors	sreehari	proprietor	9964839064	sreeharigajendra@gmail.com
643	Om sai enterprises	Tony	Proprietor	9916809036	kgrajan139@gmail.com
644	Om sai ram real estate	Kantharaju	proprietor	9206772774	omsairam.blr21@gmail.com
645	One Developers	Syed Sadiq	Owner	9845311595	transactionsk@gmail.com
646	**One Stop Solutions (OSS)**	Mohammed Nadeem		9986219795	nadeem@osshomes.com
647	ONLINE REALTORS	Ashraf	Owner	9845053603	onlinerealty@ymail.com
648	**Open Terrace Realtors LLP (Grihh Pravesh)(Live Up)**	Mr. Ashish ,anshul		9986117177/9686670425	ashish@grihhpravesh.com;info@grihhprav
649	orange homz	Chethan N		8762460566	chethan@orangehomz.in
650	**Orbit Homes**	Anand		9513335678	orbithomes@hotmail.com
651	Orian estate	M Harshavardhan	Propreitor	9632540660	s.m.harsha@gmail.com
652	**Our Abode Realty**	Mayank Kumar Jain		9986111357	mayank@ourabodерealty.com
653	PADMAA GROUP	MR MAHESH RAJAREDDY	Proprietor	8050521805	padmaagroup@gmail.com
654	Padmawathi Real estate	B.S. Kini	proprietor	9980334293	NA
655	**Pai Properties & Investments**	Harish M		9242873737	harishpai@rediffmail.com
656	**Pallavi Shetty**	Pallavi Shetty		9686513242	pallaviishetty@gmail.com
657	Para shakthi real estate	Suresh	Propreitor	7899830654	NA
658	paragon Realtor	H. Sadashiva Shetty	Proprietor	9449649291	growthandestates@gmail.com
659	Paramount Enterprises	pradip	proprietor	9886032343	paramount@in.com
660	Paramount realtors	gopiRaj	proprietot	9164021109	gopi.raj@gmail.com
661	pavan properties	Pavan		9980713705	pavan@pavanproperties.co.in;contact@pava
662	Pavithra Real estate	Prem	proprietor	9341226978	prem_pavithra@yahoo.com.in
663	Pecific Global Service	Zaka ul huq	propriter	8105275708	pgseffices07@gmail.com
664	Pegasus Realty Corp.	Rajeev	Propreitor	9243102940	rajeev@pegasuscorp.in
665	People tree	Sujatha	Propreitor	9740375000	sujatha@peopletreerealty.in
666	Perfect Pincode	Mr Ramith	GM	8095993003	ramith.k@perfectpincode.com
667	Perfect Real Estate	Md Fazal Qayum	Owner	8553846416	mmctravels555@gmail.com
668	Perfect Realtors	Mr Bernice cooper	Owner	9741669999	bernice_cooper@yahoo.com
669	**perfect shelters**	swaroop,sumukha		9739406161/9739506161	sumukh@perfectshelters.com
670	Phil Realtors	Mr.Robinson		9.19633E+11	philrealtors@yahoo.com
671	Phoenix Properties	Syed Waheeduzzama Hashami		9880571727;9035399777	syed.phoenixproperties@yahoo.com
672	Phoenix realtors	Thomas	Propreitor	9620418768	phoenix.realtors@yahoo.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
673	pink enterprises	Mr. Pankaj		9.1982E+11	pinkent@gmail.com
674	Pinnacle Real Estate	Mr Sanjay Boralingiah	0	9448050636	syedaftabhussainm@gmail.com
675	Pioneer Client Association	Mr. Rajesh		9.19887E+11	rajeshamarlal@clientassociates.com
676	Pioneer Properties	Mr Arif Khan	Owner	9844212006	amit@thinktanc.co
677	**Piramal Capital**	Vikram		9243756111	vikram.bhardwaj@piramal.com
678	PlanBcapital	Hemraj	Propreitor	9986203624	hemrajmehra@planbcapital.co.in
679	Planet Homz Finsol	dinesh	Owner	7795501616	Jameel@excelestates.in
680	**Planet prop**	shanawaz		99 86 365884	planetprop@outlook.com
681	Plannt Homes	Girish	proprietor	9916368054	planethomes21@gmail.com
682	Podur Infrastructure Group(Readytomovein)	Mr. Purushottam		9986696413	prembabu@gmail.com
683	Polaris Properties	Mr B R Anand	Owner	9845239386	oliveazhar@gmail.com
684	Prabhakaran.A	Prabhakaran.A	Freelancer	9886496529	hsprabha@gmail.com
685	Prabhu Selvaraj.s	Prabhu Selvaraj.s	proprietor	9886153076	nathabiellogistics@gmail.com
686	**Pradeep Kumar**	Pradeep Kumar		9632890176	pradgowda15@gmail.com
687	Pragathi Estates	Mikhail Gururaj		8095490076	mikhail@pragathiestates.co.in;anu@pragath
688	Prajwal real estate	Ramachandran	Propreitor	9448312908	prajwalrealestate@hotmail.com
689	Prakash kiran	Prakash	Owner	8892224437	pkp.kiran.pkp@gmail.com
690	Prashant Properties	Mr. Prashant/ krishnaswamy		9008421599/ 9986286420	prashant.rangappa1986@gmail.com
691	Pratap Real Estate	Murugan	Proprietor	9986019263	0
692	**Praveen Kumar Pandey**	Praveen Kumar Pandey		9901101846	praveenkcm@gmail.com
693	**Prayan Group**	Pradeep		9741008007	pradeep@prayangroup.com
694	pre prop	kusha kumar C		9886740946	kusha_cl@yahoo.com
695	Precare Properties LLP	manjunath	Partner	9845322000	precareproperties@gmail.com
696	preetham gurumurthy	Preetham Gurumurthy		9900662221	preetham.2024@gmail.com
697	Premier Realty	Mr Adil Mohsin	0	9845317886	premierrealtyblr@yahoo.com
698	Preprop Properties pvt ltd	Kusha Kumar	Director	9886740946	kusha@preprop.com
699	Pride wealth	Robin		9845423421	mathew@pridewealth.net
700	Prime Homes	Abhishek Kumar		9036222100	abhishek.srivastava@prime-homes.in
701	Prime Options Estate Advisors Pvt Ltd	Mr. Atul		9.18098E+11	Ajay@primeoptions.in
702	prime properties	Ram Rajpal		9845079698	primeprop06@gmail.com
703	Prime realtors	Muthu kumar	Proprietor	9901935344	goldspot@fastmail.fm
704	Pritam kumar	Pritam kumar	Free lancer	9900378684	kr.pritam786@gmail.com
705	Profuse Properties LLP	Jignesh	Owner	9900502163	jignesh@profuseproperties.com
706	prop address	Dilip		9886240465	dilip@propaddress.in
707	Prop Expert	Nithyananda	Proprietor	9611252006	propexpert1@gmail.com
708	Prop Garden	Mr. Nasim	MD	8880009520	0
709	Prop God	Jaidev,Venkateshwar(VP)		8123129511/9686112134	jaidev@propgod.com;venkatrao@propgod.c
710	Prop Insights	Mr Younus Ahmed	Owner	9845793717	salman@propinsights.com
711	**Prop kart india**	Navin		9686390005	navinjain@propkartindia.com
712	Prop Option	Sandeep	Owner	9880488055	propoption@gmail.com
713	**Prop Yards**	Bikash		8867666000	Bikash Agrawal <bikash@propyards.com>
714	**Propateaze**	vivek		7676383348	propateaze@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
715	Prop. Caree	Sanjay P. kalro	Proprietor	9845270921	kalrosanju@gmail.com
716	Propert Deals	Ms.Khysar		95.619358	property_max@ymail.com
717	Properties Inc	Murali	Partner	9845130422	propertieesinc@gmail.com
718	Properties Mall	Mr.Tanveer		7353779706	
719	Properties21	V Kumar,chinthan		9740059760;9886030376	connect@properties21.in;chinthank@icloud
720	**Property 30**	Binod		8860142003	
721	Property Adda	Praveen;narayanaswamy		8884042789;8884041789	praveen@property-adda.com;swamy@prop
722	Property Care	Radhakrishna	Proprietor	9663933100	radhakrishna@propertycare.co.in
723	property connect	Mr.Taju		9.19986E+11	property.connectblr@gmail.com;tajuabraha
724	Property Estate	Prasanth	propriter	9591232032	prashanthp021@gmail.com
725	PROPERTY EXCEL ADVISORS	MR FAHIM SALEEM	0	9845053603	propexcel@gmail.com
726	Property explore	Mr. Tauseef		7829307687	propertyexplore.info@gmail.com
727	property Express	Mohammed Ismail	Owner	9845672455	ismailhussain1974@gmail.com
728	PROPERTY FINDER BANGALORE	Nandini	Emploee	9845022582	shashibushana6@gmail.com
729	Property Junction	Asma	Branch head	9900064460	asma@propjunction.com
730	**Property kart**	Praveen	Founder	9901101846	praveen@property-kart.com
731	Property landmarks	Mr. Peeyush		9035300700	peeyush.p@propertylandmarks.com
732	Property Links	Burhan Sayeed	CEO	9845009800	info.propertylinks@gmail.com
733	Property Mart	Mr Saurabh Jain	MD	9900033755	saurabh.propertymart@gmail.com
734	Property Matrimony	Mr Vivek Sharma	Director	9535708577	vivek@propertymatrimony.com
735	Property max	Mehek		9902844774	theroyalestates@ymail.com;property_max@
736	Property on Demand	Lingaraj A		9663616363	info@propertyondemand.in
737	Property pistol realty private limited	Ashish Agarwal	owner	9930850333	ashish.agarwal@propertypistol.com
738	Property Plaza	Venkat R	Proprietor	9916229967	venkat@propertyplaza.in
739	Property Pulse	Ahmed Ameen		9845008134	ameen@propertypulse.com
740	property search	Mehran Khan		8971892979	mehran@proptysearch.com
741	Property Solutions	Kumar S		9945074643	propertysolution365@gmail.com
742	PROPERTY SOURCE INDIA	Syed Nasir	Owner	9845000166	info@propertysourceindia.com
743	Property Tagger	Vijay Vinayak		8050004369	vinayak.propertytagger@gmail.com
744	property vault India	Suresh	Propreitor	9739447711	suresh@yourpropertyvault.com
745	PROPERTY WORLD	Wasim	Owner	9845062608/9845062608	Jameel@excelestates.in
746	Property world info pvt ltd	Mukthi dev	Propreitor	9686190490	infonorthoffice@gmail.com
747	**Propfinder india Pvt Ltd**	Preetham(Head),Ramesh,Seema,akash		9901133777;9986888333;97398	vv.ramesh@propfinder.in;sukhendra.k@pr
748	**Propking Property Consultant**	Ms.Ashwini		9.19987E+11	ashwini.propking@gmail.com;arup.nath@p
749	Propking/ Proptoday Property	Mr Arup	Proprietor	9035045333	arup.nath@proptoday.in
750	Propladder realty pvt ltd	Zaher Pathan	MD	8861981188	zaheer@propladder.com
751	**Propline Realty**	Ark Chatterjee		9331225556, 7847871537	proplinerealty@gmail.com
752	Propman	Mr M Masroor Alam	Proprietor	9845014531	mmctravels555@gmail.com
753	Propmart Technologies Ltd.	Anjan banerjee;Ravishankar		9900096907	anjanbanerji@propmart.com;ravisadangi@p
754	Propp Caree	Sanjay		9845270921	kalrosanjay@gmail.com
755	Propquest	Sarla Menon	Proprietor	9972047276	propquestre@gmail.com
756	**Propregion Estates**	Sumit Mishra		9964350097, 9739909435	sumit@propregion.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
757	Propshikar Estate	Manoj Agarwal	propriter	8867895905	manojspac78@yahoo.in
758	**Propshore Realty Pvt Ltd**	Deepu Diwakar,Bipasa		8088422002;9008477644	divakar@propshore.com;admin@propshor
759	**Proptiger Realty Pvt Ltd (Elara Marketing Services)**	Naveen,paul,Mahesh Babu, Arjun;		9886558867,9945530714,9620	paul.clarence@proptiger.com;atul.honnava
760	Propurban	Bhagat	Sales Manager	080 3360 5060	
761	PROSPERITY CONSULTING SERVICES	Hamid Ahmed	0	9845611664	hamid@prosperityblr.com
762	**Prudential Realty India**	Bharathi Shreedhar		9945539949, 9740700229	prudentialrealtyindia@gmail.com
763	Quality Homez pvt ltd	Pradeep Amen	owner	9886165173	onedevelopers@gmail.com
764	R K Enterprises	Radha Krishna	Owner	9148875814	rkarthik.rjan@gmail.com
765	R R Enterprises	Girish	Propreitor	9844185915	rrrealators@gmail.com
766	R V Real Estate	Nagraj	proprietor	9342826148	rv.realestate@gmail.com
767	R.K Estate consultant	Raghu	Proprietor	9845231490	NA
768	Rachana properties	Prasad	Propreitor	9900137951	rachanaproperties@gmail.com
769	Radiant propertis	G yogendra reddy	Proprietor	9972503072	www.radiantproperties.in
770	Raghavendra	Raghavendra	Freelancer	9242995797	saivarenyaparkview@gmail.com
771	**Raheja Associates/Vijay Raheja**	Mr. Devesh /Vijay		9.19845E+11	raheja_realestate@yahoo.com
772	RAINTREE REALTORS (I) PVT. LTD	Dileep Rao	Propreitor	9972593339	dileep@raintree-realtors.com
773	raj	raj	proprietor	9620071769	rajdeep4u98@gmail.com
774	Raj real estate	Raj	Proprietor	9844028042	rajrealestates@gmail.com
775	Rajadhani Real estate	K.N.Ramesh	Proprietor	9008011748	ramesh97k@gmail.com
776	Rajagopalan R	Rajagopalan	Propreitor	8050577801	rajgplnr@gmail.com
777	Rajappa	Freelancer	Freelancer	9341243253	venkatesh.victor8@gmail.com
778	rajeev gaikwad	Rajeev		9742435003	theperfectaddress1@gmail.com
779	Rajiv Ranjan	Rajiv Ranjan	Proprietor	9844182293	razzzzzz87@gmail.com
780	Rajs Hub	Rajesh P M	Propreitor	9036367715	rajhub.home@gmail.com
781	**Rajshree Muralidhar**	Rajshree Muralidhar		9880100009	rajshree.muralidhar@gmail.com
782	Ram	Ram	proprietor	9901685368	ramchardan.cp@gmail.com
783	Ramesh	Ramesh		9845255265	ramesh.hr@gmail.com
784	Ramesh m Bathija	Ramesh M bathija	owner	9972507893	no email id
785	Ramesh Real estate	Ramesh	proprietor	9880195634	Ramesh.ram38@gmail.com
786	Ramyafinsole	Manjunath		9945590742	manjunath.ramyafincorp@gmail.com
787	Rao Real Estate	Nagaraj	proprietor	9986026372	nagrajanegundi85@gmail.com
788	Ravi	Ravi	proprietor	9845105286	anthrarealestate@rediffmail.com
789	Reach Realty	Mr Sharad Mishra	Director	9886622666	sharad.km2003@gmail.com
790	Real Mantra	Nadeem	Owner	9886693661	cariappamm@gmail.com
791	realspacerealty	Mr.Suhas		9.19834E+11	suhas@realspace.in
792	**Realty connect**	Swaroop		9739406161	swarooprealtyconnect@gmail.com
793	Realty Groups	Francis dennis	proprietor	9620922328	francisdennis217@gmail.com
794	Realty Progress	Suhail Khan		74111 78486	info@realtyprogress.in
795	Realty Tray	sanjay	Proprietor	9739721240	realtytray@gmail.com
796	Realworth Housing	Mr. jagadish		7899799331/ 9036430777	realworthhousing@gmail.com;jagadish@rea
797	Red Bricks	Zabiulla	owner	9986437203	zabiredbricks@gmail.com
798	Red Carpet Properties Pvt Ltd	Mr. Thulasi		9.19686E+11	thulsiyadav@redcarpetproperties.in

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
799	Red Transaction Management Pvt Ltd	Raghuvanshi	Directer	8050604777	mujawar.estates@gmail.com
800	reddoor realty	Dayananda		9901966789	
801	**regrob**	Vivek,Ashwini,deb		9716550350;9844151530;9663	vivek@regrob.com;it@regrob.com;ashwink
802	Reich a reach	S.nand Kumar	free lancer	9845027589	richnanda_2000@yahoo.com
803	REKHA CHABBA & ASSOCIATES	Rekha	Owner	9844192809	transactionsk@gmail.com
804	Reliable World Properties	Mohommed		9670920764	
805	**reliance capital**	Ariex (Head south),Devendra		9845033757;8884399923	Siddhartha.D.Chatterjee@relianceada.com;
806	remax	Siva		8496800400	skyasa@remax.in;sgangadharan@remax.in;s
807	Retaillending.com	Suresh kumar		8880953855	suresh.kumar@retaillending.com
808	Rich Source Realtor Pvt Ltd	Sanjeev kumar	Proprietor	9886211308	mskundar@gmail.com
809	Right Horizon Financial Services Pvt Ltd	Ms Tauseef		9.19741E+11	sunil@righthorizons.com;thouseef.khan@ri
810	Rishabh Realtors & consultants	Sandeep		9448346387	realtorska@gmail.com
811	RITESOURCE	MR THOMAS JOSEPH	Proprietor	9845054733	0
812	rizwan	rizwan		9980812284	rizwan21983@gmail.com
813	RK Associate	Kiran	propriter	9035153266	kiranredy09@gmail.com
814	RMS housing	Goda	Proprietor	9886767939	rmshousing@gmail.com
815	RMV Prime Locations Realty	Mr.Hassan		9.19741E+11	
816	RNU PARTNERSHIP	MS REBEKKA NINAN	0	9844102760	shashibushana6@gmail.com
817	Rohith	Rohith		9986668922	rohith.kumar051@gmail.com
818	roof and floor	gurpreet	head sales	7838592963	gurpreet@roofandfloor.com
819	ROOF360 REAL ESTATE & PROPERTIES	Muneer	Owner	9845022178	munawar@roof360.in
820	**Roofontop**	Anand Singh		9953039129	anand.singh@roofontop.com;hemant.sing
821	Royal Homes And Co.	Satbir		9022105002	royalhomes02@gmail.com;royalhomes03@g
822	Royal Real Estate	Shafiulla	Owner	9880782177	syedaftabhussainm@gmail.com
823	**RR real estate**	Naidu/P Indira		7676763636/7676765656	rrrealestates16@gmail.com
824	ShriRushabh Realtors	Jayesh		8951812726	rsqr@outlook.com
825	S B Reality	Sunil kumar	Proprietor	9845217737	SUNILSTAR123@GMAIL.COM
826	S K Enterprises	Majeed	Propreitor	9036095218	kumar1121@gmail.com
827	S M Realestate	Kumar	proprietor	9108479831	Kumar97@yahoo.com
828	S S real estate	S sadashiva Poojary sadashiva		9342475581	sadashivabindu@gmail.com
829	S S Realtors	Syed	Owner	9448708646	ssrealtors05@gmail.com
830	S V enterprises	Naveen kumar	Propreitor	9663333611	naveen.svestates@gmail.com
831	S Z real estate consultant	Shah	Propreitor	9845018663	szrealestate@ymail.com
832	S.L.N Real estate	k.narashimharaju	Proprietor	9900384501	NA
833	S.m Real estate	manju	Proprietor	9845919190	manju.sm@gmail.com
834	S.M.Real Estate	Razak Nawab	Proprietor	9844372646	vineesm1980@gmail.com
835	S.N Enterprises	suresh	Proprietor	9341144705	manjunath2000@gmail.com
836	S.P..S real estate	pasa	Proprietor	9845409142	spsrealestate2000@gmail.com
837	S.V.Real estate	S.Nataraj	Proprietor	9900164293	hanumanth nagar 50 feet road
838	**SA Metroplots Pvt Ltd**	Mr. Biju		9.2E+11	bijuashok@metroplots.com
839	Sadhwani International	Rajesh Sadwani	CEO	9845054881	rsadhwani18@gmail.com
840	sagar property paradise	prakash alva	propreitor	9972011119	sagarproperty@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
841	Sagar real estate agency	Fayaz	Propreitor	9448090296	hsrsagar_66@yahoo.com
842	**Sahara Realtor**	Shahbaz Pasha		9845315393	sahararealtor@gmail.com
843	Sahibha realty	Asif khan	Propreitor	9731362783	sahibhaarealty@gmail.com
844	Sahu Property	Apporva	propriter	9986145782	apporvasahu@outllok.com
845	Sai Enterprises	Jaidev	Proprietor	9880671307	ramdev1193@gmail.com
846	Sai guru Estate	Mohan	propriter	7829337591	mad7812@gmail.com
847	Sai Promoters	sudhakar reddy,bali jain		9880714888;9845650508	info@saipromoters.in
848	Sai Ram Construction	Ganesha	partner	9742991899	mel2ashok@gmail.com
849	sai ram real estate	m.Subba Rao	proprietor	9986075193	manjubgsairam@gmail.com
850	Sakuraa Corporation	Praveen kumar	Propreitor	9880775514	pk@sukuraaproperties.in
851	Sampta shiva associate	Krishna murthy	Propreitor	9845564229	NA
852	SAN PROPERTEEZZ	MR NANDAKUMAR NAYAR	Owner	9341217084	Jameel@excelestates.in
853	Sana Group	Samreen	Proprietor	9886060605	ajit@sanagroup.in
854	Sana ulla zffr	Sana ulla zffr	proprietor	9663651876	e-sanaulla1976@gmail.com
855	Sanjay Enterprises	Sanjay	Proprietor	9900000095	kushal9995@gmail.com
856	Sanjay Narang R	Mr.Sanjay		9.19341E+11	srnarang@gmail.com
857	**Sanjay PV**	Sanjay		9886024588	sanjayvp21@gmail.com
858	Sanjeevani Real estate	santosh	Proprietor	9844555424/9845027516	tour.travel@rediffmail.com
859	santosh	santosh	Proprietor	7676954676	saritasantosh8@gmail.com
860	Santosh advisory	G S		7411119461	Santhoshadvisory@gmail.com
861	Sapphire Estates	Mr Iqbal Sharieff	0	9845046916	sapphireestates@gmail.com
862	Sarvadev professional Services	Mylar sarvadev N V		95355 11992	mylar@sarvadev.com;karthick@sarvadev.co
863	Sarvamangala Realtors	Raju	Proprietor	9742048465	rajooas@gmail.com
864	Sarvanmgla Realty	Jagdish	partner	8884454776	srs76h@gmail.com
865	Sathisha B H	Sathisha B H	Freelancer	9980154666	sathishsds7@gmail.com
866	Satish kulkarni	Satish kulkarni		9972422761	mrsatish.kulkarni@rediffmail.com
867	Sayyad Anwar saleem	Sayyad Anwar salem	Free lancer	9141660669	saleembtm@gmail.com
868	SBM Homes	Satish	Proprietor	9742236666	rupa@sbmomes.com
869	Seaton Realtors	Asha Vaswani	Owner	9845056400	vikas.vatsal114@gmail.com
870	Settler	Mr Ramesh K	office	9845035333	Jameel@excelestates.in
871	Sevenhills Properties	Mr.Jagadhishwara		9.19902E+11	
872	Sevenraj Estate Agency	Mr Sevenraj	0	9845020007	sevenraj@gmail.com
873	Shad Properties	Muneer Basha	Owner	9611460497	shadproperties@gmail.com
874	Shakti Estate	Harneel Sharma	proprietor	9902000745	harneel2010@hotmail.com
875	SHALOM PROPERTIES	MR K E WINFRED JOSHUA	0	9341218047	firstchoice.properties1@gmail.com
876	**Shanmaya Realtors**	Rohit Madan		8123022440	contact@shanmaya.com
877	SHANTINIKETANHOMES	NANDINI IYENGAR		9342153876	niyengar71@gmail.com
878	Sharada enterprises	Narayan Raju	Propreitor	9845126294	cnraju2038@gmail.com
879	Sharon D'souza	Sharon		9035407854	
880	Shashwath Infrarealty Pvt Ltd	Kalavathi	Owner	9880267407	oliveazhar@gmail.com
881	Shekar's Estate	Mr Chandrashekar	Proprietor	9844014222	shekarvm222@yahoo.com
882	Shelters Point	Wajid Ahmed	Owner	9972406901	shelterspoint1@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
883	Sherry's Corp	Mr A A Sheriff	Owner	9845055454	SHERIFF@SHERRYSCORP.IN
884	Sherwoods	Ms Shamala G Raj	0	9900166369	info@sherwoodsindia.com
885	Shirdi Sai Real Estate	praveen Kumar	Proprietor	9538068033	cariappamm@gmail.com
886	Shirdi sai realestate	Muni raju	Proprietor	8197917288	0
887	Shiva Ji N	Shiva Ji N	Proprietor	9980747950	shivaji.nestaway@gmail.com
888	Shivakumar K J	Shivakumar K J	Freelancer	9739833290	shivakj01@gmail.com
889	Shivshankar real estate	shivshankar	Proprietor	9845026538	Na
890	Shobha Realtors	Pratibha Pathak	Owner	9845017987	pratibhapathakin@yahoo.com
891	Shree krishna builders and real estate	Krishna murthi(Koshik krishnamurthi	Properiter	9845008514	sreekrishnabuilders@gmail.com
892	Shree Mahalakshmi	Uma Shankar	Proprietor	9844093328	ummesh1963@gmail.com
893	**Shreedevi Developers**	Vijayakumar K A		9900195593	sales@shreedevidevelopers.com
894	Shri Ganesh Enterprises	Shashibhusan	OWNER	9663202010	shashibushana6@gmail.com
895	Shri Mahalakshmi Real estate	srinivas	Proprietor	9845797248	NA
896	shrika dreams	geetha vijay		9845294791	shrikagroup@gmail.com
897	Shrimanth	Shrimanth	proprietor	7829083563	shrigowda@yahoo.co.uk
898	Shyamala real estate	Senthil	propreitor	9845963690	senthil951@gmail.com
899	Sid Bigpath Realty	Sid		9901417413	bigpathrealty@gmail.com
900	**Siddarth Naidu**	Siddarth Naidu		9845749119	siddarth_rebi@yahoo.com
901	Siddhi Sai agency real estate	Avijith	Proprietor	9535094779	siddisaichandru@gmail.com
902	Signature Realty	Mr.Edwin		9.19741E+11	edwin@zoomrealty.in
903	Silicon estates	Chandru	propreitor	9845259332	chandru.sonu26@gmail.com
904	Silicon Realtors	MR YOUSUF KHAN	Owner	9845010356	mmctravels555@gmail.com
905	Silverline Realty Pvt Ltd	Zahed Mohmood/Sajid	Directer	9731770050/9845117216	usmanr52@gmail.com/sajid@silverlinerealty
906	Sindhu Estate	Sreenivasa Rao	propriter	9342644115	sindhuestate@yahoo.com
907	**SIRI Multi Services**	T V Subramanya Bhat		9448058754	tvsbhat@gmail.com
908	SK Realtors	Jagadigh P M	Proprietor	9731744099	skrealtors999@gmail.com
909	SK Realty	Shashi		9663881456	skrealty20@gmail.com
910	Skanda Enterprises	Ravi Kumar	Propreitor	7899066366	skandaenterprises66@gmail.com
911	SKAV	Fazil abbas	0	9880005435	munawar@roof360.in
912	**Sky Blues**	Mujahid		9742580711	mujahid@skybluesestates.com
913	Sky line realtors	Syed	proprietor	8453555813	Syed357@gmail.com
914	skylight	Moh. Ayaz		9845067886	skylightpropertiesinc@gmail.com
915	SLR realtors	raja	proprietor	9986351066	makara160713@Gmail.com
916	SLV Enterprises	D Sudhakar	proprietor	9980411948	slvbalaji05@gmail.com
917	SLV enterprises Real estate	Jaikumar Raju	proprietors	9448054813	NA
918	SLV Estate	srinivas	propriter	8497897176	slvestate78@gmail.com
919	SLV Properties	Venkat Raju. M	Owner	9844254639	muralidharks396@gmail.com
920	**SLV realtors**	Prabhakar		9036058226	Prabhakar Nagesh
921	SM Safiulla	SM Safiulla	Owner	7204890200	transactionsk@gmail.com
922	**Smart realtors**			9986085212	smartrealtors.ksv@gmail.com
923	Smart Zone	Rajendra Agarwal	Owner	9886111960	agrawal.rajender1@gmail.com
924	**SMARTHOMZZ ENTERPRISES**	Anil		9620873505	anilrauniyar@smarthomzz.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
925	SMC Wealth	Mr Varun	Head	8130669992	durgap@smcrealty.com
926	Snehika Realtors	Mr.Ramesh N	Proprietor	9740363604	ramesh.21090@gmail.com
927	Snp real estate	Nanda	proprietor	9008989151	nandakumar.n@gmail.com
928	**Sobha Invest**	Harsha		9538904567	shobhainvest1@gmail.com
929	sonata associate	Suresh	properitor	9343742082	sonatha.suresh@gmail.com
930	Sony Real Esate	Rajan	proprietor	9845271421	rajan56@gmail.com
931	Sony Real Estate	Irshad Baig/Syed Akbar	Owner	9844789716	vikas.vatsal114@gmail.com
932	SOUTH POINT REALTORS	Ashok	Proprietor	9844074384	southpointrealtors@yahoo.co.in
933	**South West Group**	Chandra mauli/shalini		9535777762/9632029777	mouli@southwestgroups.com
934	Southern Realty	SK Swamy		9900207448	virali1942@gmail.com
935	Space and Shellter	Jagadish	proprietor	9900566566	spaceandshelters@gmail.com
936	Space craft	bala		9035044455	bala@myspacecraft.in;bala.v66@gmail.com
937	Space Estate	sumit	partner	9535580358	rajuabvpobh@gmail.com
938	SPACE LINKS	Muneer	Employee	9845470756	h.spacelinks@gmail.com
939	Space Realty	sumit	propriter	9916612187	sumit@spacerealty.in
940	Space2providers	Suresh		8032019718	space2provider@gmail.com
941	SPAN ASSOCIATES	MARIE MASCARENHAS/geetha		9845549953	
942	SPARK PROJECTS	MR PERRY MENZIES	0	9845013055	mmctravels555@gmail.com
943	Sparkel Real estate	srikhanth	Proprietor	9845491679	sparkelestate@gmail.com
944	Special Landmark	Vikram Gandhi	Proprietor	7204020070	vikramgandhi81outlook.com
945	Spectrum	Baldip Singh		9035162572	baldip.singh86@gmail.com;baldip@spectrum
946	Spoorthy Realty	Mahesh	Proprietor	9845066177	0
947	square deals	Kishore Jain	Proprietor	9845249295	sunil69_1969@indiatimes.com
948	Square feet Property	Lokesh	Proprietor	8095067331	pavan@sqftproperty.in
949	Square feet realtors	RN Prasad	Diretor	9845076840	sfrealtors1@gmail.com
950	Square One	Mr. Mahammed		9.19845E+11	sq1@rediffmail.com
951	**Square Yards Consulting Pvt Ltd**	Srilatha,Nagendra/Abraham,subhash,Vikram bharwaj(National H		7829275271/9845154325/98865	ch.srilatha@squareyards.co.in;abdul.khade
952	SR PROPERTY	RANJAN		9620009614/ 9036463012	ranjan4property@gmail.com/ info@srprope
953	Sree balaji conseltancy	vishnu	Proprietor	9448174085	NA
954	Sree Enterprises	Srinivas	proprietor	9945005374	srinivas83@ymail.com
955	Sree Laxmi Enterprises	Hari	proprietor	9739193516	hari.reddy15@gmail.com
956	Sree Laxmi realtors	Ravi S	proprietor	9538973449	ravi6733@yahoo.com
957	Sri banashankaramma enterprises	pradip	Proprietor	9845517032	yashu4487@yahoo.com
958	Sri Bansankari Real estate	kumar	Proprietor	9900267839	kumar1985@gmail.com
959	Sri Bhairaveshwara enterprises	Chandrashekar	Propreitor	9980935007	NA
960	Sri Bhavani Enterprises real estate	Vijay	Proprietor	7411815178	NA
961	Sri cauvery enterprises	Eeshwar	proprietor	9886353330	eswar.kumar57@gmail.com
962	Sri channakeshava enterprises	Ramanna	Propreitor	9980332228	ramannarsr@gmail.com
963	Sri Durga Real estate	sujith	Proprietor	9972039995	ramamurthytatti@gmail.com
964	Sri Ganesh Enterprise	A Srinivasulu	Propreitor	9845049267	sriganeshenterprises06@gmail.com
965	Sri Ganesh Real estate	Sharath	Proprietor	9886368323	mohan1972@yahoo.com
966	Sri Karthikeya Estate	srinivas	propriter	9449855382	1970ravindra@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
967	Sri krishna enterprises	Keshava	Proprietor	8025618555	0
968	Sri Krishna Real Estate	Krishnan	Proprietor	9901200707	prakash.krishna@gmail.com
969	Sri lakshmi enterprises & real estate	Nagarjuna	owner	9964441055	vijaykumarvijay061@gmail.com
970	Sri Lakshmi Padma Enterprise	Manoj Kumar T	Proprietor	9845770795	manukumart@gmail.com
971	Sri lakshmi venkateswara enterprises	L Ramesh	Proprietor	9591222425	slvrajesh41@gmail.com
972	Sri Lakshminarsimha swamy real estate	lakshmi kanth	Proprietor	9900127899	narayanaswamy@gmail.com
973	Sri laxmi venketeshwara real estate	suresh	proprietor	9844797499	blrproperties7@gmail.com
974	Sri manjunath enterprises	Anand.R	Proprietor	9342568874	Na
975	Sri Maruti estate agency	N.Narayanappa	prpprietor	9845652447	Na
976	Sri Raghavendra real Estate	Raghunath Reddy	Owner	9742477978	raghunath008@gmail.com
977	Sri Ramanjaneya Properties	Santhosh	Proprietor	9886444888	SriRamanjaneyaproperties@gmail.com
978	Sri Real Estate	Tiru Prabhakar	proprietor	9886882226	t.premtham@yahoo.com
979	sri Sai Commercial real estate &constraction	B.v.srinivasulu	prpprietor	9448553539	Na
980	Sri sai enterprises	bala ji	Proprietor	9844206375	prasads2987@gmail.com
981	Sri sai krupa Enterprises	Prashanth raj	Proprietor	8105555551	0
982	Sri Sai properties	manoj	Proprietor	9880448055	kiranthayaga@gmail.com
983	Sri sai real estate conseltancy	Dayanand	properitor	9448617558	sushma.19d@gmail.com
984	Sri Sai Ventures	Manju.N	proprietor	9448425138	manju.n21@gmail.com
985	Sri Spathagiri realtors	Girish.R	proprietor	9845458622	sapthagiri.realtors@gmail.comNo-2,15 th cr
986	Sri srinivasa enterprises	DS Mani	Proprietor	9066700937	0
987	sri vasavi real estate	venkatesh	Director	9880359486	vgrandem@yahoo.in
988	Sri venkateshwara real estate agency	Ramu	propreitor	9845773350	ramu1473@yahoo.co.in
989	Sri venkateswara enterprises	Arun R	Proprietor	9513112007	sri1venkateswara@gmail.com
990	Sri Venketeswara enterprises	K.Raj	proprietor	9880101112	Door no-76,4 th main,2 and cross,Basavama
991	Sri Venketeswara Real Estate	Anand	proprietor	9035799023	anadarkumar.69@gmail.com
992	Sri Vigneshwara enterprises	Murthy	Proprietor	8025284024	0
993	Sri Vinayaka Enterprises	Srinivasa	proprietor	9886360879	0
994	Sri Vinayaka Real Estate	Ravi.k	proprietor	9739145109	kchandra.ravi@gmail.com
995	Srikirishna Estate	Ganesha	propriter	7353645456	srikrishna4@hotmail.com
996	Srikripa Estate	Suresh	propriter	9008303741	pradeep.redy65@yahoo.in
997	Srinidhi Realtors	Sitha ram	proprietor	9741837789	Seetharam.srinidhi@gmail.com
998	srinivas auto consultant	Shankar M	Owner	8904752990	waynemika41@gmail.com
999	SSB Properties	vishal v parwani		9341002330	ssbproperties@yahoo.com
1000	SSN Dimensions Pvt. Ltd.	Sanjay Ajith Kademane		9972233332	sanjaykademane@yahoo.com
1001	Stallions Realty	Mr.Nitin /Deepak		9019550442/9019550442	deepak@stallionsrealty.com
1002	**Stanley Estates**	stanley		9620675555	stanleyjose82@gmail.com
1003	Star Enterprise	Syed Aftab	Owner	9886067420	syedaftabhussainm@gmail.com
1004	Star Realtor	Akram Ahmed	Owner	9342830759	firstchoice.properties1@gmail.com
1005	Stefana Estate	Mr Nikesh Norhonha	0	9845050701	mujawar.estates@gmail.com
1006	Stepin Property Pvt Ltd.	kalavathi		9880267407	
1007	Sterlings Associates	H M madhukar	proprietor	9845031758	hm.madhukar@gmail.com
1008	Steven Anthony	Steven Anthony	Owner	9902156551	steven.cosmic@gmail.com

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
1009	Subh Homes	Vasu Jain		9964985128	vasujain@subhhomes.com
1010	Subhash Shetty	Subhash Shetty		9343717538	subhashshetty4033@gmail.com
1011	subramaniyasiva	subramaniyasiva	Proprietor	7795914159	subramaniyasivab@hdfcsales.com
1012	**Sucasa Realty**	Sujan		9886011675	sales@sucasarealty.in
1013	Sumukha Property	Sudhakar	propriter	9591155224	sudhakarrd@hotmail.com
1014	Sun enterprises	Tauqueer Alam	Owner	9945540556	akiftauqeer5@gmail.com
1015	**Sunil Rocky Dsouza**	sunil		9972354007	savileela2@gmail.com
1016	Sunleaf Associates	Mr. Raja		9844099055	umaraja1217@yahoo.com
1017	**Sunshine Hub**	Pradeep		8050007623	pradipk57@gmail.com
1018	**superise**	Ravi/subhash		8762462082/9900281647	ravi.k@superise.com;subhash@superise.co
1019	Surabhi Real estate	Mr balaji	Proprietor	9886254133	surabhi.guru@gmail.com
1020	Suredeal Realtors	John William		9036432114	suredeal@gmail.com
1021	Surekha Ventures	suyash/sushil/atal		9987799598/9830069460/08880	suyash@surekaventures.com;surekaventure
1022	Suresh	Suresh	Owner	7795593928	vsureshr6@gmail.com
1023	Surya Realtors	zubair Abdul Rahman	Proprietor	9880265744	zubair411@yahoo.com
1024	Suryodaya Real estate Agency	Santhosh	Proprietor	9980831777	0
1025	Sushanth Enterprises	Sri Ram	Proprietor	8884592737	ramakrishnanc74@gmail.com
1026	Suunshine Real Estate	Krishna	propriter	8867545286	krishnasm@yahoo.in
1027	SV Enterprises	narshima Murthy	proprietor	9740977746	Sventerprises.19@gmail.com
1028	Swach Real estate	Nagesh Rao	proprietor	9964922111	mttatoservices@gmail.com
1029	Swagath enterprises	Isaac Raaj	propreitor	9342668880	NA
1030	Swamy Associates	Ravindra S	Proprietor	9986666931	indraravi_adv2005@hotmail.com
1031	Swarna Real Esate	Jagdish	proprietor	8747879108	swarna99868@gmail.com
1032	Sweekar Estate Agancy	mohan	Proprietor	9845021970	sweekar99@yahoo.co.in
1033	**sweth homes**	BK Hemanth		9880666480	bkhemanth7@gmail.com
1034	Symphony Estate	K.T. Shibu		9844333738	shibusymphony@hotmail.com
1035	T. Hanumanth Raju	T. Hanumanth Raju	Freelancer	9886736063	raju.rajathadri@gmail.com
1036	T.K. Real Estates	Mr Tarun Kumar	0	9845038138	realtors4@gmail.com
1037	Taib Estate	Anish redyy	propriter	9964462370	vaanish.nly@gmail.com
1038	Tampletard consultant	Ashish tyagi	Proprietor	9731720807	NA
1039	Tandem Allied Services	Meera	Employee	9880579677	bepariwasim@yahoo.com
1040	Tanishka Realty	Santosh	Proprietor	9880307409	info@tanishkarealty.in
1041	TANSET REALTY PVT LTD	Adithya Setty		9845002707	adithya@tansetrealty.com
1042	Tantas Solutions	Mr.Francis		9.19845E+11	tantas.s@gmail.com;lrfrancis9@gmail.com;
1043	Templeyard Consultant	Ashish	Sr Manager	9731720807	ashish@templeyard.com
1044	Terrene Realtestate PVT LTD	Praveen	Proprietor	9655556026	praveenv@terrenerealty.in
1045	Territory Corporation	Shruti	employee	9845183677	territorycorp@yahoo.com
1046	Texas realtors	Georg Satish	0	9886044560	firstchoice.properties1@gmail.com
1047	The Bangalore Real Estate Company	Mr Iftekar Saleem	0	9845035454	shadproperties@gmail.com
1048	The Elite Corp	Mr. Shakeel		9845844331	shakeel.elite@gmail.com
1049	The Future Creator	Mr. Vijay		9741179672	vijay.thefuturecreator@gmail.com
1050	The living Pad	Jitendra		9164111110	jitendra@thelivingpad.com;irshadkhanp@th

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Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
1051	The realtor	Mr Tejas	properitor	9535047110	therealtor14@gmail.com
1052	The Realtors	Chinnaswamy	propreitor	9845145329	enquiry@therealtorsblr.com
1053	The Royal Estates	mohammed Khaleed	Proprietor	9902844774	property_max@ymail.com
1054	The royal space	Rizwan Khan		9035091777	
1055	TIMES ESTATES	Ismail	Employee	9845025663	ibrahim_shml@yahoo.com
1056	times properties	Ibrahim sait		9845014561	ibrahim@timesestates.com
1057	Tirumala real estate	nagaraj	Proprietor	9845860750	basavaraja967@gmail.com
1058	Tirupati Associates	Mrs Jyoti Shroff	Proprietor	9845028061	jyotishroffus@yahoo.com
1059	Top end realty	Mr. Zakir		9845281418	topend.realty@yahoo.com
1060	Torazo Realty India	Binuta		9986167886	prop@torazo.in;binuta@torazo.in
1061	Total Estate	Manju	propriter	8088567265	manju.globsp@gmail.com
1062	TOWNSCAPE REAL ESTATES	Nafees ur Rahman	Owner	9611124462	amit@thinktanc.co
1063	**Townscape Realtors**	Haseeb Noor		9611124462	townscape@gmail.com
1064	Trading Spaces	Nagraj	Owner	9886344112	contactagateindia@gmail.com
1065	Tranquil Properties	K Preetham		9742499292	
1066	Trans Enterprises	Trans Enterprises	0	9845018752	trendshelters9@gmail.com
1067	Transaction	Sohaib Khan	Owner	9740389608	transactionsk@gmail.com
1068	Trend Shelters	Saquib ilyas	Owner	9845018752	trendshelters@hotmail.com
1069	Tri star	Aamir		9902276525	aamirsait1@gmail.com;abusufi07@gmail.co
1070	trifecta estate	roshan	propriter	9916596162	rosh6709@gmail.com
1071	True blue Property advisors	Nishant	Propreitor	9686505716	trueblueadvisors@gmail.com
1072	True value property consultants	Mr Rohit N B	properitor	9845704523	rohithgowda1987@gmail.com
1073	Truehome kart	Aravind	CEO	9886101509	arvind@truehomekart.com
1074	Tulip Homes	Raj Shekhar	Proprietor	rajshekerlamba@gmail.com	rajshekerlamba@gmail.com
1075	Uma property	Maruti	propriter	9916596162	marutihs3@gail.com
1076	Uma Realty	Rahul		9844137927	rahul@umarealty.com;uma@umarealty.com
1077	Uma's Realty	Nagesh babu	Propreitor	9844646092	nagesh@umarealty.com
1078	Umashankar	Umashankar	Free lancer	9741301883	usvblr@yahoo.com
1079	Ummer Shariff	Ummer Shariff	Owner	9916377547	master_shariff@yahoo.com
1080	Umran khan	umran khan	free lancer	9036984208	umrankhan143@gmail.com
1081	UNESPRO	office	Owner	9845028865	smarif666@hotmail.com
1082	unicrane Estate	praveen	propriter	9558881368	rk340@yahoo.in
1083	Unique Properties	Amjad Ahmed	Owner	9845577862	housemastersrealtors@hotmail.com
1084	Unitech Realtors	Ram Naik	proprietor	9686855556	unitechtravel@gmail.com
1085	United Builder	Akbar	Propreitor	9844044689	akrutiinfra225@mail.com
1086	UNITED ESTATES & PROPERTIES	MOHAMMED ARIF		9845028865	smarif666@hotmail.com
1087	Universal Realtors	Wajid	Owner	9845222427	shadproperties@gmail.com
1088	Unnathi Wealth and risk managment solution	Bhaskar reddy	free lancer	9241567959	bhaskarviva@gmail.com
1089	Upkar estate agency	Khan	propreitor	9845047008	upkarestate@gmail.com
1090	**Urban Properties**	Farhan Sait		9945600090	farhan@urbanproperties.in
1091	**Urban Realty**	Mr Inamul		9.19845E+11	urbanrealty@in.com
1092	**Uttarkar's Propetry Services**	Mr. Shyam		9.19845E+11	info@uttarkar.in

List of Channel Partner

Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
1093	V Devraj	Dev raj	proprietor	9731275581	devraj.1@gmail.com
1094	V M Real estate	vinod	Proprietor	9035611299	vmnonline@gmail.com
1095	**V3 realty solutions**	B S Nandal		9845204236	v3realtysolutions@yahoo.co.in;
1096	Vaishnavi Realtors	R Rajshekhar	Proprietor	9591989389	NA
1097	Value add realty(Cold well Bankers)	Balaji	propreitor	7795250588	vaueaddrealty@gmail.com
1098	Value Property	Harisha	propriter	7204290733	harishar36@gmail.com
1099	**Vani Estates**	R. Amarnath		8042056049	vaniestates@gmail.com
1100	Varsha Enterprises	M.Vimal	properiters	9341777776	vauto57@gmail.com
1101	vasanth real tors	prakash	proprietor	9482863794	prakash.212@gmail.com
1102	**Vasu Jain**	vasu jain		9964985128	vasujain@hotmail.com
1103	Vasudev kosta	Vasudev kosta	free lancer	8884006458	kosta.vasudev@gmail.com
1104	Vayuputhra Real Estate	Sudheer Dr	MD	9844540291	vayuputhra8@gmail.com
1105	Veeresh Real Estate & Financial Services	Veeresh		9900194715/ 9019396600	info@veereshrealty.com/ veeresh@veeresh
1106	venkatesh realtors	v.venkatesh	Owner	9901960996	no email id
1107	Venketesh	Venkatesh	proprietor	9538624664	venketesh.218@gmail.co
1108	VENTURE REALTORS	Rukku	Employee	9845148140	transactionsk@gmail.com
1109	**Venus Home**	Niraj		7411000475	kumarniraj@venushome.in
1110	Vertual Realty Space	Sridhar Gowda	partner	9739407711	sri.gowda@yahoo.co.in
1111	Victory Properties India Pvt. Ltd.	Mr Farooq Ahmed	Proprietor	9741399544	farooq@victorypropertiesbangalore.com
1112	Vignesh Real Estate	Ms Pratibha	Proprietor	9900197661	vigneshjayanagar@yahoo.com
1113	Vigneswara Promoters	Nagbhusan	properiters	9916106264	vppromoters14@gmail.com
1114	**Vijaya Enterprises**	Mr.Parameshwaram		9.17353E+11	parmeshwamiyer@yahoo.co.in
1115	Vikash Realty	Vikas	Owner	9845802901	vikas.vatsal114@gmail.com
1116	**vintage**	nima/naresh/Nagendra		9900922552/8105999992/9686	nima@myvintageproperty.com;nagendra@
1117	Virtual Realty Space	Sridhar Gowda	partner	9739407711	sri.gowda@yahoo.co.in
1118	Virtuosopartners	Kritika Modi,Piyush Agrawal		9972599944;9972444633	
1119	Vishal Enterprises	V V Shetty	proprietor	9448352347	vshetty21@gmail.com
1120	Vishnu Constructions	vishnu	Proprietor	7760844447	nagkumar1991@gmail.com
1121	Vishruthi Enterprises	Vishruthi Enterprises	Proprietor	9986404043	0
1122	**Vision Estates**	Mr.Mohammed		9.19743E+11	estates.vision@gmail.com
1123	Vivan Enterprises	Samayya	Proprietor	8722274389	0
1124	VRS Realty	Sriram	propriter	8970067360	rajunathg98@gmail.com
1125	Walls and acres(discounted floor)	manoj pal/rishi/salman		9900062398/9535226315/70228	rajesh.a@wallsandacres.com
1126	way2wealth	Ranjan		9035050040/9880929964	ranjansarmah@way2wealth.com
1127	WBS properties	Mr suresh	Director	9845336624	wbsproperties.in
1128	We Corp	Surajit	Proprietor	9980056474	info@wecorp.co.in
1129	We Own Services Pvt ltd	Niranjan Rao	Proprietor	9880022727	niranjan.rao@weown.in
1130	We Realtors	Vinoy P V	Propreitor	9845163969	werealtors@gmail.com
1131	Wealth Gyan	VA prabhu	Proprietor	9901944141	vitthal.prabhu@gmail.com
1132	west consultancy	aman		9741415294	simplegoel@gmail.com
1133	WHITE WORLD REALTY	MR SYED SALMAN RAFIQ	Owner	9845000513	mohammed.fazil60@gmail.com
1134	Windsor Realty	Azeez Khan	Owner	9845003171	0

List of Channel Partner

Sr.No.	Channel Organization Name	Channel Partner Name 1	Designation	Cell No	Mail ID
1135	Wings M Supply	rajendra Babu B.O	Proprietor	9980013333	0
1136	Wise Properities	Mr Haresh Lalchand	0	9845040033	0
1137	WOW REALTY PVT LTD!	Nawab Shafi	Owner	8884031000	amit@thinktanc.co
1138	YAHUSHUWA MESSIAH	Yahu		9738586976	anand_elim2001@yahoo.co.uk
1139	Yahvi Home Solutions	Lakshith/Sreemanth/Kumar	Owner	9980808080/9164888884/88803	lakshith@yahvihomes.in
1140	Yard Stick	Pradeep R	Owner	9972466677	pradeep.ragho@gmail.com
1141	Yes estate international	Avinash		8123523981	yesestateinternational@gmail.com
1142	yes property	Fairoz	Director	7760089966	fairozhussain786@gmail.com
1143	Zain Estate	Khan		NA	inayath.khan50@yahoo.com
1144	Zainab Estate- Sagar granites	Syed Mateen	Owner	9845087266	sagargranitesblr@gmail.com
1145	**zakir sait**	zakir emrahim sait		9845056187	zakirsait@gmail.com
1146	Zaveed	Zaveed	proprietor	7259301199	Zaveedpasha21@gmail.com
1147	Zeal 'N' Zest Realty	Ziaa Khan	Proprietor	7795595777	housemastersrealtors@hotmail.com
1148	**Zenx Chugs**	Mr. Vijay		9.1988E+11	vijaychugani@zenxchugs.com
1149	Zoom realty	Varun		98860 64757	varun@zoomrealty.in
1150	Zoop homes	Srikant	Propreitor	9742107145/9035014646	zoophomes@gmail.com

ANNEXURE 'Q'

NAMES AND ADDRESS OF THE CONTRACTORS / ARCHITECT /STRUCTURAL ENGINEER CONCERNED WITH THE DEVELOPMENT OF THE PROPOSED PROJECT

Sl No.	Name	Nature of Work	Contact Details
1	**Inform Architects,**	Architecture	422, 2nd Floor, 9th Main, Banshankari, 2nd Stage, Bangalore - 560070 Tel: 0 98450 28566
2	**Design Tree Service Consultants,**	Structural Consultant	#7, Laxmi Narasimha Complex, 100 Feet Ring Road, 4th Phase, 15th Cross Road, J.P. Nagar, Bangalore-560 076.
3	Ayojan Group	Interior works	Aayojan Group Plot No 19, S No 635, Shop No 4, Rohan Apt, Bibwewadi Mahesh Sahakari Society Pune 411037 **Kind Attn. :** Sagar Dugani **Contact No.:** 7769057171
4	CGM	Structural steel works	Plot No .441/B1 hebbal Industrial Area hebbal Mysore-570016 **Contact No** -G.Mohan-08212511011
5	Sri Bhavani Constructions	Civil works	No.133/63,1st floor New Extn 6th cross varma layout ,HA Farm post,Bangalore-560024 **Contact No** -Ramdas-9902809858
6	Esteem Constructions	Landscaping works	No.4/4,1st cross kasturiba Nagar Malleshwaram,Bangalore-560003. **Contact No**- Bharath Raju-7795090355
7	JPR Associates	MEP Works	222 Manjunath Nilaya,Flat No 4,2nd floor 6th cross Bhadrappa layout,Bangalore-560094 **Contact No**-Ramesh-9845855710
8	Manyatha constructions	Furniture supply	NO.451,Sreenidhi 11th main road Rajmahal Villas Extension bangalore-560080 Ravichnadra-9845169149
9	BABU Engineering	Fabrication work	NO 3/15 Bore bank Road, N.C. Colony Bangalore-560046 Mob: 9035000160, 9343700160

Godrej

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	**IN-KA55920746840628P**
Certificate Issued Date	:	21-Jun-2017 02:17 PM
Account Reference	:	NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BA
Unique Doc. Reference	:	SUBIN-KAKAKSCUB0860558531521404P
Purchased by	:	GODREJ HOUSING PROJECTS LLP
Description of Document	:	Article 4 Affidavit
Description	:	AFFIDAVIT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GODREJ HOUSING PROJECTS LLP
Second Party	:	N A
Stamp Duty Paid By	:	GODREJ HOUSING PROJECTS LLP
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

For The Karnataka State Co-Op. Urban Bank's Federation Ltd.

Authorised Signatory

Please write or type below this line

FORM-B

[See sub-rule (2) of rule 3]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

Affidavit cum Declaration

Affidavit cum Declaration of Uday Bhaskar.K, Authorised Signatory, **GODREJ HOUSING PROJECTS LLP** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated: 21/06/2017;

I, **Uday Bhaskar .K.**, authorised signatory of the promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is by 31st December 2022.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn as per the applicable law.

6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with as per applicable law.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents which are relevant for the Project.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bangalore on this 30th day of June 2017.

Deponent

ANNEXURE 5

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Dated : 29/05/2017

THE PRINCIPAL SECRETARY
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

23/6/17

Respected Sir,

Subject : 1. Notification of Rules under the Real Estate (Regulation and Development) Act, 2016;

2. Advice on the interim authority for registration of New Projects.

*****

Referring to the cited subject, we beg to place the following facts before your goodselves and seek advise thereof :

1. We, have been engaged in the business of construction and development of residential and commercial buildings and complexes across India for over 30 years. We have earned goodwill and an impeccable reputation for our quality of construction, timely deliver, compliance and good governance and our clients have, time and again, vouched for our dedication and commitment in delivering value to our customers.

2. As you are aware, the Real Estate (Regulation and Development) Act, 2016 ("RERA Act") was enacted in 2016 and certain provisions (Sections 2, 20-39, 41-58, 71-78 and 81-92) came into effect from 1 May 2016. In accordance with Section 20 of RERA Act, each State Government was required to notify rules applicable for enforcement of the RERA Act within the State ("RERA Rules") establish an authority known as the Real Estate Regulatory Authority ("Authority") to exercise the powers conferred on it and to perform the functions assigned to it under the Act. Thereafter, the Central Government vide Notification dated 19 April 2017 brought into force the remaining provisions being Sections 3-19, 40, 59-70 and 79-80, with effect from 1 May 2017. The effect of the said notification is that promoters, developers and construction companies including ourselves are mandatorily required to register with the Authority constituted under Section 20 of the RERA Act, prior to launching, advertising, marketing, booking, offering or selling plots, apartments or buildings.

3. Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India as on 1st May 2017.

Godrej

4. We are in a state to readiness to launch a Project and commence sales, but on account of the embargo places under the Act vide Section 3, I.e., to register the Project before commencing new sales, we hereby request your good selves to kindly guide us with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose.

Thanking You,
Yours faithfully,
For M/s. GODREJ HOUSING PROJECTS LLP.,

Authorised Signatory

Godrej Properties Ltd.
#80, Hulkul Ascent,
2nd Cross, Lavelle Road,
Bangalore - 560 001, India.
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556

Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

CIN : L74120MH1985PLC035308

Date: 09/06/2017

To,

The Principal Secretary
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Respected Sir,

Subject : **1. Notification of Rules under the Real Estate (Regulation and Development) Act, 2016;**

2. Advice on the Interim authority for registration of New Projects.

Referring to the cited subject, we beg to place the following facts before your goodselves and seek advise thereof :

1. We, Godrej Properties Limited have been engaged in the business of construction and development of residential and commercial buildings and complexes across India for over 30 years. We have earned goodwill and an impeccable reputation for our quality of construction, timely deliver, compliance and good governance and our clients have, time and again, vouched for our dedication and commitment in delivering value to our customers.

2. As you are aware, the Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**") was enacted in 2016 and certain provisions (Sections 2, 20-39, 41-58, 71-78 and 81-92) came into effect from 1 May 2016. In accordance with Section 20 of RERA Act, each State Government was required to notify rules applicable for enforcement of the RERA Act within the State ("**RERA Rules**") establish an authority known as the Real Estate Regulatory Authority ("**Authority**") to exercise the powers conferred on it and to perform the functions assigned to it under the Act. Thereafter, the Central Government vide Notification dated 19 April 2017 brought into force the remaining provisions being Sections 3-19, 40, 59-70 and 79-80, with effect from 1 May 2017. The effect of the said notification is that promoters, developers and construction companies including ourselves are mandatorily required to register with the Authority constituted under Section 20 of the RERA Act, prior to launching, advertising, marketing, booking, offering or selling plots, apartments or buildings.

Godrej

GODREJ PROPERTIES LIMITED BANGALORE

3. Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India as on 1st May 2017.

4. We are in a state to readiness to launch a Project and commence sales, but on account of the embargo places under the Act vide Section 3, i.e to register the Project before commencing new sales. We are put to immeasurable hardship on account of delay in setting up of the authority for registration of the Project, we therefore request your good selves to kindly guide us with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose.

Thanking You,

For GODREJ PROPERTIES LTD.,

GODREJ PROPERTIES LIMITED BANGALORE

Authorised Signatory,

Godrej

Godrej Properties Ltd.
#80, Hulkul Ascent,
2nd Cross, Lavelle Road,
Bangalore - 560 001, India.
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556

Regd. Office : Godrej One,
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Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

CIN : L74120MH1985PLC035308

Date : 29.06.2017

THE PRINCIPAL SECRETARY
Department of Housing,
Government of Karnataka,
Sanchivalaya-II, No. 213,
3rd Floor, Vikasa Soudha
Bengaluru – 560 001

Sir(s),

Subject : Notification of Rules under the Real Estate (Regulation and Development) Act, 2016

Reference : 1. Publication in the Times of India and Deccan Herald dated 23/06/2017.
2. Godrej First letter dated: 19/06/2017, seeking clarity and guidance on the procedure for registration of the Project.

*****

1. Referring to the cited subject we, have sought clarifications from your good selves, with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose. Reiterating on the facts of the Project again for the second time and our readiness to register the Project with your good selves, as under :

(i) We, propose to launch a new Project on Hoodi Main Road, in Sy Nos. 13/6, 14/3,16/4 & 16/5 Hoodi Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore under **"Godrej"** Brand.

(ii) Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India, including the State of Karnataka. That on account absence of RERA Rules mandated to be framed by the State Government and appointment of an Authority, a vacuum has been created and construction activities have come to a standstill.

2. As matters stand thus, we wish to bring to your notice that we have obtained all licenses, approvals and authorisation for a residential project at Hoodi in Bengaluru, Karnataka and the sanction plan has been approved by the Bruhat Bengaluru Mahanagara Palike ("BBMP"). We have complied with all statutory and regulatory requirements and obtained all necessary approvals, no-objections, consents and permissions for launching the proposed project and have invested considerable amount of money. Despite of readiness to register the Project, we are unable to process registration nor launch the project until we obtain registration under RERA. As no Authority has been appointed, we are not able to obtain the requisite registration as a result of which our business has come to a standstill.

Godrej

3. That the absence of RERA Rules and notification of an Authority has resulted in a regulatory impasse and we are constrained to approach your good office seeking redressal of the issue. Further we have noted from the daily newspaper **"TIMES OF INDIA" and "DECCAN HERALD"**, edition, both dated: 23/06/2017, that the notification of rules is deferred for the second time.

4. Under the circumstances we are in a state of halt indefinitely while enormous hardship is being caused to us on account of Project being ready to launch and Rules not being in place to comply with. We are unable to offer the same to the customers and the business is being impacted and the same is causing immense loss of business and business opportunities. Continuance of this limbo will deteriorate business to the largest extent which becomes in-compensable in terms of Brand Protection and sustenance in business. Therefore in order to sustain business, we are constrained to launch the Project with due intimation to your good selves, and upon submitting the details/documents/data as envisaged under Section 4 of the Real Estate Regulation and Development Act 2016 and the draft rules. We undertake to pay the requisite fee as and when called for payment towards registration of the Project under RERA.

5. We are at your disposal for any clarifications and look forward to receiving a confirmation to launch the project, at your earliest convenience.

Thanking you,
Yours faithfully
For **Godrej Properties Limited,**

Authorised Signatory

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Date : 29.06.2017

THE PRINCIPAL SECRETARY
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Sir(s),

Subject : Notification of Rules under the Real Estate (Regulation and Development) Act, 2016

Reference : 1. Publication in the Times of India and Deccan Herald dated 23/06/2017.
2. Godrej First letter dated: 19/06/2017, seeking clarity and guidance on the procedure for registration of the Project.

*****

1. Referring to the cited subject we, have sought clarifications from your good selves, with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose. Reiterating on the facts of the Project again for the second time and our readiness to register the Project with your good selves, as under :

(i) We, propose to launch a new Project on Hoodi Main Road, in Sy Nos. 13/6, 14/3,16/4 & 16/5 Hoodi Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore under **"Godrej"** Brand.

(ii) Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India, including the State of Karnataka. That on account absence of RERA Rules mandated to be framed by the State Government and appointment of an Authority, a vacuum has been created and construction activities have come to a standstill.

2. As matters stand thus, we wish to bring to your notice that we have obtained all licenses, approvals and authorisation for a residential project at Hoodi in Bengaluru, Karnataka and the sanction plan has been approved by the Bruhat Bengaluru Mahanagara Palike ("BBMP"). We have complied with all statutory and regulatory requirements and obtained all necessary approvals, no-objections, consents and permissions for launching the proposed project and have invested considerable amount of money. Despite of readiness to register the Project, we are unable to process registration nor launch the project until we obtain registration under RERA. As no Authority has been appointed, we are not able to obtain the requisite registration as a result of which our business has come to a standstill.

Godrej

3. That the absence of RERA Rules and notification of an Authority has resulted in a regulatory impasse and we are constrained to approach your good office seeking redressal of the issue. Further we have noted from the daily newspaper "TIMES OF INDIA" and "DECCAN HERALD", edition, both dated: 23/06/2017, that the notification of rules is deferred for the second time.

4. Under the circumstances we are in a state of halt indefinitely while enormous hardship is being caused to us on account of Project being ready to launch and Rules not being in place to comply with. We are unable to offer the same to the customers and the business is being impacted and the same is causing immense loss of business and business opportunities. Continuance of this limbo will deteriorate business to the largest extent which becomes in-compensable in terms of Brand Protection and sustenance in business. Therefore in order to sustain business, we are constrained to launch the Project with due intimation to your good selves, and upon submitting the details/documents/data as envisaged under Section 4 of the Real Estate Regulation and Development Act 2016 and the draft rules. We undertake to pay the requisite fee as and when called for payment towards registration of the Project under RERA.

5. We are at your disposal for any clarifications and look forward to receiving a confirmation to launch the project, at your earliest convenience.

Thanking you,
Yours faithfully
For Godrej Housing Projects LLP.,

Authorised Signatory

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Dated : 19/06/2017

THE PRINCIPAL SECRETARY,
Law Justice and Human Rights Department
Ground Floor, Vidhana Soudha,
Bangalore – 560 001

Sir (s),

Subject : Notification of Rules under the Real Estate (Regulation and Development) Act, 2016.

Reference : First letter dated: 29/05/2017, seeking clarity and guidance on the procedure for registration of the Project.

*****

1. Referring to the cited subject we, have sought clarifications from your good selves, with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose. Reiterating on the facts of the Project and our readiness to register the Project with your goodselves, as under :

(i) We, have been engaged in the business of construction and development of residential and commercial buildings and complexes across India. We have earned goodwill and an impeccable reputation for our quality of construction, timely deliver, compliance and good governance and our clients have, time and again, vouched for our dedication and commitment in delivering value to our customers.

(ii) As you are aware, the Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**") was enacted in 2016 and certain provisions (Sections 2, 20-39, 41-58, 71-78 and 81-92) came into effect from 1 May 2016. In accordance with Section 20 of RERA Act, each State Government was required to notify rules applicable for enforcement of the RERA Act within the State ("**RERA Rules**") establish an authority known as the Real Estate Regulatory Authority ("**Authority**") to exercise the powers conferred on it and to perform the functions assigned to it under the Act. Thereafter, the Central Government vide Notification dated 19 April 2017 brought into force the remaining provisions being Sections 3-19, 40, 59-70 and 79-80, with effect from 1 May 2017. The

Godrej

effect of the said notification is that promoters, developers and construction companies including ourselves are mandatorily required to register with the Authority constituted under Section 20 of the RERA Act, prior to launching, advertising, marketing, booking, offering or selling plots, apartments or buildings.

(iii) Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India, including the State of Karnataka. Due to the absence of RERA Rules mandated to be framed by the State Government and appointment of an Authority, a vacuum has been created and construction activities have come to a standstill.

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3. Section 20 of RERA empowers the State Government to designate any Regulatory Authority or any officer preferably the Secretary of the department dealing with Housing as the Regulatory Authority for the purposes of the Act, pending establishment of the Regulatory Authority under the Section. The absence of RERA Rules and notification of an Authority has resulted in a regulatory impasse and we are constrained to approach your good office seeking redressal of the issue. **Therefore, we request your good office to inform us as to whether a Regulatory Authority has been appointed pending notification of the final rules and appointment of a Regulatory Authority under Section 20 of RERA.**

4. **In the event that no interim Regulatory Authority has been appointed, we request you to confirm that we can proceed to launch our project. We find it pertinent to mention that as a law-abiding corporate entity we are committed to complying with all provisions of the RERA Act and RERA Rules which will be applicable to the State of Karnataka, as and when they are framed and notified by the State Government and will take immediate steps for registration of the project before the Authority. In the meanwhile since enormous hardship is being**

Godrej

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caused to us on account of Project being ready to launch and Rules not being in place to comply with. We are unable to offer the same to the customers and the business is being impacted, under the circumstances we most humbly request your good selves to kindly guide us on the launch pending notification of the Real Estate Rules, as otherwise we will be constrained to bring the particulars of the Project to the notice of your goodselves and launch the Project to sustain the Business.

5. We are at your disposal for any clarifications and look forward to receiving a confirmation to launch the project, at your earliest convenience.

Yours faithfully
For **Godrej Housing Projects LLP.,**

Authorised Signatory

Copy to:

THE PRINCIPAL SECRETARY,
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Godrej Housing Projects LLP
#80, Hulkul Ascent, 2nd Cross,
Lavelle Road, Bangalore - 560 001. India
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556
CIN : LLPIN : AAD-0883

Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

Dated : 19/06/2017

THE PRINCIPAL SECRETARY,
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

23/6/17

Sir,

Subject : Notification of Rules under the Real Estate (Regulation and Development) Act, 2016.

Reference : First letter dated: 29/05/2017, seeking clarity and guidance on the procedure for registration of the Project.

*****

1. Referring to the cited subject we, have sought clarifications from your good selves, with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose. Reiterating on the facts of the Project and our readiness to register the Project with your goodselves, as under :

(i) We, have been engaged in the business of construction and development of residential and commercial buildings and complexes across India. We have earned goodwill and an impeccable reputation for our quality of construction, timely deliver, compliance and good governance and our clients have, time and again, vouched for our dedication and commitment in delivering value to our customers.

(ii) As you are aware, the Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**") was enacted in 2016 and certain provisions (Sections 2, 20-39, 41-58, 71-78 and 81-92) came into effect from 1 May 2016. In accordance with Section 20 of RERA Act, each State Government was required to notify rules applicable for enforcement of the RERA Act within the State ("**RERA Rules**") establish an authority known as the Real Estate Regulatory Authority ("**Authority**") to exercise the powers conferred on it and to perform the functions assigned to it under the Act. Thereafter, the Central Government vide Notification dated 19 April 2017 brought into force the remaining provisions being Sections 3-19, 40, 59-70 and 79-80, with effect from 1 May 2017. The

Godrej

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effect of the said notification is that promoters, developers and construction companies including ourselves are mandatorily required to register with the Authority constituted under Section 20 of the RERA Act, prior to launching, advertising, marketing, booking, offering or selling plots, apartments or buildings.

(iii) Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India, including the State of Karnataka. Due to the absence of RERA Rules mandated to be framed by the State Government and appointment of an Authority, a vacuum has been created and construction activities have come to a standstill.

2. As matters stand thus, we wish to bring to your notice that we have obtained all licenses, approvals and authorisation for a residential project at Hoodi in Bengaluru, Karnataka and the sanction plan has been issued by the Bruhat Bengaluru Mahanagara Palike ("BBMP"). We have complied with all statutory and regulatory requirements and obtained all necessary approvals, no-objections, consents and permissions for launching the proposed project and have invested considerable amount of money. However, based on the notification dated 19 April 2017 we cannot launch the project until we obtain registration under RERA. As no Authority has been appointed, we are not able to obtain the requisite registration as a result of which our business has come to a standstill.

3. Section 20 of RERA empowers the State Government to designate any Regulatory Authority or any officer preferably the Secretary of the department dealing with Housing as the Regulatory Authority for the purposes of the Act, pending establishment of the Regulatory Authority under the Section. The absence of RERA Rules and notification of an Authority has resulted in a regulatory impasse and we are constrained to approach your good office seeking redressal of the issue. Therefore, we request your good office to inform us as to whether a Regulatory Authority has been appointed pending notification of the final rules and appointment of a Regulatory Authority under Section 20 of RERA.

4. In the event that no interim Regulatory Authority has been appointed, we request you to confirm that we can proceed to launch our project. We find it pertinent to mention that as a law-abiding corporate entity we are committed to complying with all provisions of the RERA Act and RERA Rules which will be applicable to the State of Karnataka, as and when they are framed and notified by the State Government and will take immediate steps for registration of the project before the Authority. In the meanwhile since enormous hardship is being

Godrej

caused to us on account of Project being ready to launch and Rules not being in place to comply with. We are unable to offer the same to the customers and the business is being impacted, under the circumstances we most humbly request your good selves to kindly guide us on the launch pending notification of the Real Estate Rules, as otherwise we will be constrained to bring the particulars of the Project to the notice of your goodselves and launch the Project to sustain the Business.

5. We are at your disposal for any clarifications and look forward to receiving a confirmation to launch the project, at your earliest convenience.

Yours faithfully
For Godrej Housing Projects LLP.,

Authorised Signatory

Copy to:

THE PRINCIPAL SECRETARY,
Law Justice and Human Rights Department
Ground Floor, Vidhana Soudha,
Bangalore – 560 001

Godrej Properties Ltd.
#80, Hulkul Ascent,
2nd Cross, Lavelle Road,
Bangalore - 560 001, India.
Tel : +91-80-4354 5555
Fax: +91-80-4354 5556

Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

CIN : L74120MH1985PLC035308

Date : 20/06/2017

THE PRINCIPAL SECRETARY,
Law Justice and Human Rights Department
Ground Floor, Vidhana Soudha,
Bangalore – 560 001

Sir (s),

Subject: Notification of Rules under the Real Estate (Regulation and Development) Act, 2016

Reference: First letter dated: 29/05/2017, seeking clarity and guidance on the procedure for registration of the Project.

1. Referring to the cited subject we, have sought clarifications from your good selves, with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose. Reiterating on the facts of the Project and our readiness to register the Project with your goodselves, as under :

(i) We, Godrej Properties Limited have been engaged in the business of construction and development of residential and commercial buildings and complexes across India for over 30 years. We have earned goodwill and an impeccable reputation for our quality of construction, timely deliver, compliance and good governance and our clients have, time and again, vouched for our dedication and commitment in delivering value to our customers.

ಕರ್ನಾಟಕ ಕಾನೂನು ಮತ್ತು ಸಂಸದೀಯ ವ್ಯವಹಾರಗಳು ಮತ್ತು ಶಾಸನ ರಚನೆ ಇಲಾಖೆ ವಿಧಾನ ಸೌಧ, ಬೆಂಗಳೂರು-೦೧
30/6/17

(ii) As you are aware, the Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**") was enacted in 2016 and certain provisions (Sections 2, 20-39, 41-58, 71-78 and 81-92) came into effect from 1 May 2016. In accordance with Section 20 of RERA Act, each State Government was required to notify rules applicable for enforcement of the RERA Act within the State ("**RERA Rules**") establish an authority known as the Real Estate Regulatory Authority ("**Authority**") to exercise the powers conferred on it and to perform the functions assigned to it under the Act. Thereafter, the Central Government vide Notification dated 19 April 2017 brought into force the remaining provisions being Sections 3-19, 40, 59-70 and 79-80, with effect from 1 May 2017. The effect of the said

Godrej

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notification is that promoters, developers and construction companies including ourselves are mandatorily required to register with the Authority constituted under Section 20 of the RERA Act, prior to launching, advertising, marketing, booking, offering or selling plots, apartments or buildings.

(iii) Although the Government of Karnataka had issued draft rules under the RERA Act in October 2016, invited public comments and held meetings with all stakeholders seeking their opinion on the draft rules, the final rules have not been notified till date, despite the RERA Act having come into effect in entirety throughout India, including the State of Karnataka. Due to the absence of RERA Rules mandated to be framed by the State Government and appointment of an Authority, a vacuum has been created and construction activities have come to a standstill.

2. As matters stand thus, we wish to bring to your notice that we have obtained all licenses, approvals and authorisation for a residential project at Hoodi in Bengaluru, Karnataka and the sanction plan has been issued by the Bruhat Bengaluru Mahanagara Palike ("BBMP") on 20th April 2017. We have complied with all statutory and regulatory requirements and obtained all necessary approvals, no-objections, consents and permissions for launching the proposed project and have invested considerable amount of money. However, based on the notification dated 19 April 2017 we cannot launch the project until we obtain registration under RERA. As no Authority has been appointed, we are not able to obtain the requisite registration as a result of which our business has come to a standstill from the new projects.

3. Section 20 of RERA empowers the State Government to designate any Regulatory Authority or any officer preferably the Secretary of the department dealing with Housing as the Regulatory Authority for the purposes of the Act, pending establishment of the Regulatory Authority under the Section. The absence of RERA Rules and notification of an Authority has resulted in a regulatory impasse and we are constrained to approach your good office seeking redressal of the issue. Therefore, we request your good office to inform us as to whether a Regulatory Authority has been appointed pending notification of the final rules and appointment of a Regulatory Authority under Section 20 of RERA.

4. In the event of there being no interim Regulatory Authority in place, we request you to confirm that we can proceed to launch our project. We find it pertinent to mention that as a law-abiding corporate entity we are committed to complying

with all provisions of the RERA Act and RERA Rules which will be applicable to the State of Karnataka, as and when they are framed and notified by the State Government and will take immediate steps for registration of the project before the Authority. In the meanwhile since enormous hardship is being caused to us on account of Project being ready to launch and Rules not being in place to comply with. We are unable to offer the same to the customers and the business is being impacted, under the circumstances we most humbly request your good selves to kindly guide us on the launch pending notification of the Real Estate Rules, as otherwise we will be constrained to bring the particulars of the Project to the notice of your goodselves and launch the Project to sustain the Business.

5. We are at your disposal for any clarifications and look forward to receiving a confirmation to launch the project, at your earliest convenience.

Yours faithfully
For ***Godrej Properties Limited***

Authorised Signatory

Copy to:

THE PRINCIPAL SECRETARY
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Godrej Properties Ltd.
#80, Hulkul Ascent,
2nd Cross, Lavelle Road,
Bangalore - 560 001, India.
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Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com

CIN : L74120MH1985PLC035308

Date : 20/06/2017

THE PRINCIPAL SECRETARY
Department of Housing
Government of Karnataka
Sachivalaya-II, No. 213
2nd Floor, Vikasa Soudha
Bengaluru – 560 001

Sir (s),

Subject: Notification of Rules under the Real Estate (Regulation and Development) Act, 2016

Reference: First letter dated: 29/05/2017, seeking clarity and guidance on the procedure for registration of the Project.

1. Referring to the cited subject we, have sought clarifications from your good selves, with the details of the authority before whom the Project has to be registered or any interim authority being delegated for the said purpose. Reiterating on the facts of the Project and our readiness to register the Project with your goodselves, as under :

(i) We, Godrej Properties Limited have been engaged in the business of construction and development of residential and commercial buildings and complexes across India for over 30 years. We have earned goodwill and an impeccable reputation for our quality of construction, timely deliver, compliance and good governance and our clients have, time and again, vouched for our dedication and commitment in delivering value to our customers.

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Godrej

notification is that promoters, developers and construction companies including ourselves are mandatorily required to register with the Authority constituted under Section 20 of the RERA Act, prior to launching, advertising, marketing, booking, offering or selling plots, apartments or buildings.

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2. As matters stand thus, we wish to bring to your notice that we have obtained all licenses, approvals and authorisation for a residential project at Hoodi in Bengaluru, Karnataka and the sanction plan has been issued by the Bruhat Bengaluru Mahanagara Palike ("**BBMP**") on 20th April 2017. We have complied with all statutory and regulatory requirements and obtained all necessary approvals, no-objections, consents and permissions for launching the proposed project and have invested considerable amount of money. However, based on the notification dated 19 April 2017 we cannot launch the project until we obtain registration under RERA. As no Authority has been appointed, we are not able to obtain the requisite registration as a result of which our business has come to a standstill from the new projects.

3. Section 20 of RERA empowers the State Government to designate any Regulatory Authority or any officer preferably the Secretary of the department dealing with Housing as the Regulatory Authority for the purposes of the Act, pending establishment of the Regulatory Authority under the Section. The absence of RERA Rules and notification of an Authority has resulted in a regulatory impasse and we are constrained to approach your good office seeking redressal of the issue. Therefore, we request your good office to inform us as to whether a Regulatory Authority has been appointed pending notification of the final rules and appointment of a Regulatory Authority under Section 20 of RERA.

4. In the event of there being no interim Regulatory Authority in place, we request you to confirm that we can proceed to launch our project. We find it pertinent to mention that as a law-abiding corporate entity we are committed to complying

with all provisions of the RERA Act and RERA Rules which will be applicable to the State of Karnataka, as and when they are framed and notified by the State Government and will take immediate steps for registration of the project before the Authority. In the meanwhile since enormous hardship is being caused to us on account of Project being ready to launch and Rules not being in place to comply with. We are unable to offer the same to the customers and the business is being impacted, under the circumstances we most humbly request your good selves to kindly guide us on the launch pending notification of the Real Estate Rules, as otherwise we will be constrained to bring the particulars of the Project to the notice of your goodselves and launch the Project to sustain the Business.

5. We are at your disposal for any clarifications and look forward to receiving a confirmation to launch the project, at your earliest convenience.

Yours faithfully
For ***Godrej Properties Limited***

GODREJ PROPERTIES LIMITED * BANGALORE

Authorised Signatory

Copy to:

THE PRINCIPAL SECRETARY,
Law Justice and Human Rights Department
Ground Floor, Vidhana Soudha,
Bangalore – 560 001

ANNEXURE 'T'

KALYANIWALLA
& MISTRY (Regd.)
CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT
TO THE PARTNERS OF GODREJ HOUSING PROJECTS LLP

Report on the Financial Statements

We have audited the accompanying financial statements of **GODREJ HOUSING PROJECTS LLP** ("the LLP"), which comprise the Balance Sheet as at March 31, 2016, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the Institute of Chartered Accountants of India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial controls relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the LLP has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

KALPATARU HERITAGE, 127 MAHATMA GANDHI ROAD, MUMBAI 400 001
TEL.: (91) (22) 6158 7200 FAX: (91) (22) 2267 3964
ARMY & NAVY BUILDING, 148 MAHATMA GANDHI ROAD, MUMBAI 400 001
TEL.: (91) (22) 6158 6200 FAX: (91) (22) 6158 6275

KALYANIWALLA
& MISTRY

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at March 31, 2015, and its net result and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

We report that:

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

b) In our opinion, proper books of account as required by law have been kept by the LLP so far as it appears from our examination of those books.

c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

d) In our opinion, the aforesaid financial statements comply with the Accounting Standards issued by the Institute of Chartered Accountants of India.

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: April 27, 2016

GODREJ HOUSING PROJECTS LLP
BALANCE SHEET AS AT 31ST MARCH, 2016

Particulars	Note No.	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
CAPITAL AND LIABILITIES			
Capital Account		-	-
Total Capital Account		-	-
Current Liabilities			
Short Term Borrowing	2	3,460,465	-
Other Current Liabilities	3	335,068	67,416
Total Current Liabilities		3,795,533	67,416
Total Capital And Liabilities		3,795,533	67,416
ASSETS			
Current Assets			
Inventories	4	2,851,926	67,416
Cash & Bank Balance	5	152,662	-
Short Term Loans & Advances	6	790,945	-
Total Current Assets		3,795,533	67,416
Total Assets		3,795,533	67,416
ACCOUNTING POLICIES	1		

The accompanying notes 1 to 13 form an integral part of financial statements

As per our report of even date.
For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Mumbai, Dated : April 27, 2016

Signatures to the Balance Sheet and Notes to Financial Statements

MOHIT MALHOTRA
DESIGNATED PARTNER
DIN.: 07074531

K. RAMASWAMY
DESIGNATED PARTNER
DIN.: 01254654

GODREJ HOUSING PROJECTS LLP
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2016

Particulars	Note No.	For the Year Ended 31.03.2016 Rupees	For the Period 22.12.2014 to 31.03.2015 Rupees
INCOME		-	-
EXPENDITURE			
Cost of sales	7	-	-
Finance Cost	8	-	
TOTAL EXPENSES		-	-
PROFIT BEFOR TAX		-	-
Tax Expense		-	-
PROFIT / (LOSS) AFTER TAX		-	-
ACCOUNTING POLICIES	1		

The accompanying notes 1 to 13 form an integral part of financial statements

As per our report of even date.
For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Mumbai, Dated : April 27, 2016

Signatures to the Statement of Profit & Loss and Notes to Financial Statements

MOHIT MALHOTRA
DESIGNATED PARTNER
DIN.: 07074531

K. RAMASWAMY
DESIGNATED PARTNER
DIN.: 01254654

GODREJ HOUSING PROJECTS LLP
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2016

Particulars	For the Year Ended 31.03.2016	For the Period 22.12.2014 to 31.03.2015
	Rupees	Rupees
Cash Flow from Operating Activities		
Profit / (Loss) before Taxation	-	-
Adjustment for:		
(Increase) / Decrease in Inventories	(2,784,510)	(67,416)
(Increase) / Decrease in Short Term Loans & Advances	(790,945)	-
Increase / (Decrease) in Current Liabilities	267,652	67,416
Net Cash Flow from Operating Activities	(3,307,803)	-
Taxes Paid (Net)	-	-
Net Cash Flow from Operating Activities	(3,307,803)	-
Net Cash Flow from Investing Activities	-	-
Cash Flow from Financing Activities		
Proceeds from Short Term Borrowings	3,460,465	-
Introduction of Partners' Capital	-	20,000
Withdrawal of Partners' Capital	-	(20,000)
Net Cash Flow from Financing Activities	3,460,465	-
Net Increase/ (Decrease) in Cash & Cash Equivalents	152,662	-
Cash & Cash Equivalents - Opening Balance	-	-
Cash & Cash Equivalents - Closing Balance	152,662	-
Notes :		
1. Cash and Cash Equivalents		
Balances with Bank	152,662	-
Cash and Cash Equivalents	152,662	-

2. The cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (AS) 3 on 'Cash Flow Statement', and presents cash flows by operating, investing and financing activities.
3. Figures for the previous period have been regrouped / restated wherever necessary to conform to this year's classification

As per our report of even date.
For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Mumbai, Dated : April 27, 2016

MOHIT MALHOTRA
DESIGNATED PARTNER
DIN.: 07074531

K. RAMASWAMY
DESIGNATED PARTNER
DIN.: 01254654

NOTE 1

Accounting Policies

a) LLP Overview

Godrej Housing Projects LLP (the LLP) was incorporated on December 22, 2014. The LLP is a real estate developer engaged primarily in the business of real estate construction, development and other related activities.

b) Basis of Preparation

The financial statements of the LLP have been prepared on accrual basis under the historical cost convention and on going concern basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by The Institute of Chartered Accountants of India and the provisions of the Limited Liability Partnership Act, 2008.

c) Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalents and range from 3 to 7 years. Accordingly Assets & Liabilities have been classified into current & non-current based on operating cycle of the project.

d) Fixed Assets

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Carrying amount of cash generating units / assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.

e) Depreciation / Amortization

Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II of the Companies Act, 2013.

Assets costing less than Rs.5,000/- are depreciated at 100% in the year of acquisition.

KALYANIWALLA & MISTRY MUMBAI 1917

Godrej Housing Projects LLP Mumbai

f) Inventories

Inventories are valued as under:

a) Completed Flats - At Lower of Cost or Net realizable value
b) Construction Work-in-Progress - At Cost

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the LLP.

g) Revenue Recognition

The LLP is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the LLP on transfer of significant risk and rewards to the buyer.

In accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance Note), construction revenue has been recognized on percentage of completion method provided the following thresholds have been met:

(a) All critical approvals necessary for the commencement have been obtained;
(b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;
(c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
(d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

Interest income is accounted on an accrual basis at contracted rates.

h) Borrowing Cost

Interest and finance charges incurred in connection with borrowing of funds, which are incurred for the development of long term projects, are transferred to Construction Work in Progress, as a part of the cost of the projects at weighted average of the borrowing cost / rates as per Agreements respectively.

Other borrowing costs are recognized as an expense in the period in which they are incurred.

i) Provision For Taxation

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date.

j) Foreign Currency Transactions

Transactions in foreign currency are recorded at the exchange rates prevailing on the date of the transaction. Assets and liabilities related to foreign currency transactions, remaining unsettled at the year end, are translated at the year end exchange rates. Forward exchange contracts, remaining unsettled at the year end, backed by underlying assets or liabilities are also translated at year end exchange rates. The premium payable on foreign exchange contracts is amortised over the period of the contract. Exchange gains / losses are recognised in the Statement of Profit and Loss.

k) Provisions and Contingent Liabilities

Provisions are recognized in the accounts in respect of present probable obligations, the amount of which can be reliably estimated.

Contingent liabilities are disclosed in respect of possible obligations that arise from the past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the LLP.

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

GODREJ HOUSING PROJECTS LLP

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	As at 31.03.2016 Rupees	As at 31.03.2015 Rupees
NOTE 2		
SHORT TERM BORROWING		
Unsecured Loan from Partner	3,460,465	-
	3,460,465	-
NOTE 3		
OTHER CURRENT LIABILITIES		
Interest Accrued but not due	256,336	-
Statutory Dues	33,482	6,000
Other Liabilities		
Dues of micro enterprises and small enterprises	-	-
Dues of creditors other than micro enterprises and small enterprises	45,250	61,416
	335,068	67,416
NOTE 4		
INVENTORIES		
Construction Work in Progress	2,851,926	67,416
	2,851,926	67,416
NOTE 5		
CASH & BANK BALANCE		
Balances with Bank		
On Current Account	152,662	-
	152,662	-
NOTE 6		
SHORT TERM LOANS & ADVANCES		
Secured		
Deposit - Project (Refer Note 6 (a)	500,000	-
Unsecured Considered good		
Loans and Advances to Others	290,945	-
	790,945	-

a) Secured Deposit - Project is secured against Terms of Development Agreement.

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	For the Year Ended 31.03.2016 Rupees	For the Period 22.12.2014 to 31.03.2015 Rupees
NOTE 7		
COST OF SALES		
Opening Stock	67,416	-
Add : Expenditure during the year		
Architect Fees	2,070,674	-
Other Cost	429,018	67,416
Interest	284,818	-
	2,784,510	67,416
Less : Closing Stock	2,851,926	67,416
Cost of Sales	-	-
NOTE 8		
FINANCE COST		
Interest Expense		
Others	284,818	-
Total Interest Expense	284,818	-
Less: Capitalised to Project	284,818	-
NET FINANCE COST	-	-

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

NOTE 9

Dues to Micro and Small Enterprises

Disclosure of trade payables and other liabilities is based on the information available with the Company / LLP regarding the status of the suppliers as defined under the "Micro, Small & Medium Enterprises Development Act, 2006". There is no amount overdue as on 31st March, 2016 to Micro & Small Enterprises on account of principal amount together with interest.

NOTE 10

Amounts* paid to Auditors

Particulars	Current Year (Rs.)	For the Period 22.12.2014 to 31.03.2015 (Rs.)
Audit Fees	50,000	50,000
Total	**50,000**	**50,000**

*Represents Amount net of applicable taxes.

NOTE 11

Segment Information

As the LLP has only one business segment, disclosure under Accounting Standard 17 on "Segment Reporting" issued by the Institute of Chartered Accountants of India is not applicable.

NOTE 12

Related Party Disclosure

Related party disclosures as required by AS-18, "Related Party Disclosures', are given below:

1. Relationships:

Partners:

i) Godrej Properties Limited (GPL) holds profit share of 40% of the LLP. (Control through voting rights). GPL is a subsidiary of Godrej Industries Limited (GIL). GIL is a subsidiary of Godrej & Boyce Manufacturing Company Limited (G&B), the Ultimate Holding Company.

ii) Mrs. R. Varalakhsmi holds profit share of 30% of the LLP.

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

iii) Mr. K. Ramaswamy holds profit share of 30% of the LLP.

iv) Godrej Projects Development Private Limited (GPDPL) held profit share of 51% of the LLP upto March 29, 2015.

v) Godrej Garden City Properties Private Limited (GGCPPL) held profit share of 49% of the LLP upto March 29, 2015.

vi) GPDPL and GGCPPL are 100% subsidiaries of Godrej Properties Limited.

2. The following transactions were carried out with the related parties in the ordinary course of the business during the year:

(Amount in Rs.)

Sr. No	Particulars	GPL	K Ramaswamy	GPDPL	GGCPPL.
1.	Expenses charged by other companies	284,833 -	- -	- -	- -
2.	Loan received	3,460,451 -	- -	- -	- -
4.	Capital Contribution	- -	- -	- *10,000*	- *10,000*
6.	Deposit Given	- -	5,00,000 -	- -	- -
7.	Outstanding payables	3,716,801 -	- -	- -	- -

Figures in italics represents figures of previous year

NOTE 13

Previous period figures have been regrouped wherever necessary to conform to current year's classification.

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-2A, ITR-3, ITR-4S (SUGAM), ITR-4 , ITR-5, ITR-6,ITR-7 transmitted electronically with digital signature]

Assessment Year 2015-16

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION

Name			PAN
GODREJ HOUSING PROJECTS LLP			AANFG9969R
Flat/Door/Block No	Name Of Premises/Building/Village		Form No. which has been electronically transmitted: ITR-5
5TH FLOOR	GODDREJ ONE, PIROJSHANAGAR		
Road/Street/Post Office	Area/Locality		
EASTERN EXPRESS HIGHWAY	VIKHROLI (EAST)		Status: Limited Liability Partner
Town/City/District	State	Pin	Aadhaar Number
MUMBAI	MAHARASHTRA	400079	

Designation of AO(Ward/Circle): WARD 17(1)(4), MUMBAI | Original or Revised: ORIGINAL

E-filing Acknowledgement Number: 723533251270815 | Date(DD/MM/YYYY): 27-08-2015

COMPUTATION OF INCOME AND TAX THEREON

1	Gross total income				1	0
2	Deductions under Chapter-VI-A				2	0
3	Total Income				3	0
3a	Current Year loss, if any				3a	0
4	Net tax payable				4	0
5	Interest payable				5	0
6	Total tax and interest payable				6	0
7	Taxes Paid	a Advance Tax	7a	0		
		b TDS	7b	0		
		c TCS	7c	0		
		d Self Assessment Tax	7d	0		
		e Total Taxes Paid (7a+7b+7c +7d)			7e	0
8	Tax Payable (6-7e)				8	0
9	Refund (7e-6)				9	0
10	Exempt Income	Agriculture			10	
		Others				

This return has been digitally signed by MOHIT MALHOTRA in the capacity of DESIGNATED PARTNER

having PAN AKBPM5127D from IP Address 125.17.184.62 on 27-08-2015 at MUMBAI

Dsc Sl No & issuer 193494617777875466 3CN=SafeScrypt sub-CA for RCAI Class 2 2014, OU=Sub-CA, O=Sify Technologies Limited, C=IN

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDEPENDENT AUDITOR'S REPORT

TO THE PARTNERS OF GODREJ HOUSING PROJECTS LLP

Report on the Financial Statements

We have audited the accompanying financial statements of **GODREJ HOUSING PROJECTS LLP** ("the LLP"), which comprise the Balance Sheet as at March 31, 2015, the Statement of Profit and Loss, the Cash Flow Statement for the period December 22, 2014 to March 31, 2015, then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the Accounting Standards issued by the Institute of Chartered Accountants of India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial controls relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the LLP has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

KALPATARU HERITAGE, 127 MAHATMA GANDHI ROAD, MUMBAI 400 001
TEL.: (91) (22) 6158 7200 FAX: (91) (22) 2267 3964
ARMY & NAVY BUILDING, 148 MAHATMA GANDHI ROAD, MUMBAI 400 001
TEL.: (91) (22) 6158 6200 FAX: (91) (22) 6158 6275

KALYANIWALLA
& MISTRY

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at March 31, 2015, and its net result and its cash flows for the period December 22, 2014 to March 31, 2015.

Emphasis of Matter

We draw attention to Note 1(g) to the financial statements, in respect of projects under long term contracts undertaken and/or financed by the LLP, we have relied upon the management's estimates of the percentage of completion, costs to completion and on the projections of revenues expected from projects owing to the technical nature of such estimates, on the basis of which profits/losses have been accounted, interest income accrued and realizability of the construction work in progress and project advances determined.

Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

We report that:

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

b) In our opinion, proper books of account as required by law have been kept by the LLP so far as it appears from our examination of those books.

c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

d) In our opinion, the aforesaid financial statements comply with the Accounting Standards issued by the Institute of Chartered Accountants of India.

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Place: Mumbai
Dated: April 28, 2015

GODREJ HOUSING PROJECTS LLP
BALANCE SHEET AS AT 31st MARCH, 2015

Particulars	Note No.	As at 31.03.2015 Rupees
CAPITAL AND LIABILITIES		
Capital Account		
Total Capital Account		-
		-
Current Liabilities		
Other Current Liabilities	2	67,416
Total Current Liabilities		67,416
Total Capital And Liabilities		67,416
ASSETS		
Current Assets		
Inventories	3	67,416
Total Current Assets		67,416
Total Assets		67,416
ACCOUNTING POLICIES	1	

The accompanying notes 1 to 9 form an integral part of financial statements

As per our report of even date.

Signatures to the Balance Sheet and Notes to Financial Statements

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Mumbai, Dated : April 28, 2015

MOHIT MALHOTRA
K. RAMASWAMY
DESIGNATED PARTNERS

GODREJ HOUSING PROJECTS LLP

STATEMENT OF PROFIT & LOSS FOR THE PERIOD 22nd DECEMBER, 2014 TO 31st MARCH, 2015

Particulars	Note No.	For the Period 22.12.2014 to 31.03.2015 Rupees
INCOME		-
EXPENDITURE		
Cost of Sales	4	-
TOTAL EXPENSES		-
PROFIT / (LOSS) FOR THE PERIOD		-
ACCOUNTING POLICIES	1	

The accompanying notes 1 to 9 form an integral part of financial statements

As per our report of even date.

Signatures to the Statement of Profit & Loss and Notes to Financial Statements

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Mumbai, Dated : April 28, 2015

MOHIT MALHOTRA
K. RAMASWAMY
DESIGNATED PARTNERS

GODREJ HOUSING PROJECTS LLP
CASH FLOW STATEMENT FOR THE PERIOD 22nd DECEMBER, 2014 TO 31st MARCH, 2015

Particulars	For the Period 22.12.2014 to 31.03.2015 Rupees
Cash Flow from Operating Activities	
(Loss) before Taxation	-
Operating Profit before working capital changes	-
Adjustment for:	
(Increase) / Decrease in Inventories	(67,416)
Increase / (Decrease) in Current Liabilities	67,416
Taxes Paid (Net)	-
Net Cash Flow from Operating Activities	-
Net Cash Flow from Investing Activities	-
Cash Flow from Financing Activities	
Proceeds from introduction of Partners' Capital	20,000
Withdrawal of Partners' Capital	(20,000)
Net Cash Flow from Financing Activities	-
Net Increase/ (Decrease) in Cash & Cash Equivalents	-
Cash & Cash Equivalents - Opening Balance	-
Cash & Cash Equivalents - Closing Balance	-

Notes :

1. The cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (AS) 3 on 'Cash Flow Statement', and presents cash flows by operating, investing and financing activities.

As per our report of even date.

For KALYANIWALLA & MISTRY
CHARTERED ACCOUNTANTS
Firm Registration Number 104607W

FARHAD M. BHESANIA
PARTNER
Membership Number 127355
Mumbai, Dated : April 28, 2015

MOHIT MALHOTRA **K. RAMASWAMY**
DESIGNATED PARTNERS

NOTE 1

Accounting Policies

a) LLP Overview

Godrej Housing Projects LLP was incorporated on December 22, 2014. The LLP is a real estate developer engaged primarily in the business of real estate construction, development and other related activities.

b) Basis of Preparation

The financial statements of the LLP have been prepared on accrual basis under the historical cost convention and on going concern basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by The Institute of Chartered Accountants of India and the provisions of the Limited Liability Partnership Act, 2008.

c) Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalents and range from 3 to 7 years. Accordingly Assets & Liabilities have been classified into current & non-current based on operating cycle of respective projects.

d) Fixed Assets

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Carrying amount of cash generating units / assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.

e) Depreciation / Amortization

Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II of the Companies Act, 2013.

Assets costing less than Rs.5,000/- are depreciated at 100% in the year of acquisition.

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

f) Inventories

Inventories are valued as under:

a) Completed Flats - At Lower of Cost or Net realizable value
b) Construction Work-in-Progress - At Cost

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the LLP.

g) Revenue Recognition

The LLP is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the LLP on transfer of significant risk and rewards to the buyer.

In accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance Note), construction revenue has been recognized on percentage of completion method provided the following thresholds have been met:

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(c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
(d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

Interest income is accounted on an accrual basis at contracted rates.

KALYANIWALLA & MISTRY MUMBAI

Godrej Housing Projects LLP Mumbai

h) Borrowing Cost

Interest and finance charges incurred in connection with borrowing of funds, which are incurred for the development of long term projects, are transferred to Construction Work in Progress, as a part of the cost of the projects at weighted average of the borrowing cost / rates as per Agreements respectively.

Other borrowing costs are recognized as an expense in the period in which they are incurred.

I) Provision For Taxation

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date.

J) Foreign Currency Transactions

Transactions in foreign currency are recorded at the exchange rates prevailing on the date of the transaction. Assets and liabilities related to foreign currency transactions, remaining unsettled at the year end, are translated at the year end exchange rates. Forward exchange contracts, remaining unsettled at the year end, backed by underlying assets or liabilities are also translated at year end exchange rates. The premium payable on foreign exchange contracts is amortised over the period of the contract. Exchange gains / losses are recognised in the Statement of Profit and Loss.

k) Provisions and Contingent Liabilities

Provisions are recognized in the accounts in respect of present probable obligations, the amount of which can be reliably estimated.

Contingent liabilities are disclosed in respect of possible obligations that arise from the past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the LLP.

GODREJ HOUSING PROJECTS LLP

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	As at 31.03.2015 Rupees
NOTE 2	
OTHER CURRENT LIABILITIES	
Statutory Dues	6,000
Other Liabilities	61,416
	67,416
NOTE 3	
INVENTORIES	
Construction Work in Progress	67,416
	67,416

GODREJ HOUSING PROJECTS LLP

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

	For the Period 22.12.2014 to 31.03.2015 Rupees
NOTE 4	
COST OF SALES	
Opening Stock	-
Add : Expenditure during the year	
Other Cost	67,416
	67,416
Less : Closing Stock	
Cost of Sales	67,416

NOTE 5

Dues to Micro and Small Enterprises

The LLP is in the process of compiling the relevant information from its suppliers about their coverage under the Micro, Small and Medium Enterprises Development Act, 2006. As the LLP has not received any intimation from its suppliers as on date regarding their status under the above said Act, no disclosure has been made.

NOTE 6

Amounts paid to Auditors

Particulars	For the Period 22.12.2014 to 31.03.2015 (Rs.)
Audit Fees (inclusive of Service Tax)	56,180
Total	56,180

NOTE 7

Segment Information

As the LLP has only one business segment, disclosure under Accounting Standard 17 on "Segment Reporting" issued by the Institute of Chartered Accountants of India is not applicable.

NOTE 8

Related Party Disclosure

Related party disclosures as required by AS-18, 'Related Party Disclosures', are given below:

1. Relationships:

Partners:

i) Godrej Projects Development Private Limited (GPDPL) held profit share of 51% of the LLP upto March 29, 2015.

ii) Godrej Garden City Properties Private Limited (GGCPPL) held profit share of 49% of the LLP upto March 29, 2015.

GPDPL and GGCPPL are 100% subsidiaries of Godrej Properties Limited.

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iii) Godrej Properties Limited (GPL) holds profit share of 40% of the LLP w.e.f. March 30, 2015. (Control through voting rights). GPL is a subsidiary of Godrej Industries Limited (GIL). GIL is a subsidiary of Godrej & Boyce Manufacturing Company Limited (G&B), the ultimate holding Company.

iv) Mrs. R. Varalakhsmi holds profit share of 30% of the LLP w.e.f. March 30, 2015.

v) Mr. K. Ramaswamy holds profit share of 30% of the LLP w.e.f. March 30, 2015.

2. The following transactions were carried out with related parties in the ordinary course of business during the year :

(Amount in Rs.)

Sr. No.	Particulars	Godrej Projects Development Pvt. Ltd.	Godrej Garden City Properties Pvt. Ltd.
1.	Capital Contribution	10,000	10,000
2.	Capital Withdrawal	10,000	10,000

NOTE 9

The LLP was incorporated on December 22, 2014, and hence the accounts have been prepared from the date of incorporation upto March 31, 2015. This being the first financial year for the LLP, previous year figures have not been disclosed.

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Godrej Housing Projects LLP Mumbai

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Godrej Housing Projects LLP
Regd. Office : Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai - 400 079. India
Tel. : +91-22-6169 8500
Fax: +91-22-6169 8888
Website : www.godrejproperties.com
LLPIN : AAD-0883

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF GODREJ HOUSING PROJECTS LLP AT ITS MEETING HELD ON APRIL 28, 2017

"**RESOLVED THAT** Mr. Uday Bhaskar, Mr. Avinash Suresh, Mr. Mohammed Samiulla and Ms. Asha Latha P.I.K (hereinafter referred to as "Authorised Signatories") be and are hereby severally authorised to sign applications, papers and other documents required for registration of the LLP for the project "Godrej Air" under Real Estate (Regulation & Development) Act 2016 applicable in the State of Karnataka.

RESOLVED FURTHER THAT the authorised signatories, be and are hereby further authorized to sign various returns/challans/letters/ documents for compliances under the Real Estate (Regulation & Development) Act 2016 applicable in the State of Karnataka and to represent the LLP before the said authorities and to do all such acts, deeds, actions, writings and things that may be deemed necessary on behalf of the LLP for giving effect to this resolution.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above mentioned authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the LLP or the date on which above mentioned signatory ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities."

For Godrej Housing Projects LLP

Authorised Signatory

Date of Issue: June 20, 2017

Godrej