



August [18], 2014

To

"Bhartiya City Developers Pvt. Ltd"
Ground Floor, Anchorage - 1, 100/1,
Richmond Road,
Bangalore - 560 025

Sir,

As desired by you, the records of Sub-Registrar, Yelahanka, Bangalore have been verified by us for the period of last 31 years for investigation of title in respect of the property mentioned in Point No.3 below and referred to herein after as 'Security Land'). We have also verified documents mentioned in Point No. 4 below (i.e., Particulars of all documents made available for verification with their Registration No., Date) in respect of the 'Security Land'. On the basis of above documents our REPORT/CERTIFICATE is given as under:-

SUB:- TITLE CLEARANCE CERTIFICATE

1) Name/s of all the Title holders / Present Owners/s of the Property /ies and Name / s of the person / s offering mortgage. (If the person / s offering mortgage is authorised POA Holder, comment whether explicit power is given to mortgage the property):-

**SUB:- TITLE CLEARANCE CERTIFICATE**

1) **Name/s of all the Title holders/ Present Owners/s of the Property/ies and Name/s of the person/s offering mortgage. (If the person / s offering mortgage is authorised POA Holder, comment whether explicit power is given to mortgage the property):-**

M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED
(earlier known as Zigma Land Developers Private Limited) having its registered office at No.100/1, 'Anchorage-1', Richmond Road, Bangalore - 560 025

2) **Status of the Owner/s and Mortgagor/s (Individual, HUF, Partnership Firm, Company etc.,):-**

A PRIVATE LIMITED COMPANY

3) **Description of the Security Land. (Particulars regarding Plot / Block /Flat No, Plot Area, Construction Area, Common Space Area, Revenue Survey No., City, Survey No., T.P.Scheme No., Final Plot No., extent, boundaries, village, Taluk, District etc.,)**

SECURITY LAND**A. South Parcel of 'Bhartiya City'**

i) "All that piece and parcel of land bearing Sy.No.35 measuring 37 guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Land in Sy.No.38;
West by : Land in Sy.No.52;
North by : Peripheral Ring Road;
South by : Land in Sy.Nos.50 & 51"

ii) "All that part and parcel of land bearing Sy.No.38 measuring 14 guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Peripheral Ring Road & Sy.No.39;
West by : Land in Sy.No.35;
North by : Peripheral Ring Road;
South by : Land in Sy.No.49"



iii) "All that part and parcel of land bearing Sy.No.39 measuring 0.80 guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:
East by : Peripheral Ring Road & Sy.No.48;
West by : Land in Sy.No.38;
North by : Peripheral Ring Road;
South by : Land in Sy.No.48"

iv) "All that part and parcel of land bearing Sy.No.45 measuring 10 Acres 4 guntas (including 10 guntas of kharab land duly converted for use), situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:
East by : Private Property and Nagareshwara Nagenahalli border;
West by : Land in Sy.Nos.47 & 48;
North by : Peripheral Ring Road;
South by : Land in Sy.No.46"

v) "All that part and parcel of land bearing Sy.No.46 measuring 5 Acres 19 Guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:
East by : Private Property;
West by : Land in Sy.No.56;
North by : Land in Sy.No.45 & 47;
South by : Private Property"

vi) "All that part and parcel of land bearing Sy.No.47 measuring 5 Acres 24 Guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:
East by : Land in Sy.No.45;
West by : Land in Sy.No.55;
North by : Land in Sy.No.48;
South by : Land in Sy.Nos.46 & 56"

vii) "All that part and parcel of land bearing Sy.No.48 measuring 4 Acres 23 Guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:
East by : Land in Sy.No.45;
West by : Land in Sy.No.49;
North by : Land in Sy.No.39 & Peripheral Ring Road;
South by : Land in Sy.No.47"

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viii) "All that part and parcel of land bearing Sy.No.49 measuring 5 Acres 22 Guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Land in Sy.No.48;
West by : Land in Sy.Nos.50 & 53;
North by : Land in Sy.No.38;
South by : Land in Sy.No.55"

ix) "All that part and parcel of land bearing Sy.No.50 measuring 1 Acre 28 Guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Land in Sy.No.49;
West by : Land in Sy.No.51;
North by : Land in Sy.No.35;
South by : Land in Sy.No.49;

A map delineating the south parcel of 'Bhartiya City' measuring 34 A 11 G in blue and yellow is appended to our report as **Annexure A**.

B. North parcel of Bhartiya City (Nikoo Homes-I)

i) "All that part and parcel of land bearing Sy.No.32/1 measuring 6.79 Acres, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Land in Sy.No.32/3;
West by : Remaining portion of Sy.No.32/1;
North by : Kannur Village Border & Sy.No.32/2;
South by : Remaining portion of Sy.No.32/1"

ii) "All that part and parcel of land bearing Sy.No.32/2 measuring 0.91 Acres, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Land in Sy.No.32/4;
West by : Land in Sy.No.32/1;
North by : Kannur Village Border;
South by : Land in Sy.No.32/1"

iii) "All that part and parcel of land bearing Sy.No.32/3 measuring 6.01 Acres, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

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East by : Land in Sy.No.32/4;
 West by : Land in Sy.No.32/1;
 North by : Land in Sy.No.32/4;
 South by : Remaining portion of Sy.No.32/3;

iv) "All that part and parcel of land bearing Sy.No.32/4 measuring 2.87 Acres, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on the:

East by : Private Property;
 West by : Land in Sy.Nos.32/2 & 32/3;
 North by : Kannur Village Border;
 South by : Land in Sy.Nos.32/3 & Private Property"

A map delineating the north parcel of 'Bhartiya City' i.e., 'Nikoo Homes' measuring 16.61 A (being part of the Security Land) in green is appended as **Annexure A**.

NOTE: We are informed that the Sketch is furnished only for ease of reference and in case of any conflict between the Sketch and the property descriptions, the property descriptions shall prevail over the Sketch.

Sl. No.	Sy. No.	Bhartiya Land (Total Extent)	Land acquired by BDA for PRR	Title Report furnished	Land proposed to be mortgaged	Conversion of land (Residential / Commercial)
South parcel of 'Bhartiya City'						
1	35	5 A 27 g	4 A 9 g	1 A 18 g	0 A 37 g	21 g - Industrial 37 g - Residential (i.e., land proposed to be mortgaged)
2	38	5 A 25 g	3 A 5 g (excluding 8 g of kharab)	2 A 20 g	0 A 14 g	2 A 6 g - Industrial 14 g - Residential (i.e., land proposed to be mortgaged)
3	39	6 A 23 g	2 A 11 g	4 A 12 g	0 A 0.80 g	4 A 12 g - Industrial



Sl. No.	Sy. No.	Bhartiya land (Total Extent)	Land acquired by BDA for PRR	Title Report furnished	Land proposed to be mortgaged	Conversion of land (Residential / Commercial)
4	45	18 A 34 g (excluding 10 g of Kharab)	5 A 30 g	13 A 14 g	10 A 04 g	3 A 10 g - Industrial 10 A 04 g - Residential (i.e., land proposed to be mortgaged) (inclusive of 10 guntas of kharab land duly converted)
5	46	5 A 19 g		5 A 19 g	5 A 19 g	5 A 19 g - Residential (i.e., land proposed to be mortgaged)
6	47	5 A 24 g		5 A 24 g	5 A 24 g	5 A 24 g - Residential (i.e., land proposed to be mortgaged)
7	48	6 A 4 g	1 A 21 g	4 A 23 g	4 A 23 g	4 A 23 g - Residential (i.e., land proposed to be mortgaged)
8	49	5 A 22 g		5 A 22 g	5 A 22 g	5 A 22 g - Residential (i.e., land proposed to be mortgaged)
9	50	1 A 28 g		1 A 28 g	1 A 28 g	1 A 28 g - Residential (i.e., land proposed to be mortgaged)
				44 A 26 G	34 A 11 g	
'Nikoo Homes' in the North parcel of 'Bhartiya City'						
1	32/1	16 A 14 g		6.79 A (equivalent to 6 A and 31 g)	6 A 31 g	The lands were converted for non-agricultural industrial



Sl. No.	Sy. No.	Bhartiya land (Total Extent)	Land acquired by BDA for PRR	Title Report furnished	Land proposed to be mortgaged	Conversion of land (Residential / Commercial)
2	32/2	1 A 0 g		0.91 A (equivalent to 0 A and 36 g)	36 g	purpose. BDA has permitted the change vide Commencement Certificates dated 17/6/2008, 22/4/2010 and 18/9/2012 for residential and commercial use
3	32/3	7 A 10 g		6.01 A (equivalent to 6 A and 0 g)	6 A	
4	32/4	2 A 33 g		2.87 (equivalent to 2 A and 34 g)A	2 A 34 g	
						16 A 21 g

Note - South parcel of 'Bhartiya City' comprises of land totally measuring 34 A 11 g which has been allotted municipal number 6/1, which are totally converted for Residential purposes. The portions of the remaining land in the same survey numbers have either been acquired by the BDA for formation of the Peripheral Ring Road or is a part of the north parcel of Bhartiya City and part of Municipal No. 6/2.

4) **Particulars of all documents made available for verification with their Registration No., Date (Originals/ certified copies / photo copies). We have also reviewed all the title related documents (originals / certified copies/photo copies) available with Corporation Bank relevant for preparing this report and the relevant documents are included in the below list.**

1. Order Sheet of the Special Deputy Commissioner for Inam Abolition, in favour of Srinivasa Rao in respect of various Survey Numbers (Certified Copy)
2. Endorsement dated 23.1.1959, issued by the Special Deputy Commissioner Inams Abolition, in favour of Sri.Srinivasa Rao (Certified Copy)
3. Endorsement Order dated 23.1.1959 (Certified Copy)



4. Certificate of Registration in Form No.VIII, issued by the Special Deputy Commissioner Inams Abolition, in favour of Srinivasa Rao (Photocopy).
5. Mutation Register No. 39/1968-69 issued regarding Inam Abolition Order in the name of Srinivas Rao (Certified Copy).
6. Order Sheet passed by the Special Deputy Commissioner Inams Abolition, in favour of Sri.Muniswamappa (S/o.Muninarasimha Reddy) in respect of various Survey Numbers (Certified Copy).
7. Endorsement dated 23.1.1959 (Certified Copy)
8. Endorsement issued by the Special Deputy Commissioner, Inams Abolition in the name of N. Muniswamappa S/o. Muni Narasa Reddy in respect of various Survey Numbers (Certified Copy)
9. Certificate of Registration in Form No.VIII, issued by the Special Deputy Commissioner Inams Abolition, in favour of Sri.N.Muniswamappa (Photocopy).
10. Plaintiff Copy in OS No.4879/1998 filed by J. Aswatha Rao S/o. Late J. Gopal Rao and J. Subba Rao S/o Late Srinivasa Rao against Sri. Muniswamy Reddy S/o. Late Muninarasimha Reddy and others for partition (Photocopy)
11. Compromise Petition filed in OS No.4879/1998, before the Hon'ble City Civil Judge, Bangalore.
12. Extract of Mutation Register No. 13/2004-05 issued in support of the Partition as per the Compromise Petition (Original)
13. Final Decree for Partition registered on 21.7.2004, registered as Document No.8993/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
14. Final Decree for Partition registered on 21.7.2004, registered as Document No.8986/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
15. Final Decree for Partition registered on 21.7.2004, registered as Document No.9004/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).

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16. Final Decree for Partition registered on 21.7.2004, registered as Document No.8985/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
17. Final Decree for Partition registered on 17.7.2004, registered as Document No.8624/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
18. Final Decree for Partition registered on 21.7.2004, registered as Document No.9014/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
19. Final Decree for Partition registered on 21.7.2004, registered as Document No.9011/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
20. Final Decree for Partition registered on 21.7.2004, registered as Document No.8989/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
21. Final Decree for Partition registered on 21.7.2004, registered as Document No.9006/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).

Sy.No.35 measuring 1 Acre 18 Guntas

22. GPA dated 8.8.2005, registered as Document No.159/2005-06 in the office of the subregistrar Yelahanka (Photocopy).
23. GPA dated 10.12.2004, registered as Document No.343/2005-06 (also numbered as 340/2005-06 in some of the pages of the GPA) in the office of the subregistrar Yelahanka (Photocopy).
24. Family Tree of Sri. Subba Rao dated 28.5.2010, issued by the Village Accountant (Original).
25. Family Tree of Sri. Aswatha Rao dated 27.5.2010, issued by the Village Accountant (Original).
26. Mutation Register Extract bearing M.R. No.20/2005-06, issued by the Village Accountant (Original).



27. GPA dated 26.8.2005 (registered on 1.9.2005), registered as Document No.182/2005-06, in the office of the sub registrar Yelahanka (Photocopy).
28. Agreement of Sale dated 17.9.2005, registered as Document No.8688 /2005-06, in the subregistrar Yelahanka (Photocopy).
29. Sale deed dated 28.4.2006, registered as Document No.2279/2006-07, in the office of the subregistrar Yelahanka (Original).
30. Mutation Register Extract bearing MR No.105/2005-06, issued by the Village Accountant (Original).
31. GPA (Notarised) dated 14.7.2005, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).
32. Rectification deed dated 25.5.2010, registered as Document No.836 /2010-11, in the office of the subregistrar of Byatarayanapura (Original).
33. Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by The Special Deputy Commissioner, for land bearing Sy.No.35 (measuring 19 Guntas) along with various Survey Numbers have been converted to Industrial purposes. Further, Sy.No.35 (34 Guntas) along with various Survey Numbers have been converted to Residential purposes (Original).
34. Revised/Continued Official memorandum dated (clearly not visible), bearing No.ALN(SAY)SR/41/0708,issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.35 measuring 2 Guntas 'A' Kharab has been converted to Industrial purposes (Original).
35. Revised/Continued Official memorandum dated 12.5.2009, bearing No. ALN(SAY)SR/41/0708, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.35 measuring 3 Guntas has been converted to Residential purposes (Original).
36. RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities (Certified Copy).

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37. Computerised RTC from 2001-02 to 2002-03, from 2005-06 to 2012-13, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities (Original).
38. Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, for Sy.No.35, measuring 05 Acres 25 Guntas (Original).

Sy.No.38, measuring 2 Acres 26 Guntas

39. Sale deed dated 10.8.2005, registered as Document No.5087/200506, in the office of the SubRegistrar Yelahanka (Original).
40. Mutation Register Extract bearing MR No.57/2005-06, issued by the Village Accountant (Original).
41. Sale deed dated 19.8.2009, registered as Document No.1536/2009-10, in the office of the SubRegistrar Byatarayanapura (Original).
42. Revised/Continued Official memorandum dated 16.3.2009, bearing No.ALN(SAY)SR/38/0708, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.38 measuring 04 Guntas 'A' Kharab has been converted to Industrial purposes (Original).
43. RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities (Certified Copy).
44. Computerised RTC from 2005-06 to 2012-13, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities (Original).
45. Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.38 measuring 5 Acres 21 Guntas (Original).

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46. Encumbrance Certificates from 18.2.2009 to 19.4.2010, 1.4.2010 to 18.11.2012 (for Sy.No.38, measuring 4 Guntas), from 1.4.2012 to 31.3.2013 (for Sy.No.38 measuring 49 Guntas), from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014, for Sy.No.38, measuring 04 Guntas (Original).

Sy.No.39, measuring 4 Acres 12 Guntas

47. RTC Extracts from 1966-67 to 2001-02, in respect of Sy.No.39, measuring 06 Acres 23 Guntas issued by the Revenue Authorities (Certified Copy).

48. GPA dated 2.7.2005, registered as Document No.101/200506, in the office of the SubRegistrar Tumkur (Photocopy)

49. Family Tree of Sri.Narasa Reddy dated 28.5.2010, issued by the Village Accountant (Original).

50. Agreement for Sale dated 4.7.2005, registered as Document No.4187/2005-06, in the office of the SubRegistrar Yelahanka (Photocopy).

51. Mutation Register Extract bearing MR No.58/2005-06, issued by the Village Accountant (Original).

52. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014 for Sy.No.39 measuring 37 Guntas (Original).

53. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.39 measuring 5 Acres 26 Guntas (Original).

Sy.No.45, measuring 13 Acres 14 Guntas

54. Sale dated 16.8.2005, registered as Document No.5205/200506 in the subregistrar Yelahanka (Certified Copy).



55. Mutation Register Extract bearing MR No.20/2005-06, issued by the Village Accountant (Original).
56. Sale deed dated 1.3.2006 registered as Document No.15431/ 2005-06 in the office of the subregistrar yelahanka (Original).
57. GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).
58. RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.45, measuring 19 Acres 16 Guntas, issued by the Revenue Authorities (Certified Copy).
59. Computerised RTC for the period from 2005-05 to 2006-07, for Sy.No.45, measuring 19 Acres 10 Guntas, issued by the Revenue Authorities (Original).
60. Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.45 measuring 18 Acres 34 Guntas (Original).
61. Encumbrance Certificate from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 1.7.2013 to 2.1.2014, for Sy.No.45 measuring 16 Guntas (Original).

Sy.No.46 measuring 05 Acres 19 Guntas

62. Sale deed dated 22.2.2006, registered as Document No.17934/200506 in the office of the subregistrar Yelahanka (Original).
63. Mutation Register No. 107/2005-06 issued regarding sale from Muninaga Reddy @ M N Reddy in favour of Vimal Kumar Kad (Original)
64. RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities (Certified Copy).
65. Computerised RTC for the period from 2006-07 to 2007-08, from 2009-10, for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities (Original).



66. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010; from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.46 measuring 5 Acres 19 Guntas (Original).

Sy.No.47, measuring 5 Acres 24 Guntas

67. RTC Extracts for the period from 1966-67 to 2000-01, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities (Certified Copy).

68. Computerised RTC for the period from 2006-07 to 2007-08, from 2009-10, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities (Original).

69. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010 (2 Nos), from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.47 measuring 5 Acres 24 Guntas (Original).

Sy.No.48, measuring 4 Acres 23 Guntas

70. Sale Deed dated 23.2.2006, registered as Document No. 1479C/2005-05, executed by Muninaga Reddy @ M N Reddy in favour of Vimal Kumar Kad for Sy. No. 48 measuring 6 Acres 4 guntas, Sy. No. 49 measuring 5 Acres 22 guntas and Sy. No. 50 measuring 1 Aste 28 guntas, situated at Chokkanahalli Village, Yelahanka Taluk (Original).

71. Mutation Register Extract No. 86/2005-06 issued regarding sale from Muninaga Reddy @ M N Reddy in favour of Vimal Kumar Kad (Original).

72. RTC Extracts for the period from 1966-67 to 2000-01, for Sy.No.48, measuring 6 Acres 4 Guntas, issued by the Revenue Authorities (Certified Copy).



73. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.48 measuring 06 Acres 04 Guntas (Original).

Sy.No.49, measuring 5 acres 22 guntas .

74. RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.49, measuring 5 Acres 22 Guntas, issued by the Revenue Authorities (Certified Copy).

75. Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No 49 measuring 05 Acres 22 Guntas (Original).

Sy.No.50, measuring 1 Acre 28 Guntas

76. RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities (Certified Copy).

77. Computerised RTC from 2001-02 to 2013-14, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities (Original).

78. Encumbrance Certificates from 1.4.1976 to 31.5.1989; from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.50, measuring 01 Acre 28 Guntas (Original)

Sy.No.32/1, measuring 0.1 Acre 08 Guntas

79. Sale deed dated 6.1.2006, registered as Document No.9615/2005-06, in the office of the sub-registrar, Yelahanka, Bangalore (Original).

80. Mutation Register Extract bearing MR No.85/2005-06, issued by the Village Accountant (Original).

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81. GPA dated 31.7.2006, executed by Sri.Rangaswamy to and in favour of Sri.Kuldeep Singh (Photocopy).
82. GPA dated 23.7.2005, registered as Document No.147/2005-06, in the office of the sub-registrar, Yelahanka, Bangalore (Photocopy).

Sy.No.32/1 measuring 06 Acres 27 Guntas

83. Sale deed dated 19.1.2006, registered as Document No.10631 /2005-06, in the office of the sub-registrar, Yelahanka, Bangalore (Original).
84. Mutation Register Extract bearing MR No.106/2005-06, issued by the Village Accountant (Original).

Sy.No.32/1 measuring 5 acres 19 guntas

85. Sale deed dated 30.11.2005, registered as Document No.8490/200506 in the office of the subregistrar Yelahanka (Original).
86. Mutation Register Extract bearing MR No.58/2005-06, issued by the Revenue Authorities (Original).

Sy No.32/1 measuring 3 Acres

87. Sale deed dated 2.8.2006, registered as Document No.9887/200607 in the office of the subregistrar, Yelahanka (Original).

Sy.No.32/1 measuring 05 Guntas

88. Sale deed dated 19.8.2009, registered as Document No.1538/200910 in the office of the subregistrar, Byatarayanapura (Original).
89. GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).

Sy.No.32/1 measuring 11 guntas

90. Sale deed dated 19.8.2009 registered as Document No.1537/200910, in the office of the subregistrar of Byatarayanapura (Original).
91. GPA dated 19.2.2009, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).



92. Hissa/Re-Survey Tippani for Sy.No.32 issued by the Revenue Authorities (Photocopy).
93. RTC Extract for the period from 1966-67 to 1975-76, from 1981-82 to 1992-93, for Sy.No.32 measuring 68 Acres 09 Guntas including 6 Acres 36 guntas Guntas of Kharab, issued by the Revenue Authorities (Certified Copy).
94. RTC Extract for the period from 1993-94 to 1999-2000, for Sy.No.32 measuring 68 Acres 09 Guntas including 6 Acres 36 guntas of Kharab, issued by the Revenue Authorities (Certified Copy).
95. Computerised RTC for the period from 2004-05 to 2007-08, from 2009-10, for Sy.No.32/1 measuring 55 Acres 28 Guntas including 06 Acres 24 Guntas of Kharab, issued by the Revenue Authorities (Certified Copy).
96. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.1.2011 to 31.8.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 14.4.2014, for Sy.No.32/1 measuring 01 Acre 08 Guntas (Original).
97. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 06 Acres 27 Guntas (Original).
98. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.1.2011 to 31.8.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 03 Acres (Original).
99. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.1.2011 to 31.8.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Acres 19 Guntas (Original).

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100. Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 11 Guntas (Original).
101. Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Guntas (Original).

Sy.No.32/2, measuring 01 Acre

102. Sale deed dated 8.12.2005, registered as Document No.8788/ 200506 in the office of the Subregistrar, Yelahanka (Original).
103. Mutation Register Extract bearing MR No.61/2005-06, issued by the Village Accountant (Original).
104. Computerised RTC for the period from 2004-05 to 2005-06 and from 2009-10, for Sy.No.32/2 measuring 01 Acre 04 Guntas including 04 Guntas of Kharab, issued by the Revenue Authorities (Original).
105. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/2 measuring 1 Acre (Original).

Sy.No.32/3, measuring 7 Acres 10 Guntas

106. Sale deed dated 8.12.2005, registered as Document No.8689/200506 in the office of the SubRegistrar Yelahanka (Original).
107. Mutation Register Extract bearing MR No.62/2005-06, issued by the Village Accountant (Original).
108. Family Tree of Smt.Padmamma (W/o.Late.Muninaga Reddy) dated 28.5.2010, issued by the Village Accountant (Original).
109. Computerised RTC for the period from 2004-05 to 2010-11 and from 2012-13, for Sy.No.32/3 measuring 07 Acres 12 Guntas including 02 Guntas of Kharab, issued by the Revenue Authorities (Original).

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110. Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/3 measuring 07 Acre 10 Guntas (Original).

Sy.No.32/4, measuring 01 Acre

111. Sale deed dated 21.12.2005, registered as Document No.9120/200506 in the office of the subregistrar Yelahanka (Original).
112. Mutation Register Extract bearing MR No.68/2005-06, issued by the Village Accountant (Original).
113. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/4 measuring 1 Acre (Original).

Sy.No.32 (New No.32/4) measuring 1 Acres 33 Guntas

114. Sale deed dated 22.9.2005, registered as Document No.6567/200506, in the office of the subregistrar Yelahanka (Original).
115. Mutation Register Extract bearing MR No.53/2005-06, issued by the Village Accountant (Original).
116. Computerised RTC for the period from 2004-05 to 2005-06 and from 2009-10, for Sy.No.32/4, measuring 04 Acres 05 Guntas including 06 Guntas of Kharab, issued by the Revenue Authorities (Original).
117. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32 (New No.32/4), measuring 1 Acre 33 Guntas (Original).

Common Documents:

118. Endorsement dated 19.7.2004, bearing Ref.No.BDA /LAQ/I.A/9/161 /2004-05, issued by BDA, in respect of Sy.Nos.32 to 52 (Original).

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119. Endorsement dated 23.8.2006, bearing Ref.No.PTCL.CR.280 /2006-07, issued by the Assistant Commissioner, Bangalore North Sub-Division, under the provisions of Karnataka Schedule Caste/Schedule Tribes (Prohibition of Transfer of certain Lands) (PTCL) Act, in respect of Sy.Nos.32, 32/4, 32/1, 41, 44, 32/1, 43/1, 45, 43/1, 44, 35, 48, 49, 50, 46, 47, 32/1 & 42/1 (Original).
120. Endorsement dated 6.8.2007, bearing Ref.No.LRF(BNA)CR/215/2007 -08, issued by the Assistant Commissioner, Bangalore North Sub-Division, under Section 79(A) and (B) of the Land Reforms Act 1961, in respect of Sy.Nos.32/1, 40, 38, 43/1, 44, 35, 32/1, 41, 39, 38, 32/4, 48, 49, 50, 46, 47, 32/3, 42/2, 43/2, 32/2, 37, 32/4, 32/1, 41, 44, 32/1, 42/1, 43/1 & 55 (Original).
121. Endorsement dated 27.1.2014, bearing Ref.No.Ban/SlpA-2 /3806 /2013-14, issued by KIADB (Original),
122. Endorsement dated 29.1.2014, bearing Ref.No.KHB/Slp/End/2013-14, issued by KHB (Original).
123. Relinquishment deed dated 10.6.2010, registered as Document No.629 /2010-11, in the office of the Additional District registrar (Photocopy).
124. Rectification of Relinquishment deed dated 26.11.2011, registered as Document No.2865/2011-12, in the office of the Additional District registrar (Photocopy).
125. Rectification of Relinquishment deed dated 5.9.2012, registered as Document No.1707/2012-13, in the office of the Additional District registrar (Photocopy).
126. Relinquishment Deed dated 28.11.2013 registered as Document No. 2465/2013-14 in the office of the Additional District Registrar (Photocopy)
127. Betterment/Improvement charges paid receipt dated 9.11.2012, issued by BBMP (Original).
128. Commencement Letter dated 17.6.2008, bearing No.BDA/TPM/3916 /2007-08/776 /2008-09, issued by BDA (Original).

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129. Preliminary Confirmation Letter dated 22.4.2010, bearing No.BDA/TPM/CLU/132/GH-11/2009-10/263/2010-11, issued by BDA (Original).
130. Licence for Construction dated 13.4.2012, bearing LP No.J.D.T.P /N/LP/25/2010-11, issued by BBMP (Original).
131. Modified Work Order dated 18.9.2012, bearing LP No.EDA/TPM/DLP-11/2009-10/3313/2012-13, issued by BDA (Original)
132. Modified Licence for Construction dated 31.12.2012, issued by BBMP (Original).
133. NOC dated 2.2.2010, issued by BWSSB (Original).
134. NOC dated 21.2.2011, issued by BESCOM (Original).
135. NOC dated 26.8.2011, issued by BSNL (Original).
136. NOC dated 16.9.2011, issued by DGP (Original).
137. NOC dated 25.7.2012, issued by Airports Authority of India (Original).
138. NOC dated 3.12.2012, issued by KSPCB (Original).
139. Deed of Partnership of Zigma Land Developers dated 12.4.2008. (Original)
140. Supplementary Deed of Partnership dated 30.4.2008 (Original).
141. Revised Partnership deed dated 17.5.2008 (Original).
142. Deed of CoPartnery dated 17.5.2008 (Photocopy).
143. Certificate of Incorporation of Zigma Land Developers private Limited dated 28.5.2008 issued by the registrar of companies, Karnataka, Bangalore (Photocopy).
144. Memorandum and Articles of Association of Zigma Land Developers Private Limited (Certified Copy).

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145. Fresh Certificate of Incorporation of Consequent upon change of name dated 11.8.2010, issued by Registrar of Companies (Original).
146. ROC Search Report dated 18.07.2014 issued by RSM & Co., Company Secretaries, in relation to Bhartiya City Developers Private Limited (Original).

Of the above, the documents listed at 24, 25, 28, 44, 48, 49, 59, 61, 65, 68, 77, 92, 104, 108, 109, 116, 119, 121-138, 142, 145-146 are in the custody of Bhartiya City Developers Pvt. Ltd. Similarly, portions of documents i.e., Encumbrance Certificates, listed at Sl. No. 38, 45-46, 52-53, 60-61, 66, 69, 73, 75, 78, 96-101, 105, 110, 113 & 117 are available with Corporation Bank, while the balance are available with Bhartiya City Developers Pvt. Ltd.

5. FLOW OF TITLE

The larger extent of land bearing Sy.Nos.35, 38, 39, 45, 46, 47, 48, 49, 50, 32/1, 32/2, 32/3 & 32/4 along with various Survey Numbers of Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, originally belonged to the family of Sri.Gopala Rao and Sri. N. Muniswamy Reddy, who were the Jodidars of Chokkanahalli.

It appears that the said Sri.Gopala Rao died intestate during 1939, leaving behind him his surviving two sons namely, Sri.Aswatha Rao and Sri.Srinivasa Rao as his legal heirs, who became the jodidars of Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk. Sri.Srinivasa Rao being the elder brother of Sri.Aswatha Rao, was looking after the affairs of the family.

After coming into force of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 ('the Act'), the said Sri. Srinivasa Rao applied under the provisions of the said Act to be registered as an Occupant of lands in Sy.Nos.32 to 50 and accordingly the Special Deputy Commissioner for Inam



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Abolition passed an Order passed in Case No.14/1966-67, in favour of Sri.Srinivasa Rao (S/o.Late.Gopala Rao) and who became registered as an Occupant of lands bearing Sy.Nos.32 to 50 as stated below:

Sy.Nos	Extent
	Acres-Guntas
32	30-00
33	02-29
34	03-00
35	02-32
36	02-35
37	02-11
38	02-30
39	03-11
40	03-07
43	03-01
44	02-37
45	09-28
46	02-29
47	02-32
48	03-02
49	02-31
50	00-34 (Total 86 Acres 15 Guntas)

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Endorsement dated 23.1.1959, has been issued by the Special Deputy Commissioner Inams Abolition, in favour of Sri.Srinivasa Rao regarding the same.

Certificate of Registration in Form No.VIII registering the tenant Sri.Srinivasa Rao as an occupant, in respect of aforesaid lands is also available.

One Muniswamy Reddy alias M Muniswamy Reddy of Chokkanahalli Village had also applied for confirmation of Occupancy rights to the Special Deputy Commissioner Inam Abolition, who had confirmed occupancy rights of Muniswamy Reddy alias M Muniswamy Reddy under Order passed in Case No.30/1966-67,in respect of land measuring 91 Acres 25 guntas in Sy.Nos.30 to 50 as stated below:-

Sy.Nos Extent

Acres- Guntas

30	05-06
32	30-00
33	02-28
34	03-00
35	02-33
36	02-35
37	02-12
38	02-31
39	03-12
40	02-35
41	02-33

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42	03-06
43	03-00
44	02-37
45	09-28
46	02-30
47	02-32
48	03-02
49	02-31
50	00-34 (Total 91 Acres 25 Guntas)

Endorsement dated 23.1.1959 and Certificate of Registration in Form No.VIII, issued by the Special Deputy Commissioner Inams Abolition, in the name of Sri.N.Muniswamappa regarding the same.

It appears that after the demise of Srinivasa Rao (S/o.Late.Gopala Rao) on 10.9.1981, his only son Subba Rao and Aswatha Rao the brother of the Srinivasa Rao became the owners of land allotted to them measuring in all 86 Acres 15 Guntas.

Family Tree of Late.Gopal Rao issued by the Village Accountant reveals that the said Gopal Rao had 2 sons by name (i) Srinivas Rao (deceased) having one son by name Subba Rao (Subba Rao had two children namely Sharada and Bharathi) and (ii)Aswatha Rao who had two children by name A.Raja Gopal and Sheela.

It appears that the aforesaid Sri.Aswatha Rao (S/o.Late.Gopala Rao) and his deceased brother Srinivasa Rao's son Sri.Subba Rao, being the absolute owners of land measuring 86 Acres 15 Guntas in Sy.Nos.32 to 50 of Chokkanahalli Village, had filed a suit for Partition in O.S.No.4879/1998, in

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the file of the City Civil Judge, Bangalore, against Sri.Muniswamy Reddy @ Sri.N.Muniswamy Reddy and his family members, for partition of their lands held by them by metes and bounds.

Subsequently, with the intervention of the well wishers, the above suit for Partition was compromised amongst the Parties and both the parties have filed a Compromise Petition. Accordingly, the said suit has been decreed on 3.3.2004 in terms of the above Compromise Petition filed by the parties and, the Hon'ble Court had ordered for issue of Final Decree in favour of each of the parties to the suit in respect of their share of Property with metes and bounds. As per the Compromise Petition each of the parties were allotted the land as shown hereinunder:-

- A. Land totally measuring 13 Acres 20 Guntas, comprised out of portion of Sy.No.32 measuring 03 Acres 05 Guntas, Sy.No.36 measuring 05 Acres 32 Guntas, Sy.No.37 measuring 04 Acres 23 Guntas (in Schedule 'A1' Annexed to the Compromise Petition) was allotted to the share of Sri.Ramalinga Reddy and same has been registered on 21.7.2004, registered as Document No.8993/2004-05, in the office of the sub-registrar, Yelahanka.
- B. Land totally measuring 13 Acres, comprised in Sy.No.32 measuring 06 Acres 14 Guntas, Sy.No.40 measuring 05 Acres 29 Guntas, Sy.No.39 measuring 37 Guntas (in Schedule 'A2' Annexed to the Compromise Petition) was allotted to the share of Sri.Narasa Reddy and same has been registered on 21.7.2004, registered as Document No.8986/2004-05, in the office of the sub-registrar, Yelahanka.



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C. Land totally measuring 05 Acres 20 Guntas, comprised out portion of Sy.No.32 measuring 02 Acres 20 Guntas and Sy.No. 32 measuring 03 Acres (in Schedule 'B1' Annexed to the Compromise Petition) was allotted to the share of Sri.Ramachandra Reddy and same has been registered on 21.7.2004, registered as Document No.9004/2004-05, in the office of the sub-registrar, Yelahanka.

D. Land totally measuring 05 Acres 30 Guntas comprised out of portion of Sy.No.32 measuring 01 Acre 08 Guntas and Sy.No.41 measuring 03 Acres 32 Guntas and Sy.No.44 measuring 30 Guntas (in Schedule 'B2' Annexed to the Compromise Petition) was allotted to the share of Sri.Prasad Reddy and same has been registered on 21.7.2004, registered as Document No.8985/2004-05, in the office of the sub-registrar, Yelahanka.

E. Land measuring 1 Acre comprised of 6 Acres 25 guntas in Sy. No. 34 (in Schedule B3 Annexed to the Compromise Petition) was allotted to the share of Smt. Chinnamma.

F. Land measuring 26 Acres 3 guntas in Sy. No. 32 was allotted to the share of Sri. Narayana Reddy (in Schedule C1 annexed to the Compromise Petition) was allotted to the share of Sri. Narayan Reddy.

G. Land measuring 1 Acre 5 guntas in Sy. No. 34 was allotted to the share of Sri. Narayan Reddy (in Schedule C2 annexed to the Compromise Petition) was allotted to the share of Sri. Narayan Reddy.

H. Land totally measuring 11 Acres comprised out of portion of Sy.No.32 measuring 06 Acres 27 Guntas, Sy.No.42 measuring 03 Acres 13 Guntas and Sy.No.43 measuring 01 Acre (in Schedule 'D1' Annexed to



the Compromise Petition) was allotted to the share of Sri.Jayarama Reddy and same has been registered on 17.7.2004, registered as Document No.8624/2004-05, in the office of the sub-registrar, Yelahanka.

- I. Land totally measuring 11 Acres comprised out of portion of Sy.No.32 measuring 07 Acres 10 Guntas, Sy.No.42 measuring 03 Acres and Sy.No.43 measuring 30 Guntas (in Schedule 'D2' Annexed to the Compromise Petition) was allotted to the share of Smt.Padmamma and same has been registered on 21.7.2004, registered as Document No.9014/2004-05, in the office of the sub-registrar, Yelahanka.
- J. Land totally measuring 01 Acre comprised out of Sy.No.32 (in Schedule 'D3' Annexed to the Compromise Petition) was allotted to the share of Smt.Shankuntalamma and same has been registered on 21.7.2004, registered as Document No.9011/2004-05, in the office of the sub-registrar, Yelahanka.
- K. Land totally measuring 01 Acre comprised out of portion of Sy.No.32 (in Schedule 'D4' Annexed to the Compromise Petition) was allotted to the share of Smt.Kanthamma and same has been registered on 21.7.2004, registered as Document No.8989/2004-05, in the office of the sub-registrar, Yelahanka.
- L. Land totally measuring 84 Acres 09 Guntas comprised out of portion of Sy.No.32 measuring 06 Acres 36 Guntas (Kharab land), Sy.No.33 measuring 05 Acres 17 Guntas, Sy.No.41 measuring 02 Acres, Sy.No.32 measuring 02 Acres 39 Guntas, Sy.No.34 measuring 04 Acres 09 Guntas, Sy.No.35 measuring 05 Acres 25 Guntas; Sy.No.38





measuring 05 Acres 21 Guntas, Sy.No.39 measuring 05 Acres 26 Guntas, Sy.No.44 measuring 05 Acres 04 Gunts, Sy.No.43 measuring 04 Acres 11 Gunrtas, Sy.No.45 measuring 19 Acres 16 Guntas, Sy.No.46 measuring 05 Acres 19 Guntas, Sy.No.47 measuring 05 Acres 24 Guntas, Sy.No.48 measuring 06 Acres 04 Guntas, Sy.No.49 measuring 05 Acres 22 Guntas and Sy.No.50 measuring 01 Acre 28 Guntas (in Schedule 'E' Annexed to the Compromise Petition) was allotted to the share of Sri.Aswatha Rao and Sri.Subba Rao and same has been registered on 21.7.2004, registered as Document No.9006/2004-05, in the office of the sub-registrar, Yelahanka.

Mutation Register Extract bearing MR No.13/2004-05, issued by the Village Accountant, confirms that as per the Order passed in OS No.4879/1998, Khata in respect of their respective portions stood transferred in their names.

Each of the parties to the suit had applied for issue of Final Decree in respect of their share by paying the necessary Stamp duty and accordingly the Hon'ble City Civil Judge has issued Final Decree in favour of the respective parties and the same have also been registered in the office of the Sub-Registrar, Yelahanka, Bangalore. Thereafter, the aforesaid allottees dealt their respective portions as detailed below:-

A. Sy.No.35, measuring 1 Acre 18 Guntas

The family members of the said Sri.Aswatha Rao and Sri.Subba Rao viz., 1.J.Rajagopal, 2.Sheela, 3.S.Nirmala, 4.S.Sharadha and 5.S.Bharathi have executed a GPA dated 8.8.2005, registered as Document No.159/200506 in the office of the subregistrar Yelahanka, to and in favour of Sri.J.Aswatha

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Rao, authorising them, interalia to deal with the larger extent of land bearing Sy.No.35 along with various Survey Numbers.

Subsequently, the said Sri.Subba Rao had executed a GPA dated 10.12.2004, registered as Document No.343/2005-06 (also numbered as 340 /2005-06 in some of the pages of the GPA) in the office of the subregistrar Yelahanka, to and in favour of his brother Sri.J.Aswatha Rao, authorising him, interalia to deal with the extent of land bearing Sy.No.35 along with various Survey Numbers of Chokkanahalli.

Family Tree of Sri.Subba Rao dated 28.5.2010, issued by the Village Accountant, confirms that his family members comprise of Smt.Nirmala (wife) and children Smt.Sharada and Smt.Bharathi.

Family Tree of Sri.Aswatha Rao dated 27.5.2010, issued by the Village Accountant, confirms that his family members comprise of Sri.A.Rajagopal and Smt.A.Sheela.

The aforesaid 1.Sri.J.Aswatha Rao (self) and on behalf of 2.Sri.J.Rajagopal, 3.Sheela, 4.J.Subba Rao, 5.S.Nirmala, 6.S.Sharadha and 7.S.Bharathi sold lands owned by them in several Sy.Nos of Chokkanhalli including land bearing Sy.No.35 measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), Sy.No.45 measuring 19 Acres 16 Guntas (excluding 18 Guntas Kharab), Sy.No.46 measuring 5 Acres 19 Guntas (excluding 20 Guntas Kharab), Sy.No.47 measuring 5 Acres 24 Guntas (excluding 12 Guntas Kharab), Sy.No.48 measuring 6 Acres 4 Guntas, Sy.No.49 measuring 5 Acres 22 Guntas (excluding 23 Guntas Kharab), Sy.No.50 measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), to and in favour of Sri.Muninaga

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Reddy @ Sri.M.N.Reddy, in terms of a Sale deed dated 16.8.2005, registered as Document No.5205/200506 in the office of the sub-registrar Yelahanka.

Mutation Register Extract bearing MR No.20/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale dated 16.8.2005.

The family members of Sri.Muninaga Reddy @ Sri.M.N.Reddy) viz., 1.Smt.Bhagya N.Reddy (wife) and his daughters 2.Ms.Neetu M.N.Reddy and 3.Lavanya (Sl.No.3 being minor represented by her mother and natural guardian Bhagya) have executed a GPA dated 26.8.2005 (registered on 1.9.2005), registered as Document No.182/2005-06, in the office of the subregistrar Yelahanka, to and in favour of Sri.Muninaga Reddy @ Sri.M.N.Reddy, authorising them, inter alia to deal with their family Properties.

The said Sri.Muninaga Reddy @ Sri.M.N.Reddy agreed to sell the land bearing Sy.No.35 measuring 5 Acres 25 Guntas along with other Properties to and in favour of Sri.Vipan Kumar Kad, in terms of an Agreement of Sale dated 17.9.2005, registered as Document No.8688/2005-06, in the Sub-Registrar Yelahanka.

It appears that the said Sri.Vipan Kumar Kad inturn nominated Smt.Shanti Devi Kad as a buyer of the said land. Hence the said Sri.Muninaga Reddy @ Sri.M.N.Reddy (Vendor) and Sri.Vipan Kumar Kad (Agreement holder and also joined as Consenting Witness), sold the said land bearing Sy.No.35 measuring 5 Acres 25 Guntas along with other Properties to and in favour of Smt.Shanti Devi Kad (represented by her GPA holder Sri.Davinder Kumar Jain), in terms of a Sale deed dated 28.4.2006, registered as Document No.2279/2006-07, in the office of the subregistrar Yelahanka.



Mutation Register Extract bearing MR No.105/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale dated 8.4.2006.

GPA (Notarised) dated 14.7.2005, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain, authorising/empowering him to purchase the agricultural land in her name is available.

The said Smt.Shanti Devi Kad, who was the owner of lands in several Survey Numbers of Chokkanhalli Village, later through her GPA holder Sri.Davinder Kumar Jain have sold the land bearing Sy.No.35, measuring 3 Guntas + 2 Guntas Kharab (totally 05 Guntas) along with Sy.No.32/1 measuring 11 Guntas to and in favour of M/s.Zigma Land Developers Private Limited, in terms of a Sale deed dated 19.8.2009 registered as Document No.1537/200910, in the office of the sub-registrar of Byatarayanapura.

Some typographical errors with regard to recitals are crept in the aforesaid Sale deed dated 19.8.2009 and same has been rectified by Smt.Shanthi Devi Kad, in terms of a Rectification deed dated 25.5.2010, registered as Document No.836/2010-11, in the office of the subregistrar of Byatarayanapura.

Note:- Land in Sy.No.35 measuring 4 Acres 9 Guntas has been acquired for peripheral Ring Road.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.35 (measuring 19 Guntas) along with various Survey Numbers have been converted to Industrial purposes. Further, Sy.No.35 (34 Guntas) along with various Survey Numbers have been

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converted to Residential purposes.

Revised /Continued Official memorandum dated (clearly not visible), bearing No.ALN(SAY)SR/41/0708, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.35 measuring 2 Guntas 'A' Kharab has been converted to Industrial purposes.

Revised/Continued Official memorandum dated 12.5.2009, bearing No. ALN(SAY)SR/41/0708, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.35 measuring 3 Guntas has been converted to Residential purposes.

RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities, reveals the name of Srinivasa Rao, later Aswatha Rao as owner to the said land at relevant periods of time.

Computerised RTC from 2001-02 to 2002-03, from 2005-06 to 2012-13, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities, reveals the name of Aswatha Rao and others, later M.N.Reddy and presently Shanthi Devi Kad as owner to the said land at relevant periods of time.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.35, measuring 05 Acres 25 Guntas are available for perusal.

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B. Sy.No.38, measuring 2 Acres 26 Guntas

The aforesaid Sri.J.Aswatha Rao and Sri.J.Subba Rao have acquired the larger extent of land bearing Sy.No.38 measuring 05 Acres 21 Guntas along with various Survey Numbers through the Compromise Petition and Final Decree (the land shown Schedule 'E' Annexed of the Compromise Petition).

Thereafter, the said 1.Sri.J.Aswatha Rao (self) and on behalf of 2.A.Rajagopal, 3.A.Sheela, 4.Sri.J.Subba Rao, 5.Nirmala, 6.Sharada and 7.Bharathi (Vendors) and Muninaga Reddy @ M.N.Reddy (Consenting Witnesses) sold the said land bearing Sy.No.38 measuring 05 Acres 21 Guntas along with other Properties to and in favour of Sri.Vimal Kumar Kad, in terms of a Sale deed dated 10.8.2005, registered as Document No.5087/2005-06, in the office of the SubRegistrar Yelahanka.

Mutation Register Extract bearing MR No.57/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 10.8.2005.

Note:-Land to an extent of 3 Acres 13 Guntas (inclusive of 8 guntas of kharab land) in Sy No.38 has been acquired for Peripheral Ring Road.

Thereafter, the aforesaid Sri.Vimal Kumar Kad through his GPA holder Davinder Kumar Jain (Vendor) and M/s.Zigma Projects Private Limited, represented by its Director Davinder Kumar Jain (Confirming Party) sold the converted land measuring 04 Guntas in Sy.No.38 to and in favour of M/s.Zigma Land Developers Private Limited, a Company, represented by its authorised signatory Ms. Bhargavi Sanjay, in terms of a Sale deed dated



19.8.2009, registered as Document No.1536/2009-10, in the office of the SubRegistrar Byatarayanapura.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.38 measuring 2 Acres 2 Guntas along with various Survey Numbers have been converted to Industrial purposes. Further, Sy.No.38 measuring 14 Guntas along with various Survey Numbers have been converted to Residential purposes.

Revised/Continued Official memorandum dated 16.3.2009, bearing No.ALN(SAY)SR/38/0708, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.38 measuring 04 Guntas 'A' Kharab has been converted to Industrial purposes.

RTC Extracts from 1966-67 to 2001-02, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities, reveals the name of Srinivasa Rao, later Aswatha Rao and others as owner to the said land at relevant periods of time.

Computerised RTC from 2005-06 to 2012-13, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities, reveals the name of Vimal Kumar Kad as owner to the said land at relevant periods of time.

Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2015 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for

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Sy.No.38 measuring 5 Acres 21 Guntas.

Encumbrance Certificates from 1.4.2010 to 18.11.2012 (for Sy.No.38, measuring 4 Guntas), from 1.4.2012 to 31.3.2013 (for Sy.No.38 measuring 49 Guntas), from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014, for Sy.No.38, measuring 04 Guntas are available for perusal.

C. Sy.No.39, measuring 4 Acres 12 Guntas

The aforesaid Sri.J.Aswatha Rao and Sri.J.Subba Rao have acquired the land bearing Sy.No.39 along with various Survey Numbers through the Compromise Petition and Final Decree. Later Sri.J.Aswatha Rao, Sri.J.Subba Rao and others (duly represented by their GPA holder Aswatha Rao) have sold the land bearing Sy.No.39 measuring 05 Acres 26 Guntas along with other Properties to and in favour of Sri.Vimal Kumar Kad, in terms of a Sale deed dated 10.8.2005, registered as Document No.5087/200506, in the office of the SubRegistrar Yelahanka,

Sri.Narasa Reddy had acquired the land bearing Sy.No.39 measuring 37 Guntas along with other Properties (in Schedule 'A2' Annexed to the Compromise Petition and Final Decree). His Source of title is already dealt as stated above.

Smt.Manjula, one of the daughter of Sri.Narasa Reddy had executed GPA dated 2.7.2005, registered as Document No.101/200506, in the office of the SubRegistrar Tumkur, to and in favour of her father Sri.Narasa Reddy, authorising him, inter alia to deal with the land bearing Sy.No.39 measuring 37 Guntas along with other Property.

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Family Tree of Sri.Narasa Reddy dated 28.5.2010, issued by the Village Accountant reveals that his family members comprise of Nirmala (wife) and children Manjula, Lavanya and Naveen Babu.

Thereafter, the said Sri.Narasa Reddy and his family members (as Vendor No.1) along with Sri.Muninaga Reddy @ M.N.Reddy have agreed to sell the said land bearing Sy.No.39 measuring 37 Guntas along with other Properties to and in favour of Sri.Rangaswamy, in terms of an Agreement for Sale dated 4.7.2005, registered as Document No.4187/2005-06, in the office of the SubRegistrar Yelahanka.

It appears that the said Sri.Rangaswamy (Agreement holder) inturn nominated Smt.Shanti Devi Kad as a buyer of the said land. Accordingly, Smt.Shanti Devi Kad executed a GPA dated 14.7.2005 to and in favour of Davinder Kumar Kad, authorising/empowering him to purchase the land in her name.

Thereafter, the said Sri.C.M.Narasa Reddy and four others (as Vendor) and 1.Sri.Rangaswamy (Agreement holder) and 2.Muninaga Reddy @ M.N.Reddy (as Consenting Witnesses) have sold the said land bearing Sy.No.39 measuring 37 Guntas along with other Property to and in favour of Smt.Shanti Devi Kad, in terms of a Sale deed dated 30.11.2005, registered as Document No.8490/2005-06, in the office of the SubRegistrar Yelahanka.

Mutation Register Extract bearing MR No.58/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 30.11.2005.

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Pursuant to the said Sale deed dated 10.8.2005 Sri.Vimal Kumar Kad became the owner for an extent of 5 Acres 26 Guntas in Sy.No.39, likewise as per the Sale deed dated 30.11.2005 Smt.Shanti Devi Kad became the owner for an extent of 37 Guntas in Sy.No.39 (totally measuring 6 Acres 23 Guntas).

Note:-Land to an extent of 2 Acres 11 Guntas in Sy No.39 has been acquired for Peripheral Ring Road.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.39 measuring 37 Guntas and Sy.No.39 measuring 3 Acres 15 Guntas along with various Survey Numbers have been converted to Industrial purposes.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014 for Sy.No.39 measuring 37 Guntas.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.39 measuring 5 Acres 26 Guntas.



D. Sy.No.45, measuring 13 Acres 14 Guntas

Pursuant to the said Sale deed dated 16.8.2005 reg.Dcc.No.5205/200506, the said Sri.Muninaga Reddy @ M.N.Reddy became the absolute owner of larger extent of land bearing Sy.No.45 measuring 19 Acres 16 Guntas (excluding 16 Guntas Kharab) along with other Properties.

Thereafter, the said Sri.Muninaga Reddy @ Sri.M.N.Reddy (self and on behalf of Bhagya M.N.Reddy and Neetu M.N.Reddy) sold the larger extent of land bearing Sy.No.45 measuring 18 Acres 34 Guntas to and in favour of Sri.Vipan Kumar Kad, in terms of a Sale deed dated 1.3.2006 registered as Document No.15431/2005-06 in the office of the Sub-registrar, Yelahanka.

Thereafter, Sri.Vipan Kumar Kad, through his GPA holder Sri.Davinder Kumar Jain (as Vendor) and M/s.Zigma Projects Private Limited represented by its Director Sri.Davinder Kumar Jain (Confirming party) sold the land measuring 16 Guntas (6 Guntas + 10 Guntas Kharab) in Sy.No.45 along with other Property to and in favour of M/s.Zigma Projects Private Limited represented by its Authorised Signatory Ms.Bhargavi Sanjay, in terms of a Sale deed dated 19.8.2009, registered as Document No.1538/200910 in the office of the Sub-registrar, Byatarayanapura.

GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain, authorising him, interalia, to deal with the land bearing Sy.No.45 measuring 06 Guntas and part of Sy.No.32/1 measuring 05 Guntas is available.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.45 measuring 3 Acres 10 Guntas along with

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various Survey Numbers have been converted to Industrial purposes. Further Sy.No.45 measuring 9 Acres 28 Guntas along with 16 guntas of kharab land together with various Survey Numbers have been converted to Residential purposes.

RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.45, measuring 19 Acres 16 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Srinivasa Rao, later Sri.Aswatha Rao and Smt.Nagamuma and presently Smt.Padmamma as owner to the said land at relevant period of time.

Computerised RTC for the period from 2001-02 to 2005-07, for Sy.No.45, measuring 19 Acres 10 Guntas, issued by the Revenue Authorities, reveals the name of Smt.Gowramma and Sri.Vipar. Kumar Kad as owner to the said land at relevant period of time.

Encumbrance Certificate from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.45 measuring 18 Acres 34 Guntas are available.

Encumbrance Certificate from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 1.7.2013 to 2.1.2014, for Sy.No.45 measuring 16 Guntas are available.

Note:-Land to an extent of 5 Acres 30 Guntas in Sy No.45 has been acquired for Peripheral Ring Road.

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E. Sy.No.46, measuring 05 Acres 19 Guntas

Pursuant to the said Sale deed dated 16.8.2005 reg.Doc.No.5205 /200506, the said Sri.Muninaga Reddy @ M.N.Reddy became the absolute owner of land bearing Sy.No.46 measuring 5 acres 19 Guntas along with other Properties.

Later, the said Sri.Muninaga Reddy @ M.N.Reddy, for self and on behalf of Bhagya M.N.Reddy and Neetu M.N.Reddy, sold the said land bearing Sy.No.46 measuring 5 Acres 19 Guntas and Sy.No.47 measuring 5 Acres 24 Guntas to and in favour of Sri.Vimal Kumar Kad, in terms of a Sale deed dated 22.2.2006, registered as Document No.17934/200506 in the office of the subregistrar Yelahanka.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.46 measuring 5 Acres 19 Guntas along with various Survey Numbers have been converted to Residential purposes.

RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Srinivasa Reddy, later Sri.Aswatha Rao, Nagamma and presently Smt.Padmamma as owner to the said land at relevant period of time.

Computerised RTC for the period from 2001-02 to 2009-10,for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Vipan Kumar Kad as owner to the said land at relevant period of time.

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Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.5.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.46 measuring 5 Acres 19 Guntas.

F. Sy.No.47, measuring 5 Acres 24 Guntas

Pursuant to the said Sale deed dated 22.2.2006, registered as Document No.17934/200506, Sri.Vimal Kumar Kad became the absolute owner of land bearing Sy.No.47 measuring 5 Acres 24 Guntas.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAV)SR:31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.47 measuring 5 Acres 24 Guntas along with various Survey Numbers have been converted to Residential purposes.

RTC Extracts for the period from 1966-67 to 2000-01, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Srinivasa Rao, Sri.Aswatha Rao, Sri.Munishami Reddy, later Smt.Nagamma, presently Smt.Padmamma as owner to the said land at relevant period of time.

Computerised RTC for the period from 2001-02 to 2009-10, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Vipun Kumar Kad as owner to the said land at relevant period of time.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010 (2 Nos), from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from



31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.47 measuring 5 Acres 24 Guntas.

G. Sy.No.48, measuring 4 Acres 23 Guntas

Pursuant to the said Sale deed dated 16.8.2005 reg.Doc.No.5205 /200506, the said Sri.Muninaga Reddy @ M.N.Reddy being the absolute owner of larger extent of land bearing Sy.Nos.48, 49 & 50 along with other Properties.

Later, the said Sri.Muninaga Reddy @ M.N.Reddy self and on behalf of Bhagya M.N.Reddy and Neetu M.N.Reddy sold the said land bearing Sy.No.48 measuring 6 Acres 4 Guntas, Sy.No.49 measuring 5 Acres 22 Guntas and Sy.No.50 measuring 1 Acre 28 Guntas (totally measuring 13 Acres 14 Guntas) to and in favour of Sri.Vimal Kumar Kad, in terms of a Sale deed dated 23.2.2006, registered as Document No.14790/200506,in the office of the Subregistrar, Yelahanka.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.48 measuring 4 Acres 23 Guntas along with various Survey Numbers have been converted to residential purposes.

RTC Extracts for the period from 1966-67 to 2000-01, for Sy.No.48, measuring 6 Acres 4 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Srinivasa Rao, Sri.Aswatha Rao, Sri.Munishami Reddy, later Sri.Aswatha Rao and Smt.Nagamma as owner to the said land at relevant period of time.

Computerised RTC Extracts for the period from 2001-02 to 2013-14, for Sy.No.48, measuring 6 Acres 4 Guntas, issued by the Revenue Authorities,

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reveals the name of Sri.Aswatha Rao, Smt.Padmamma and later Sri.Vimal Kumar Kad as owner to the said land at relevant period of time.

Encumbrance Certificate/s from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.48 measuring 06 Acres 04 Guntas are available.

Note:-Land to an extent of 1 Acre 21 Guntas in Sy No.48 has been acquired for Peripheral Ring Road.

H. Sy.No.49, measuring 5 acres 22 guntas

Pursuant to the said Sale deed dated 23.2.2006, registered as Document No.14790/200506, Sri.Vimal Kumar Kad became the absolute owner of land bearing Sy.No.49 measuring 5 Acres 22 Guntas.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.49 measuring 5 Acres 22 Guntas along with various Survey Numbers have been converted to Residential purposes.

RTC Extracts for the period from 1966-67 to 1999-2000 for Sy.No.49, measuring 5 Acres 22 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Srinivasa Rao, Sri.Munishami Reddy, later Sri.Aswatha Rao and Smt.Nagamma, later Smt.Padmamma as owner to the said land at relevant period of time.

Computerised RTC Extracts for the period from 2001-02 to 2013-14, for Sy.No.49, measuring 5 Acres 22 Guntas, issued by the Revenue Authorities, reveals the name of Sri.Aswatha Rao, Padmamma, later Sri.Vimal Kumar Kad

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as owner to the said land at relevant period of time.

Encumbrance Certificate from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.49 measuring 05 Acres 22 Guntas are available.

I. Sy.No.50, measuring 1 Acre 28 Guntas

Pursuant to the said Sale deed dated 23.2.2006, registered as Document No.14790/200506, Sri.Vimal Kumar Kad became the absolute owner of land bearing Sy.No.50 measuring 1 Acre 28 Guntas.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.50 measuring 1 Acre 28 Guntas along with various Survey Numbers have been converted to Residential purposes.

RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities, reveals the name of Srinivasa Rao, later Aswatha Rao as owner to the said land at relevant periods of time.

Computerised RTC from 2001-02 to 2013-14, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities, reveals the name of Aswatha Rao and others, later Vimal Kumar Kad as owner to the said land at relevant periods of time.

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Encumbrance Certificates from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 25.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 21.2.2014, from 1.1.2014 to 15.4.2014, for Sy.No.50, measuring 01 Acre 28 Guntas are available

J. Sy.No.32/1 measuring 6.79 acres

(i) measuring 01 Acre 08 Guntas

The aforesaid Sri.Prasad Reddy who was allotted land shown in Schedule 'B2' of the Compromise petition, later himself along with his wife Smt.Brunda (Vendor) and Sri.Muninaga Reddy @ M.V.Reddy and Rangaswamy (Agreement holder) represented by GPA holder Sri.Kuldeep Singh (Consenting Witnesses) have sold the land bearing Sy.No.32/1 measuring 01 Acre 08 Guntas along with other Properties to and in favour of Sri.Vipan Kumar Kad, in terms of a Sale deed dated 6.1.2006, registered as Document No.9615/2005-06, in the office of the sub-registrar, Yelalanka, Bangalore.

Mutation Register Extract bearing MR No 35/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 6.1.2006.

GPA dated 31.7.2006, executed by Sri.Rangaswamy to and in favour of Sri.Kuldeep Singh, authorising him, interalia to deal with the land bearing Sy.No.32/1 measuring 03 Acres.

(ii) measuring 06 Acres 27 Guntas

The said Sri.Jayarama Reddy was allotted the lands shown in Schedule 'D1' of the Compromise Petition and Final Decree. Thereafter the family

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members of Sri.Jayarama Reddy have executed a GPA dated 23.7.2005, registered as Document No.147/2005-06, in the office of the Sub-registrar, Yelahanka, Bangalore, to and in favour of Sri.Jayarama Reddy and Sri.Venkata Reddy, authorising them, interalia to deal with the said land bearing Sy.No.32/1 measuring 06 Acres 27 Guntas along with other Property.

Thereafter, the said Sri.Jayarama Reddy and Sri.Venkata Reddy for themselves and on behalf of Smt.Nagamma and others (as Vendor) and Sri.Muninaga Reddy @ M.N.Reddy (Consenting Witnesses) have sold the said land bearing Sy.No.32/1 measuring 06 Acres 27 Guntas along with other Property to and in favour of Sri.Vipan Kumar Kad, in terms of a Sale deed dated 19.1.2006, registered as Document No.10631/2005-06, in the office of the Sub-registrar, Yelahanka, Bangalore.

Mutation Register Extract bearing MR No.106/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 19.1.2006.

(iii) measuring 5 acres 19 guntas

The said Sri.C.M.Narasa Reddy who was allotted the lands shown in Schedule 'A2' of the Compromise Petition and Final Decree, later himself along with his family members viz., Smt.Nirmala, Smt.Manjula (represented by her GPA holder Sri.Narasa Reddy), Smt.Lavanya and Sri.Naveen Babu (as Vendor) and Sri.Rangaawamy and Sri.Muninaga Reddy @ M.N.Reddy (as Consenting Witnesses) have sold the land bearing Sy.No.32/1 measuring 5 acres 19 guntas (out of 6 acres 14 guntas) along with other Properties to and in favour of Smt.Shanti Devi Kad, in terms of a Sale deed dated 30.11.2005,



registered as Document No.8490/200506 in the office of the subregistrar Yelahanka.

Mutation Register Extract bearing MR No.58/2005-06, issued by the Revenue Authorities, confirms the execution of aforesaid Sale deed dated 30.11.2005.

GPA dated 2.7.2005, registered as Document No.101/2005-06, in the office of the Sub-registrar Tumkur, executed by Smt.Manjula (D/o.Sri.C.M.Narasa Reddy) to and in favour of her father Sri.C.M.Narasa Reddy, authorising him, interalia to deal with the said land bearing Sy.Nos.32/1, 40 & 39 is available.

(iv) measuring 3 Acres

The said Sri.Ramachandra Reddy who was allotted the lands shown in Schedule 'B1' of the Compromise Petition and Final Decree, later himself along with his family members (as Vendor) and Sri.Rangaswamy (Agreement holder) represented by his GPA holder Sri.Kuldeep Singh (Consenting Witnesses) have sold portion of land bearing Sy.No.32 (New Nc 32/1) measuring 3 Acres (out of 05 Acres 20 Guntas) to and in favour of Mrs.Shanti Devi Kad, in terms of a Sale deed dated 2.8.2006, registered as Document No.9887/2006-07 in the office of the Subregistrar, Yelahanka.

(v) measuring 05 Guntas

Pursuance of aforesaid Two Sale deed dated 6.1.2006, reg.Doc.No.9615 /2005-06 and Sale deed dated 19.1.2006, Reg.Doc.No.10631/2005-06, Sri.Vipan Kumar Kad became the absolute owner of land bearing Sy.No.32/1 (01 Acre 08 Guntas) and Sy.No.32/1 (06 Acres 27 Guntas) respectively.

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Later, the said Sri.Vipan Kumar Kad through his GPA holder Sri.Davinder Kumar Jain (as Vendor) and M/s.Zigma Projects Private Limited represented by its Director Sri.Davinder Kumar Jain (Confirming party) had sold the land measuring 5 guntas in Sy.No.32/1 and Sy.No.45 to and in favour of M/s.Zigma Projects Private Limited, represented by its Authorised Signatory Ms.Bhargavi Sanjay, in terms of a Sale deed dated 19.8.2009, registered as Document No.1538/200910 in the office of the Subregistrar, Byatarayanapura.

GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain, authorising him, interalia to deal with the land bearing Sy.No.45 measuring 06 Guntas and part of Sy.No.32/1 measuring 05 Guntas is available.

(vi) measuring 11 guntas

Pursuant to the said Sale deed dated 30.11.2005, Reg.Doc.No.8490 /2005-06, Smt.Shanti Devi Kad became the absolute owner of land bearing Sy.No.32/1 measuring 5 acres 19 guntas.

Thereafter, the said Smt.Shanti Devi Kad sold the land bearing Sy.No.32/1 measuring 11 guntas along with Sy.No.35 to and in favour of to M/s.Zigma Land Developers Private Limited, in terms of a Sale deed dated 19.8.2009 registered as Document No.1537/200910, in the office of the Subregistrar of Byatarayanapura.

Some typographical errors which had crept in the aforesaid Sale deed dated 19.8.2009 has been rectified by Smt.Shanthi Devi Kad, in terms of a Rectification deed dated 25.5.2010, registered as Document No.836/2010-11, in the office of the Sub-registrar of Byatarayanapura.

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GPA dated 19.2.2009, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain, authorising him, interalia to deal with the land bearing Sy.No.32/1 measuring 11 Guntas along with Sy.No.35 is available.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.32/1 (1 Acre 8 Guntas), Sy.No.35 (3 Acres), Sy.No.32/1 (6 Acres 22 Guntas), Sy.No.32/1 (5 Acres 8 Guntas) along with various Survey Numbers have been converted to Industrial purposes.

Hissa/Re-Survey Tippani for Sy.No.32 issued by the Revenue Authorities, confirms that Sy.No.32 was phoded and sub-divided as Sy.Nos.32/1, 2, 3 & 4.

RTC Extract for the period from 1966-67 to 1975-76, from 1981-82 to 1992-93, for Sy.No.32 measuring 68 Acres 09 Guntas including 06 Acres 36 Guntas of Kharab, issued by the Revenue Authorities, reveals the name of Sri.Srinivas Rao (S/o.Late.Gopal Rao) as owner to the said land at relevant period of time.

RTC Extract for the period from 1993-94 to 1999-2000, for Sy.No.32 measuring 68 Acres 09 Guntas including 06 Acres 36 Guntas of Kharab, issued by the Revenue Authorities, reveals the name of Sri.Aswatha Rao, Sri.Subba Rao and Narayana Reddy as owner to the said land at relevant period of time.

Computerised RTC for the period from 2004-05 to 2007-08, from 2009-10, for Sy.No.32/1 measuring 55 Acres 28 Guntas including 06 Acres 24 Guntas of Kharab, issued by the Revenue Authorities, reveals the name of





Sri.Jayarama Reddy, Narayana Reddy, Prasad Reddy, Ramachandra Reddy and Narasa Reddy as owners to the said land at relevant period of time.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.1.2011 to 31.8.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 14.4.2014, for Sy.No.32/1, measuring 01 Acre 08 Guntas are available.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 06 Acres 27 Guntas are available.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 03 Acres, are available.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Acres 19 Guntas are available.

Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 11 Guntas are available.

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Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 1.4.2010 to 18.11.2012, 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Guntas are available.

Note:- We are informed that out of the aforesaid 16 A 14 guntas of land in Sy. No. 32/1, a portion measuring 6 acres 31 guntas of land alone has been taken up for development on the residential project 'Nikoo Homes-1' in the north parcel of Bhartiya City and the balance is retained by Bhartiya City Developers Private Limited for its other development.

K. Sy.No.32/2 measuring 01 Acre

The said Smt.Shakuntalamma who was allotted the land shown in schedule 'D3' of the compromise petition, has later along with Sri.Muninaga Reddy @ M.N.Reddy (as Consenting Witnesses) sold the land bearing Sy.No.32/2 measuring 01 Acre to and in favour of Sri.Vipan Kumar Kad, in terms of a Sale deed dated 8.12.2005, registered as Document No.8788/2005-06 in the office of the Subregistrar, Yelahanka.

Mutation Register Extract bearing MR No.61/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 8.12.2005.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.32/2 measuring 1 Acre along with various Survey Numbers have been converted to Industrial purposes.

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Computerised RTC for the period from 2004-05 to 2009-10, for Sy.No.32/2 measuring 01 Acre 04 Guntas including 04 Guntas of Kharab, issued by the Revenue Authorities, reveals the name of Smt.Shakuntala Kad as owner to the said land at relevant period of time.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/2 measuring 1 Acre.

L. Sy.No.32/3 measuring 07 Acres 10 Guntas

The said Smt.Padmamma (W/o.Late Muninaga Reddy) who was allotted the land shown in Schedule 'D2' of the Compromise Petition and Final Decree, later herself along with her family members (as Vendors) along with Sri.Muninaga Reddy @ M.N.Reddy (Consenting Witnesses) have sold the land bearing Sy.No.32/3 measuring 07 Acres 10 Guntas along with other Properties to and in favour of Sri.Vipan Kumar Kad, in terms of a Sale deed dated 8.12.2005, registered as Document No.8689/200506 in the office of the SubRegistrar, Yelahanka.

Mutation Register Extract bearing MR No.62/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 8.12.2005.

Family Tree of Smt.Padmamma (W/o.Late.Muninaga Reddy) dated 28.5.2010, issued by the Village Accountant, confirms that her family members comprise of Smt.Rukmini, Sri.Prabhakar Reddy and Sri.Venugopal.

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Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.32/3 measuring 07 Acres 10 Guntas along with various Survey Numbers have been converted to Industrial purposes.

Computerised RTC for the period from 2004-05 to 2010-11 and from 2012-13, for Sy.No.32/3 measuring 07 Acres 12 Guntas (including 02 Guntas of Kharab), issued by the Revenue Authorities, reveals the name of Smt.Padmamma and presently Sri.Vipan Kumar Kad as owner to the said land at relevant period of time.

Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/3 measuring 07 Acre 10 Guntas are available.

M. Sy.No.32/4 measuring 2.87 acres

(i) Measuring 01 Acre

The said Smt.Kantamma who was allotted the land shown in Schedule 'D4' of the compromise petition and Final Decree, later Smt.Kantamma (as Vendor) and Sri.Muninaga Reddy @ M.N.Reddy (Consenting Witnesses) have sold the land bearing Sy.No.32/4 measuring 01 Acre to and in favour Sri.Vipan Kumar Kad, in terms of Sale deed dated 21.12.2005, registered as Document No.9120/200506 in the office of the subregistrar Yelahanka.

Mutation Register Extract bearing MR No.68/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 21.12.2005.



Encumbrance Certificate/s from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/4 measuring 1 Acre.

(ii) measuring 1 Acres 33 Guntas

Pursuant to the said Sale deed dated 16.8.2005 reg.Doc.No.5205 /2005-06, the said Sri.Muninaga Reddy @ M.N.Reddy became the absolute owner of land bearing Sy.No.32 (New No.32/4) measuring 1 Acres 33 Guntas.

Thereafter, the said Sri.Muninaga Reddy @ M.N.Reddy had sold the said land bearing Sy.No.32 (New No.32/4) measuring 1 Acres 33 Guntas to and in favour of Sri.Vimal Kumar Kad, in terms of a Sale deed dated 22.9.2005, registered as Document No.6567/200506, in the office of the Sub-registrar Yelahanka.

Mutation Register Extract bearing MR No.53/2005-06, issued by the Village Accountant, confirms the execution of aforesaid Sale deed dated 22.9.2005.

Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by the Special Deputy Commissioner, confirms that land bearing Sy.No.32/4 measuring 01 Acre and Sy.No.32/4 measuring 1 Acre 33 Guntas along with various Survey Numbers have been converted to Industrial purposes.

Computerised RTC for the period from 2004-05 to 2009-10, for Sy.No.32/4, measuring 04 Acres 05 Guntas including 06 Guntas of Kharab, issued by the Revenue Authorities, reveals the name of Smt.Shanthamma, Sri.Ashwatha Rao and Sri.Subba Rao as owner to the said land at relevant



period of time.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32 (New No.32/4), measuring 1 Acre 33 Guntas.

The aforesaid 1.Sri.Vipan Kumar Kad, 2.Sri.Vimal Kumar Kad and 3.Smt.Shanti Devi Kad, who were the owners for various lands in various Survey Numbers of Chokkanahalli, had formed a Partnership Firm under the name and style of 'Zigma Land Developers', in terms of Deed of Partnership dated 12.4.2008, along with Zigma Projects Pvt ltd, Sri.Devinder Kumar Jain, Sri.Maninder Singh and Smt.Chandee Kaur as its Partners

It is seen from the aforesaid Deed of Partnership, that Sri.Vimal Kumar Kad, Sri. Vipan Kumar Kad and Smt.Shanti Devi Kad out of the lands owned by each of them, had contributed lands shown in the Schedule A, B & C annexed to the said Partnership Deed dated 12.4.2008, towards their share capital into the Partnership of Zigma land Developers and since then the said Properties became the absolute properties of M/s.Zigma Land Developers, a Partnership firm, as understood in section 14 of the Indian Partnership Act, 1932.

A Supplementary Deed of Partnership dated 30.4.2008 was entered into between the partners of Zigma Land Developers and under the said partnership deed, Sri. Vipin Kuamr Kad, Sri.Vimal Kumar Kad and Smt.Shanti Devi Kad have brought into the partnership their entitlement for the Transferrable Development Rights (TDR) in respect of 17 Acres 05 Guntas

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of land acquired by Bangalore Development Authority as aforesaid for the formation of Peripheral Ring Road.

Since the TDR entitlement rights in the land measuring 17 Acres 05 Guntas acquired by the BDA has been brought into the Company (earlier, the partnership firm known as Zigma Land Developers), the benefits available by way of TDR and/or compensation from the BDA, as applicable, will be to M/s. Bhartiya City Developers Pvt. Ltd. We notice that the application requesting the grant of TDR in lieu of compensation has been made by the Company through the erstwhile owners i.e., Smt. Shanti Devi Kad, Vipan Kumar Kad and Vimal Kumar Kad, on the strength of the Powers of Attorney given by them. We are informed that the acquisition has been mired in litigations and as such, the process of taking possession and granting TDR has not yet been taken up by the BDA.

The Parties of the firm were desirous of converting and registering the partnership firm into a joint Stock Company with the share capital under Part IX of the Companies Act, 1956. In order to confirm and declare the executing status of the entity and that of joint Stock Company with the share capital under part IX of the Companies Act, 1956, it became necessary to amend the partnership deed and accordingly a Revised Partnership Deed was entered into between the partners on 17.5.2008. Accordingly, the Partners of M/s. Zigma Land Developers had also entered into a deed of Co-Partnership on 17.5.2008 and in terms of the said Deed of Co-Partnership, the partners had decided to continue their business under the new name and style Zigma Land Developers Pvt Ltd and registered the co-partnership as a Company under Part IX of the Companies Act, 1956.

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It is also seen from the covenants of both the Revised Deed of Partnership and also the Deed of Co-Partnership that all assets and liabilities including movable and immovable properties in the firm shall on the date of registration under Part IX of the Companies Act, 1956, vest in the Private Limited company so registered.

On an application made by all the Partners of Zigma Land Developers to the Registrar of Companies along with its Memorandum and Articles of Association, the said partnership has been reconstituted and has been registered as Zigma Land Developers Private Limited under the Companies Act, 1956, and a Certificate of Incorporation dated 28.5.2008 has been issued by the Registrar of Companies, Karnataka, Bangalore.

Thus, on reconstitution of the Zigma Land Developers, a Partnership Firm into a Private Limited Company under the name and style of M/s.Zigma Land Developers Private Limited, all the assets and liabilities of the said Partnership including the converted lands above mentioned, vested with the Company under the provisions of Part IX of the Companies Act, 1956.

The said lands have now been included within the administrative jurisdiction of BBMP and assessed for property taxes.

Note:-

(i) The land bearing Sy.Nos.35 (portion measuring 0 A 37 G), 38 (portion measuring 0 A 14 G), 39 (portion measuring 0 A 0.80 G), 45 (10 A 04 G inclusive of 10 g of kharab land duly converted), 46 (5 A 19 G), 47 (5 A 24 G), 48 (4 A 23 G), 49 (5 A 22 G) & 50 (1 A 28 G) totally measuring 34 A 11 G constituting the entire south parcel of land of the Security Land have been assessed for municipal taxes and assigned with New

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Municipal No.6/1.

(ii) The land bearing Sy.Nos.32/1, 32/2, 32/3 & 32/4 of the Security Land (together with other lands owned by M/s.Bhartiya City) have been assigned with the New Municipal No.6/2. For sake of clarity, the lands included in Municipal Khata No. 6/2 measuring 71 A 24 guntas are: .

- (a) Sy. No. 32/1 (16A 14 g)
- (b) Sy. No. 32/2 (1 A)
- (c) Sy. No. 32/3 (7 A 10 g)
- (d) Sy. No. 32/4 (2 A 33 g)
- (e) Sy. No. 35 (21 g including 2 guntas of kharab land duly converted)
- (f) Sy. No. 37 (4 A 23 g)
- (g) Sy. No. 38 (2 A 6 g including 4 guntas of kharab land duly converted)
- (h) Sy. No. 39 (4 A 12g)
- (i) Sy. No. 40 (5 A 29 g)
- (j) Sy. No. 41 (5 A 25g)
- (k) Sy. No. 42/1 (3 A 13 g)
- (l) Sy. No. 42/2 (3 A)
- (m) Sy. No. 43/1 (5 A 11 g)
- (n) Sy. No. 43/2 (30 g)
- (o) Sy. No. 44 (5 A 33 g)
- (p) Sy. No. 45 (3 A 10 g)



A perusal of the Memorandum of Association of Zigma Developers Private Limited reflects that M/s.Zigma Land Developers Private Limited has borrowing powers and the board of directions are entitled to borrow or raise loans from Banks or financial institutions for the business and can also mortgage the properties belonging to the Company.

Fresh Certificate of Incorporation of Consequent upon change of name dated 11.8.2010, issued by Registrar of Companies, discloses that the name of Zigma Land Developers Private Limited has been changed to Bhartiya City Developers Private Limited.

Common Documents:-

Endorsement dated 19.7.2004, bearing Ref.No.BDA/LAQ/LA/9/161/2004-05, issued by BDA, confirms that land bearing Sy.Nos.32 to 52 have not been acquired for its notification.

Note:- We have already discussed about the acquisition of lands in Sy.Nos.35, 38, 39, 44, 45 & 48, totally measuring 17 A 05 G, which have been acquired by the BDA for the formation of the 'Peripheral Ring Road'. It is hereby clarified that the acquired portion of lands have not been included in the land proposed to be mortgaged to the Bank i.e., the Security Land.

Endorsement dated 23.8.2006, bearing Ref.No.PTCL.CR.280/2006-07, and Endorsement dated 16.12.2005 bearing Ref. No. PTCL.CR/2005-06 issued by the Assistant Commissioner, Bangalore North Sub-Division, confirms that there in no violation of the provisions of Karnataka Schedule Caste/Schedule Tribes (Prohibition of Transfer of certain Lands) Act ('PTCL Act'), in respect of the larger property including the Security Land.



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Endorsement dated 6.8.2007, bearing Ref.No.LRF(BNA)CR/215 /2007-08, issued by the Assistant Commissioner, Bangalore North Sub-Division, confirms that no violation under Section 79(A) and (B) of the Land Reforms Act 1961, in respect of Sy.Nos.32/1, 40, 38, 43/1, 44, 35, 32/1, 41, 39, 38, 32/4, 48, 49, 50, 46, 47, 32/3, 42/2, 43/2, 32/2, 37, 32/4, 32/1, 41, 44, 32/1, 42/1, 43/1 & 55.

Note:- Considering that BDA has sanctioned the development plan and issued the revised development plan dated 21.12.2013 for the property in we have not insisted on the updated endorsement from the BDA on land acquisition, since the BDA will not sanction a development plan in case of pending acquisition proceedings. We are also informed that the original of the BDA Endorsement (as was verified by us) has been lost/misplaced by Bhartiya and the same is not available for deposit now. Considering the fact that the said document does not impact the title to the property and neither does the non-availability of the same impact the mortgage, it is suggested that the photocopy of the same be made use of. Further, the Endorsements under Section 79(A) and (B) of KLR Act and the provisions of the P.T.C.L. Act being issued only for agricultural land, there is no requirement for the production of the latest endorsement as the Security Land has lost its agricultural nature after its conversion.

Endorsement dated 27.1.2014, bearing Ref.No.Ban/SlpA-2/3806/2013-14, issued by KIADB, confirms that as per the Notification No.CI 177 SPQ 2006, dated 10.11.2006 land bearing Sy.Nos.32/1, 32/2, 32/3, 32/4, 35, 37, 38, 39, 40, 41, 42/1, 42/2, 43/1, 43/2, 44, 45, 46, 47, 48, 49 & 50 have not been notified for its acquisition.



Endorsement dated 29.1.2014, bearing Ref.No.KHB/Slp/End/2013-14, issued by KHB, confirms that land bearing Sy.Nos.32/1, 32/1, 32/3, 32/4, 35, 37, 38, 39, 40, 41, 42/1, 42/2, 43/1, 43/2, 44, 45, 46, 47, 48, 49 & 50 have not been notified for its acquisition.

The aforesaid endorsements relate to the entire Security Land and certain other land parcels mentioned therein.

The said Zigma Land Developers had, as required under the Development Plan, relinquished some portion of land in the aforesaid Survey Numbers along with various Survey Number to BDA for the purposes of park, open space, road etc., in terms of a Deed of Relinquishment dated 10.6.2010, registered as Document No.629/2010-11, in the office of the Additional District Registrar.

Rectification of Relinquishment deed dated 26.11.2011, registered as Document No.2865/2011-12, in the office of the Additional District Registrar, executed by M/s.Bhartiya City Developers Pvt.Ltd (formerly known as Zigma Land Developers Pvt. Ltd.) to and in favour of BDA, confirms that the aforesaid Relinquishment deed dated 10.6.2010 has been rectified and further, as per the direction of BDA, the owner had released and relinquished North parcel adjacent 20 Mtrs Wide Road to BDA.

Rectification of Relinquishment deed dated 5.9.2012, registered as Document No.1707/2012-13, in the office of the Additional District Registrar, executed by M/s.Bhartiya City Developers Pvt.Ltd (formerly known as Zigma Land Developers Pvt. Ltd.) to and in favour of BDA, confirms that the aforesaid Relinquishment deed dated 5.9.2012 has been further rectified.

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Relinquishment Deed dated 28.11.2013 registered as Document No. 2465/2013-14 in the office of the Addl. District Registrar, BDA, executed by M/s. Bhartiya City Developers Pvt. Ltd., in favour of BDA clarifies that the earlier Relinquishment Deed dated 10.6.2010 and the Rectification Deeds dated 26.11.2011 and 5.9.2012 stood cancelled with the execution of this document and that portions of land towards Parks/ open spaces and roads have been relinquished afresh.

Note:- It is clarified that the land so relinquished to the BDA, being part of the development Plan, need not be deducted from the land extent of the Security Land which is proposed to be mortgaged as it forms a part of the proposed development.

Betterment/Improvement charges paid receipt dated 9.11.2012, issued by BBMP, confirms that a sum of Rs.11,90,61,301/- has been remitted, in respect of Khata No.6/2, 32/1,2,3,4

Commencement Letter dated 17.6.2008, bearing No.BDA/TPM/3916 /2007-08/776/2008-09, issued by BDA, confirms that land bearing Sy.Nos.32/1, 41, 44, 38(p), 39(p), 43/1, 35, 45, 40, 32/2, 32/3,4 , 42/2, 43/2, 42/1, 32, totally measuring 69 Acres 16 Guntas (2,80,849.49 Sq.Mtrs) have been changed from Industrial use to Commercial (Mall/IT/BT Canters /Multiplex/Hi-Tech Hospital/Star Hotel/Convention Centre/Trademarks Services Apartments and Allied uses).

Preliminary Confirmation Letter dated 22.4.2010, bearing No.BDA/TPM /CLU/132/GH-11/2009-10/263/2010-11, issued by BDA, confirms that land measuring 02 Acres 08 Guntas formed in various Survey Numbers of Chokkanahalli has been changed from Industrial use to Commercial



(Mall/IT/BT Canters/Multiplex/Hi-Tech Hospital/Star Hotel/Convention Centre/Trademarks Services Apartments and Allied uses).

Licence for Construction dated 13.4.2012, bearing LP No.J.D.T.P/N /LP /25/2010-11, issued by BBMP, for Residential/Commercial purposes, consisting of Block-1 (Residential), 2 Basement + Ground + 27 Upper Floors, Block-5 (Commercial), 3 Basement + Ground Floor + 10 Upper Floors, Utility Block, 3 Basement Floors + Ground + 1 Upper Floor.

Modified Work Order dated 18.9.2012, bearing LP No.bda/tpm /dlp-11 /2009-10/3313/2012-13, issued by BDA, confirms that Modified Development Plan has been approved by the BDA, in respect of Sy.No.35(P), 38(P), 45(5), 46, 47, 48(P), 49 & 50, totally measuring 34 Acres 11 Guntas (for School purposes), Sy.Nos.32/1 (P), 32/2, 32/3, 32/4(P), 35(P), 37, 38(P), 39(P), 40, 41, 42/1, 42/2, 43/1, 43/2, 44(P) & 45(P), totally measuring 71 Acres 24 Guntas (01 Block for Residential purposes and 04 Blocks for Commercial (Mall/IT/BT Canters/Multiplex/Hi-Tech Hospital/Star Hotel/Convention Centre/Trademarks Services Apartments and allied uses).

Modified Licence for Construction dated 31.12.2012, issued by BBMP, for Residential purposes, consisting of Block-1 (Wing-E, F, G, H, I & J) 2 Basement Floors + Ground Floor + 27 Upper Floors) and Modified Development Plan for Residential and non-residential purposes, are available for perusal.

Note:-

- (i) The BDA, being the appropriate authority, has permitted the change of land use with respect to the Northern parcel of 'Bhartiya City' i.e., land in Municipal No. 6/2 upon the receipt of the requisite charges thereto.

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Further, upon the receipt of the requisite fees towards the change of land use and the development proposed, the BDA has permitted Bhartiya City Developers Pvt. Ltd. to put up 1 (one) Block of Residential Construction and 4 (four) Blocks of Commercial construction on land measuring 71 Acres 24 guntas in Sy. No. 32/1(P), 32/2, 32/3, 32/4(P), 35(P), 37, 38(P), 39(P), 40, 41, 42/1, 42/2, 53/1, 43/2, 44(P) & 45, with the issuance of the Development Plan and the Work Order/ Modified Work Order. This being so, the residential construction on the North Parcel namely 'Nikoo Homes' is within the permitted use as per the current converted status of the North Parcel.

(ii) The land in the Southern parcel of 'Bhartiya City' i.e, land in Municipal No. 6/1 has been converted vide the Official Memoranda issued by the Deputy Commissioner for residential use, as is set out in the Table above. The nature of the Security Land thus appears to have been permitted for the purposed use.

The following approvals are available for perusal:-

NOC dated 2.2.2010, issued by BWSSB.

NOC dated 21.2.2011, issued by BESCOM.

NOC dated 26.8.2011, issued by BSNL.

NOC dated 16.9.2011, issued by DGP.

NOC dated 25.7.2012, issued by Airports Authority of India.

NOC dated 3.12.2012, issued by KSPCB.

We are furnished with -

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- a. Memorandum of Deposit of title Deeds dated 25.8.2010 of Corporation Bank, Hindustan Times House, 10th Floor, 18/20, K.G.Marg, Connaught Place, New Delhi-110001
- b. Certificate dated 13.10.2012 issued by the Corporation Bank, Hindustan Times House, 10th Floor, 18/20, K.G.Marg, Connaught Place, New Delhi-110001 and from the perusal of the same it is seen that the Security Land is mortgaged with Corporation Bank, Hindustan Times House, 10th Floor, 18/20, K.G.Marg, Connaught Place, New Delhi-110001

We are furnished with a ROC Search Report dated 18.07.2014 issued by RSM & Co. Company Secretaries and from the perusal it is seen that Bhartiya City Developers Private Limited have created exclusive and first pari passu charge on mortgage over the Part and parcel of the portions of the immovable Property bearing BBMP Katha No 6/1 & forming part of Survey No 32/1(pt), 32/2, 32/3, 32/4, 41(pt) 42/1, 42/2(pt), 43/1(pt) & 43/2(pt) admeasuring 28 Acres 32 guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District for Term Loan facilities of Rs.535 Crores granted to the Company by CB Consortium consisting of the following Banks. We are informed and note that the mention of 'BBMP Katha No. 6/1' is a mistake as the aforesaid lands are comprised in BBMP Katha No. 6/2. Further, we are also informed that the lands comprised in the aforesaid Survey numbers relate to (i) Nikoo Homes in the northern parcel of 'Bhartiya City' (forming part of the Security Land) and (ii) other development undertaken by Bhartiya City Developers Pvt. Ltd. The southern portion bearing Municipal No. 6/1 is free of charge/ mortgage.



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Corporation Bank : 175 Crs

Bank of Baroda : 100 Crs

State Bank of Patiala : 80 Crs

Bank of India : 50 Crs

Allahabad Bank : 50 Crs

Union Bank of India: 80 Crs

Note:- Though the Search Report denotes a charge created with respect to 5.78 acres of land in Khata No. 6/1 & 6/2 by virtue of a Memorandum of Deposit of Title Deeds in relation to the credit facility of Rs. 140 Crores sanctioned to M/s. Milestone Buildcon Private Limited, we are informed and notice that the land involved therein is the North-western portion of the Larger Property of Bhartiya City Developers Pvt. Ltd., and the said portion DO NOT constitute a part of the Security Land.

Apart from the above, ROC search report does not disclose any other charges / encumbrances on the Security Land.

MUTATION OF REVENUE RECORDS

- (i) Assessment List for land and building for the year 2011-12, issued by BBMP, in the name of M/s.Bhartiya City Developers Pvt.Ltd, in respect of Khata No.6/1.
- (ii) Khata Certificate dated 17.11.2012, issued by BBMP, in the name of M/s.Bhartiya City Developers Pvt.Ltd, in respect of Khata No.6/2.
- (iii) Assessment List for land and building for the year 2011-12, issued by BBMP, in the name of M/s.Bhartiya City Developers Pvt.Ltd, in respect of Khata No.6/2.

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6. CERTIFICATE ON ENCUMBRANCE CERTIFICATES (EC) SCRUTINIZED:

A. Sy.No.35

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.35, measuring 05 Acres 25 Guntas.

B. Sy.No.38

Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.38 measuring 5 Acres 21 Guntas.

Encumbrance Certificates from 1.4.2010 to 18.11.2012 (for Sy.No.38, measuring 4 Guntas), from 1.4.2012 to 31.3.2013 (for Sy.No.38 measuring 49 Guntas), from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014, for Sy.No.38, measuring 04 Guntas.

C. Sy.No.39

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014 for Sy.No.39 measuring 37 Guntas.

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.39 measuring 5 Acres 26 Guntas.

D. Sy.No.45

Encumbrance Certificate from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.45 measuring 18 Acres 34 Guntas.



Encumbrance Certificate from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 1.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014 for Sy.No.45 measuring 16 Guntas.

E. Sy.No.46

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.46 measuring 5 Acres 19 Guntas.

F. Sy.No.47

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010 (2 Nos), from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.47 measuring 5 Acres 24 Guntas.

G. Sy.No.48

Encumbrance Certificate/s from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.48 measuring 06 Acres 04 Guntas.

H. Sy.No.49

Encumbrance Certificate from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.49 measuring 05 Acres 22 Guntas.

I. Sy.No.50

Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.50, measuring 01 Acre 28 Guntas

**J. Sy.No.32/1**

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 14.4.2014, for Sy.No.32/1, measuring 01 Acre 08 Guntas.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 06 Acres 27 Guntas.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 03 Acres.

Encumbrance Certificate from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Acres 19 Guntas.

Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 11 Guntas.

Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Guntas.

K. Sy.No.32/2

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/2 measuring 1 Acre.

L. Sy.No.32/3

Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/3 measuring 07 Acre 10 Guntas.



M. Sy.No.32/4

Encumbrance Certificate/s from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/4 measuring 1 Acre.

Sy.No.32 (New No.32/4)

Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32 (New No.32/4), measuring 1 Acre 33 Guntas.

7. CERTIFICATE ON PAYMENT OF PROPERTY TAX:

Tax paid receipt dated 30.5.2014, for the year 2014-15, issued by BBMP, in respect of Khata No.6/2/32/1,50.

Tax paid receipt dated 30.5.2014, for the year 2014-15, issued by BBMP, in respect of Khata No.32/1,50 are available.

Note: The Property taxes paid as mentioned above covers the entire land owned by Bhartiya City Developers Pvt. Ltd., including the Security Land.

8. ACQUISITIONS

The land measuring in all 17 Acres 05 Guntas forming part of the larger property of Bhartiya City i.e., land situated in the following survey numbers have been acquired by Bangalore Development Authority for formation of Peripheral Ring Road (PRR) vide Notification dated No.UDD/399/MNX 2006, Bangalore dated 29.6.2007 published in the Official Gazette of Government of Karnataka

SURVEY NOS	EXTENT OF LAND
35	4A 9G
38	3A 13G
39	2A 11G
44	01 G



45 5A 30 G

48 1A 21G

After the acquisition of the land as aforesaid, the owners were in possession of lands in all admeasuring 106 acres 1 gunta including 16 guntas A Kharab

8. DOCUMENTS TO BE DEPOSITED FOR CREATING EQUITABLE MORTGAGE:

NC: Notarised Copy; CC :Certified Copy; O:Original; PC:Photocopy;

1. Order Sheet of the Special Deputy Commissioner for Inam Abolition, in favour of Srinivasa Rao in respect of various Survey Numbers (Certified Copy)
2. Endorsement dated 23.1.1959, issued by the Special Deputy Commissioner Inams Abolition, in favour of Sri.Srinivasa Rao (Certified Copy)
3. Endorsement Order dated 23.1.1959 (Certified Copy)
4. Certificate of Registration in Form No.VIII,issued by the Special Deputy Commissioner Inams Abolition,in favour of Srinivasa Rao (Photocopy).
5. Mutation Register No. 39/1968-69 issued regarding Inam Abolition Order in the name of Srinivas Rao (Certified Copy).
6. Order Sheet passed by the Special Deputy Commissioner Inams Abolition, in favour of Sri.Muniswamappa (S/o.Muninarasimha Reddy) in respect of various Survey Numbers (Certified Copy).
7. Endorsement dated 23.1.1959 (Certified Copy)
8. Endorsement issued by the Special Deputy Commissioner, Inams Abolition in the name of N. Muniswamappa S/o. Muni Narasa Reddy in respect of various Survey Numbers (Certified Copy)



9. Certificate of Registration in Form No.VIII, issued by the Special Deputy Commissioner Inams Abolition, in favour of Sri.N.Muniswamappa (Photocopy).
10. Plaintiff Copy in OS No.4879/1998 filed by J. Aswatha Rao S/o. Late J. Gopal Rao and J. Subba Rao S/o Late Srinivasa Rao against Sri. Muniswamy Reddy S/o. Late Muninarasimha Reddy and others for partition (Photocopy)
11. Compromise Petition filed in OS No.4879/1998, before the Hon'ble City Civil Judge, Bangalore.
12. Extract of Mutation Register No. 13/2004-05 issued in support of the Partition as per the Compromise Petition (Original)
13. Final Decree for Partition registered on 21.7.2004, registered as Document No.8993/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
14. Final Decree for Partition registered on 21.7.2004, registered as Document No.8986/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
15. Final Decree for Partition registered on 21.7.2004, registered as Document No.9004/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
16. Final Decree for Partition registered on 21.7.2004, registered as Document No.8985/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
17. Final Decree for Partition registered on 17.7.2004, registered as Document No.8624/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy) .
18. Final Decree for Partition registered on 21.7.2004, registered as Document No.9014/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
19. Final Decree for Partition registered on 21.7.2004, registered as Document No.9011/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).



20. Final Decree for Partition registered on 21.7.2004, registered as Document No.8989/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).
21. Final Decree for Partition registered on 21.7.2004, registered as Document No.9006/2004-05, in the office of the sub-registrar, Yelahanka (Certified Copy).

Sy.No.35 measuring 1 Acre 18 Guntas

22. GPA dated 8.8.2005, registered as Document No.159/200506 in the office of the subregistrar Yelahanka (Photocopy).
23. GPA dated 10.12.2004, registered as Document No.343/2005-06 (also numbered as 340/2005-06 in some of the pages of the GPA) in the office of the subregistrar Yelahanka (Photocopy).
24. Family Tree of Sri.Subba Rao dated 28.5.2010, issued by the Village Accountant (Original).
25. Family Tree of Sri.Aswatha Rao dated 27.5.2010, issued by the Village Accountant (Original).
26. Mutation Register Extract bearing MR No.20/2005-06, issued by the Village Accountant (Original).
27. GPA dated 26.8.2005 (registered on 1.9.2005), registered as Document No.182/2005-06, in the office of the subregistrar Yelahanka (Photocopy).
28. Agreement of Sale dated 17.9.2005, registered as Document No.8688/2005-06, in the subregistrar Yelahanka (Photocopy).
29. Sale deed dated 28.4.2006, registered as Document No.2279/2006-07, in the office of the subregistrar Yelahanka (Original).
30. Mutation Register Extract bearing MR No.105/2005-06, issued by the Village Accountant (Original).
31. GPA (Notarised) dated 14.7.2005, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).

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32. Rectification deed dated 25.5.2010, registered as Document No.836/2010-11, in the office of the subregistrar of Byatarayanapura (Original).
33. Official Memorandum dated 30.11.2007, bearing No.ALN(SAY)SR.31 to 57,100 to 103/2007-08, issued by The Special Deputy Commissioner, for land bearing Sy.No.35 (measuring 19 Guntas) along with various Survey Numbers have been converted to Industrial purposes. Further, Sy.No.35 (34 Guntas) along with various Survey Numbers have been converted to Residential purposes (Original).
34. Revised/Continued Official memorandum dated (clearly not visible), bearing No.ALN(SAY)SR/41/0708, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.35 measuring 2 Guntas 'A' Kharab has been converted to Industrial purposes (Original).
35. Revised/Continued Official memorandum dated 12.5.2009, bearing No. ALN (SAY)SR/41/0708, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.35 measuring 3 Guntas has been converted to Residential purposes (Original).
36. RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities (Certified Copy).
37. Computerised RTC from 2001-02 to 2002-03, from 2005-06 to 2012-13, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities (Original).
38. Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, for Sy.No.35, measuring 05 Acres 25 Guntas (Original).

Sy.No.38, measuring 2 Acres 26 Guntas

39. Sale deed dated 10.8.2005, registered as Document No.5087/200506, in the office of the SubRegistrar Yelahanka (Original).
40. Mutation Register Extract bearing MR No.57/2005-06, issued by the Village Accountant (Original).

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41. Sale deed dated 19.8.2009, registered as Document No.1536/2009-10, in the office of the SubRegistrar Byatarayanapura (Original).
42. Revised/Continued Official memorandum dated 16.3.2009, bearing No.ALN(SAY)SR/38/0708, issued by The Special Deputy Commissioner, confirms that land bearing Sy.No.38 measuring 04 Guntas 'A' Kharab has been converted to Industrial purposes (Original).
43. RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities (Certified Copy).
44. Computerised RTC from 2005-06 to 2012-13, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities (Original).
45. Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.38 measuring 5 Acres 21 Guntas (Original).
46. Encumbrance Certificates from 1.8.2009 to 19.4.2010, 1.4.2010 to 18.11.2012 (for Sy.No.38, measuring 4 Guntas), from 1.4.2012 to 31.3.2013 (for Sy.No.38 measuring 49 Guntas), from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014, for Sy.No.38, measuring 04 Guntas (Original).

Sy.No.39, measuring 4 Acres 12 Guntas

47. RTC Extracts from 1966-67 to 2001-02, in respect of Sy.No.39, measuring 06 Acres 23 Guntas issued by the Revenue Authorities (Certified Copy).
48. GPA dated 2.7.2005, registered as Document No.101/200506, in the office of the SubRegistrar Tumkur (Photocopy).
49. Family Tree of Sri.Narasa Reddy dated 28.5.2010, issued by the Village Accountant (Original).

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50. Agreement for Sale dated 4.7.2005, registered as Document No.4187 /2005-06, in the office of the SubRegistrar Yelahanka (Photocopy).
51. Mutation Register Extract bearing MR No.58/2005-06, issued by the Village Accountant (Original).
52. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014 for Sy.No.39 measuring 37 Guntas (Original).
53. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.39 measuring 5 Acres 26 Guntas (Original).

Sy.No.45, measuring 13 Acres 14 Guntas

54. Sale dated 16.8.2005, registered as Document No.5205/200506 in the subregistrar Yelahanka (Certified Copy).
55. Mutation Register Extract bearing MR No.20/2005-06, issued by the Village Accountant (Original).
56. Sale deed dated 1.3.2006 registered as Document No.15431/ 2005-06 in the office of the subregistrar yelahanka (Original).
57. GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).
58. RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.45, measuring 19 Acres 16 Guntas, issued by the Revenue Authorities (Certified Copy).
59. Computerised RTC for the period from 2005-06 to 2006-07,for Sy.No.45, measuring 19 Acres 10 Guntas, issued by the Revenue Authorities (Original).

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60. Encumbrance Certificate from 1.4.1975 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.45 measuring 18 Acres 34 Guntas (Original).
61. Encumbrance Certificate from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 1.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014 for Sy.No.45 measuring 16 Guntas (Original).

Sy.No.46 measuring 05 Acres 19 Guntas

62. Sale deed dated 22.2.2006, registered as Document No.17934/200506 in the office of the subregistrar Yelahanka (Original).
63. Mutation Register No. 107/2005-06 issued regarding sale from Muninaga Reddy @ M N Reddy in favour of Vimal Kumar Kad (Original)
64. RTC Extracts for the period from 1966-67 to 1999-2000, for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities (Certified Copy).
65. Computerised RTC for the period from 2006-07 to 2007-08, from 2009-10, for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities (Original).
66. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.46 measuring 5 Acres 19 Guntas (Original).

Sy.No.47, measuring 5 Acres 24 Guntas

67. RTC Extracts for the period from 1966-67 to 2000-01, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities (Certified Copy).

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68. Computerised RTC for the period from 2006-07 to 2007-08, from 2009-10, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities (Original).
69. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010 (2 Nos), from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.47 measuring 5 Acres 24 Guntas (Original).

Sy.No.48, measuring 4 Acres 23 Guntas

70. Sale Deed dated 23.2.2006, registered as Document No. 14790/2005-06, executed by Muninaga Reddy @ M N Reddy in favour of Vimal Kumar Kad for Sy. No. 48 measuring 6 Acres 4 guntas, Sy. No. 49 measuring 5 Acres 22 guntas and Sy. No. 50 measuring 1 Acre 28 guntas, situated at Chokkanahalli Village, Yelankala Taluk (Original).
71. Mutation Register Extract No. 86/2005-06 issued regarding sale from Muninaga Reddy @ M N Reddy in favour of Vimal Kumar Kad (Original)
72. RTC Extracts for the period from 1966-67 to 2000-01, for Sy.No.48, measuring 6 Acres 4 Guntas, issued by the Revenue Authorities (Certified Copy).
73. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.48 measuring 06 Acres 04 Guntas (Original).

Sy.No.49, measuring 5 acres 22 guntas

74. RTC Extracts for the period from 1966-67 to 1999-2000 for Sy.No.49, measuring 5 Acres 22 Guntas, issued by the Revenue Authorities (Certified Copy).



75. Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2005, from 1.4.2004 to 10.2.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.49 measuring 05 Acres 22 Guntas (Original).

Sy.No.50, measuring 1 Acre 28 Guntas

76. RTC Extracts from 1966-67 to 2000-01, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities (Certified Copy).

77. Computerised RTC from 2001-02 to 2013-14, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities (Original).

78. Encumbrance Certificates from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.50, measuring 01 Acre 28 Guntas (Original)

Sy.No.32/1, measuring 01 Acre 08 Guntas

79. Sale deed dated 6.1.2006, registered as Document No.9615/2005-06, in the office of the sub-registrar, Yelahanka, Bangalore (Original).

80. Mutation Register Extract bearing MR No.85/2005-06, issued by the Village Accountant (Original).

81. GPA dated 31.7.2006, executed by Sri.Rangaswamy to and in favour of Sri.Kuldeep Singh (Photocopy).

82. GPA dated 23.7.2005, registered as Document No.147/2005-06, in the office of the sub-registrar, Yelahanka, Bangalore (Photocopy).

Sy.No.32/1 measuring 06 Acres 27 Guntas

83. Sale deed dated 19.1.2006, registered as Document No.10631/2005-06, in the office of the sub-registrar, Yelahanka, Bangalore (Original).

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84. Mutation Register Extract bearing MR No.106/2005-06, issued by the Village Accountant (Original).

Sy.No.32/1 measuring 5 acres 19 guntas

85. Sale deed dated 30.11.2005, registered as Document No.8490/2005-06 in the office of the subregistrar Yelahanka (Original).
86. Mutation Register Extract bearing MR No.58/2005-06, issued by the Revenue Authorities (Original).

Sy No.32/1 measuring 3 Acres

87. Sale deed dated 2.8.2006, registered as Document No.9887/2006-07 in the office of the subregistrar, Yelahanka (Original).

Sy.No.32/1 measuring 05 Guntas

88. Sale deed dated 19.8.2009, registered as Document No.1538/2009-10 in the office of the subregistrar, Byatarayanapura (Original).
89. GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).

Sy.No.32/1 measuring 11 guntas

90. Sale deed dated 19.8.2009 registered as Document No.1537/2009-10, in the office of the subregistrar of Byatarayanapura (Original).
91. GPA dated 19.2.2009, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).
92. Hissa/Re-Survey Tippani for Sy.No.32 issued by the Revenue Authorities (Photocopy).
93. RTC Extract for the period from 1966-67 to 1975-76, from 1981-82 to 1992-93, for Sy.No.32 measuring 68 Acres 09 Guntas including 06 Acres 36 Guntas of Kharab, issued by the Revenue Authorities (Certified Copy).
94. RTC Extract for the period from 1993-94 to 1999-2000, for Sy.No.32 measuring 68 Acres 09 Guntas including 06 Acres 36 Guntas of Kharab, issued by the Revenue Authorities (Certified Copy).



95. Computerised RTC for the period from 2004-05 to 2007-08, from 2009-10, for Sy.No.32/1 measuring 55 Acres 28 Guntas including 06 Acres 24 Guntas of Kharab, issued by the Revenue Authorities (Certified Copy).
96. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 27.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 14.4.2014, for Sy.No.32/1, measuring 01 Acre 08 Guntas (Original).
97. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 06 Acres 27 Guntas (Original).
98. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 03 Acres (Original).
99. Encumbrance Certificate from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Acres 19 Guntas (Original).
100. Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 11 Guntas (Original).
101. Encumbrance Certificate from 1.8.2009 to 19.4.2010, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Guntas (Original).

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**Sy.No.32/2, measuring 01 Acre**

102. Sale deed dated 8.12.2005, registered as Document No.8788/2005-06 in the office of the Subregistrar, Yelahanka (Original).
103. Mutation Register Extract bearing MR No.61/2005-06, issued by the Village Accountant (Original).
104. Computerised RTC for the period from 2004-05 to 2005-06 and from 2009-10, for Sy.No.32/2 measuring 01 Acre 04 Guntas including 04 Guntas of Kharab, issued by the Revenue Authorities (Original).
105. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/2 measuring 1 Acre (Original).

Sy.No.32/3, measuring 7 Acres 10 Guntas

106. Sale deed dated 8.12.2005, registered as Document No.8689/200506 in the office of the SubRegistrar Yelahanka (Original).
107. Mutation Register Extract bearing MR No.62/2005-06, issued by the Village Accountant (Original).
108. Family Tree of Smt.Padmamma (W/o.Late.Muninaga Reddy) dated 28.5.2010, issued by the Village Accountant (Original).
109. Computerised RTC for the period from 2004-05 to 2010-11 and from 2012-13, for Sy.No.32/3 measuring 07 Acres 12 Guntas including 02 Guntas of Kharab, issued by the Revenue Authorities (Original).
110. Encumbrance Certificate from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/3 measuring 07 Acre 10 Guntas (Original).

Sy.No.32/4, measuring 01 Acre

111. Sale deed dated 21.12.2005, registered as Document No.9120/200506 in the office of the subregistrar Yelahanka (Original).


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112. Mutation Register Extract bearing MR No.68/2005-06, issued by the Village Accountant (Original).
113. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/4 measuring 1 Acre (Original).

Sy.No.32 (New No.32/4) measuring 1 Acres 33 Guntas

114. Sale deed dated 22.9.2005, registered as Document No.6567/200506, in the office of the subregistrar Yelahanka (Original).
115. Mutation Register Extract bearing MR No.53/2005-06, issued by the Village Accountant (Original).
116. Computerised RTC for the period from 2004-05 to 2005-06 and from 2009-10, for Sy.No.32/4, measuring 04 Acres 05 Guntas including 06 Guntas of Kharab, issued by the Revenue Authorities (Original).
117. Encumbrance Certificate/s from 1.4.1976 to 31.5.1989, from 1.6.1989 to 31.3.2004, from 1.4.2004 to 10.2.2010, from 10.2.2010 to 26.7.2010 (Photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32 (New No.32/4), measuring 1 Acre 33 Guntas (Original).

Common Documents;

118. Endorsement dated 19.7.2004, bearing Ref.No.BDA /LAQ/LA/9/161 /2004-05, issued by BDA, in respect of Sy.Nos.32 to 52 (Photocopy).
119. Endorsement dated 23.8.2006, bearing Ref.No.PTCL.CR.280 /2006-07, issued by the Assistant Commissioner, Bangalore North Sub-Division, under the provisions of Karnataka Schedule Caste/Schedule Tribes (Prohibition of Transfer of certain Lands) (PTCL) Act, in respect of Sy.Nos.32, 32/4, 32/1, 41, 44, 32/1, 43/1, 45, 43/1, 44, 35, 48, 49, 50, 46, 47, 32/1 & 42/1 (Original).

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120. Endorsement dated 6.8.2007, bearing Ref.No.LRF(BNA)CR/215 /2007-08, issued by the Assistant Commissioner, Bangalore North Sub-Division, under Section 79(A) and (B) of the Land Reforms Act 1961, in respect of Sy.Nos.32/1, 40, 38, 43/1, 44, 35, 32/1, 41, 39, 38, 32/4, 48, 49, 50, 46, 47, 32/3, 42/2, 43/2, 32/2, 37 32/4, 32/1, 41, 44, 32/1, 42/1, 43/1 & 55 (Original).
121. Endorsement dated 27.1.2014, bearing Ref.No.Ban/SlpA-2 /3806 /2013-14, issued by KIADB (Original),
122. Endorsement dated 29.1.2014, bearing Ref.No.KHB/Slp/End /2013-14, issued by KHB (Original).
123. Relinquishment deed dated 10.6.2010, registered as Document No.629 /2010-11, in the office of the Additional District registrar (Photocopy).
124. Rectification of Relinquishment deed dated 26.11.2011, registered as Document No.2865/2011-12, in the office of the Additional District registrar (Photocopy).
125. Rectification of Relinquishment deed dated 5.9.2012, registered as Document No.1707/2012-13, in the office of the Additional District registrar (Photocopy).
126. Relinquishment Deed dated 28.11.2013 registered as Document No. 2465/2013-14 in the office of the Additional District Registrar (Photocopy)
127. Betterment/Improvement charges paid receipt dated 9.11.2012, issued by BBMP (Photocopy).
128. Commencement Letter dated 17.6.2008, bearing No BDA/TPM/3916 /2007-08/776 /2008-09, issued by BDA (Photocopy).
129. Preliminary Confirmation Letter dated 22.4.2010, bearing No.BDA /TPM/CLU/132/GH-11/2009-10/263/2010-11,issued by BDA (Photocopy) .
130. Licence for Construction dated 13.4.2012, bearing LP No.J.R.T.P/N/ LP/25/2010-11, issued by BBMP (Photocopy)
131. Modified Work Order dated 13.9.2012, bearing LP No.BDA /TPM /DLP-11 /2009-10/3313/2012-13, issued by BDA (Photocopy)



132. Modified Licence for Construction dated 31.12.2012, issued by BBMP (Photocopy).
133. NOC dated 2.2.2010, issued by BWSSB (Photocopy).
134. NOC dated 21.2.2011, issued by BESCOM (Photocopy).
135. NOC dated 26.8.2011, issued by BSNL (Photocopy).
136. NOC dated 16.9.2011, issued by DGP (Photocopy).
137. NOC dated 25.7.2012, issued by Airports Authority of India (Photocopy).
138. NOC dated 3.12.2012, issued by KSPCB (Photocopy).
139. Deed of Partnership of Zigma Land Developers dated 12.4.2008. (Original)
140. Supplementary Deed of Partnership dated 30.4.2008 (Original).
141. Revised Partnership deed dated 17.5.2008 (Original).
142. Deed of CoPartnery dated 17.5.2008 (Photocopy).
143. Certificate of Incorporation of Zigma Land Developers private Limited dated 28.5.2008 issued by the registrar of companies, Karnataka, Bangalore (Photocopy).
144. Memorandum and Articles of Association of Zigma Developers Private Limited (Photocopy).
145. Fresh Certificate of Incorporation of Consequent upon change of name dated 11.8.2010, issued by Registrar of Companies (Photocopy).
146. ROC Search Report dated 18.07.2014 issued by RSM & Co., Company Secretaries, in relation to Bhartiya City Developers Private Limited (Photocopy).

Note:- The documents, not in the custody of Corporation Bank, but required to be deposited by Bhartiya City Developers Pvt. Ltd., at the time of creation of the mortgage are morefully set out as follows.



1. Family Tree of Sri.Subba Rao dated 28.5.2010, issued by the Village Accountant (Original).
2. Family Tree of Sri.Aswatha Rao dated 27.5.2010, issued by the Village Accountant (Original).
3. Agreement of Sale dated 17.9.2005, registered as Document No.8688 /2005-06, in the subregistrar Yelahanka (Photocopy).
4. Encumbrance Certificates from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014 for Sy.No.35, measuring 05 Acres 25 Guntas (Original).
5. Computerised RTC from 2005-06 to 2012-13, in respect of Sy.No.38, measuring 05 Acres 21 Guntas (excluding 12 Guntas Kharab), issued by the Revenue Authorities (Original).
6. Encumbrance Certificates from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.38 measuring 5 Acres 21 Guntas (Original).
7. Encumbrance Certificates, 1.4.2010 to 18.11.2012 (for Sy.No.38, measuring 4 Guntas), from 1.4.2012 to 31.3.2013 (for Sy.No.38 measuring 49 Guntas), from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014, for Sy.No.38, measuring 04 Guntas (Original).
8. GPA dated 2.7.2005, registered as Document No.101/2005-06, in the office of the Sub Registrar Tumkur (Photocopy).
9. Family Tree of Sri.Narasa Reddy dated 28.5.2010, issued by the Village Accountant (Original).
10. Encumbrance Certificate/s, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 18.4.2014 for Sy.No.39 measuring 37 Guntas (Original).

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11. Encumbrance Certificate/s, from 10.2.2010 to 27.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.39 measuring 5 Acres 26 Guntas (Original).
12. Computerised RTC for the period from 2005-06 to 2006-07, for Sy.No.45, measuring 19 Acres 10 Guntas, issued by the Revenue Authorities (Original).
13. Encumbrance Certificate, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.45 measuring 18 Acres 34 Guntas (Original).
14. Encumbrance Certificate from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 1.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.45 measuring 16 Guntas (Original).
15. Computerised RTC for the period from 2006-07 to 2007-08, and 2009-10, for Sy.No.46, measuring 05 Acres 19 Guntas, issued by the Revenue Authorities (Original).
16. Encumbrance Certificate/s, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.46 measuring 5 Acres 19 Guntas (Original).
17. Computerised RTC for the period from 2006-07 to 2007-08, and 2009-10, for Sy.No.47, measuring 5 Acres 24 Guntas, issued by the Revenue Authorities (Original).
18. Encumbrance Certificate/s, from 10.2.2010 to 26.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.47 measuring 5 Acres 24 Guntas (Original).
19. Encumbrance Certificate/s, from 10.2.2010 to 27.7.2010, from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.48 measuring 06 Acres 04 Guntas (Original).

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20. Encumbrance Certificate from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.49 measuring 05 Acres 22 Guntas (Original).
21. Computerised RTC from 2001-02 to 2013-14, in respect of Sy.No.50, measuring 1 Acre 28 Guntas (excluding 8 Guntas Kharab), issued by the Revenue Authorities (Original).
22. Encumbrance Certificates, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 2.1.2014, from 1.1.2014 to 15.4.2014, for Sy.No.50, measuring 01 Acre 28 Guntas (Original)
23. Encumbrance Certificate, from 10.2.2010 to 27.7.2010 (photocopy) from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 14.4.2014, for Sy.No.32/1, measuring 01 Acre 08 Guntas (Original).
24. Encumbrance Certificate from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 06 Acres 27 Guntas (Original).
25. Encumbrance Certificate, from 10.2.2010 to 26.7.2010 (photocopy) from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 03 Acres (Original).
26. Encumbrance Certificate, from 10.2.2010 to 26.7.2010 (photocopy) 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Acres 19 Guntas (Original).
27. Encumbrance Certificate, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 11 Guntas (Original).
28. Encumbrance Certificate, from 1.4.2010 to 18.11.2012, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/1 measuring 05 Guntas (Original).



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29. Computerised RTC for the period from 2004-05 to 2009-10, for Sy.No.32/2 measuring 01 Acre 04 Guntas including 04 Guntas of Kharab, issued by the Revenue Authorities (Original).
30. Encumbrance Certificate/s, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 26.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/2 measuring 1 Acre (Original).
31. Family Tree of Smt.Padmamma (W/o.Late.Muninaga Reddy) dated 28.5.2010, issued by the Village Accountant (Original).
32. Computerised RTC for the period from 2004-05 to 2010-11 and from 2012-13, for Sy.No.32/3 measuring 07 Acres 12 Guntas including 02 Guntas of Kharab, issued by the Revenue Authorities (Original).
33. Encumbrance Certificate from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32/3 measuring 07 Acre 10 Guntas (Original).
34. Encumbrance Certificate/s, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 18.4.2014, for Sy.No.32/4 measuring 1 Acre (Original).
35. Computerised RTC for the period from 2004-05 to 2005-06 and from 2009-10, for Sy.No.32/4, measuring 04 Acres 05 Guntas including 06 Guntas of Kharab, issued by the Revenue Authorities (Original).
36. Encumbrance Certificate/s, from 10.2.2010 to 26.7.2010 (photocopy), from 1.4.2010 to 18.11.2012, from 1.4.2012 to 31.3.2013, from 31.3.2013 to 31.7.2013, from 10.7.2013 to 30.12.2013, from 1.1.2014 to 15.4.2014, for Sy.No.32 (New No.32/4), measuring 1 Acre 33 Guntas (Original).
37. Endorsement dated 23.8.2006, bearing Ref.No.PTCL.CR.280 /2006-07, issued by the Assistant Commissioner, Bangalore North Sub-Division, under the provisions of Karnataka Schedule Caste/Schedule Tribes (Prohibition of Transfer of certain Lands) (PTCL) Act, in respect of Sy.Nos.32, 32/4, 32/1, 41, 44, 32/1, 43/1, 45, 43/1, 44, 35, 48, 49, 50, 46, 47, 32/1 & 42/1 (Original).

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38. Endorsement dated 27.1.2014, bearing Ref.No.Ban/SlpA-2 /3806 /2013-14, issued by KIADB (Original),
39. Endorsement dated 29.1.2014, bearing Ref.No.KHB/Slp/End/2013-14, issued by KHB (Original).
40. Relinquishment deed dated 10.6.2010, registered as Document No.629/2010-11, in the office of the Additional District registrar (Photocopy).
41. Rectification of Relinquishment deed dated 26.11.2011, registered as Document No.2865/2011-12, in the office of the Additional District registrar (Photocopy).
42. Rectification of Relinquishment deed dated 5.9.2012, registered as Document No.1707/2012-13, in the office of the Additional District registrar (Photocopy).
43. Relinquishment Deed dated 28.11.2013 registered as Document No. 2465/2013-14 in the office of the Additional District Registrar (Photocopy)
44. Betterment/Improvement charges paid receipt dated 9.11.2012, issued by BBMP (Photocopy).
45. Commencement Letter dated 17.6.2008, bearing No.BDA/TPM/3916 /2007-08/776 /2008-09, issued by BDA (Photocopy).
46. Preliminary Confirmation Letter dated 22.4.2010, bearing No.BDA /TPM/CLU/132/GH-11/2009-10/263/2010-11, issued by BDA (Photocopy) .
47. Licence for Construction dated 13.4.2012, bearing LP No.J.D.T.P /N/LP/25/2010-11, issued by BBMP (Photocopy).
48. Modified Work Order dated 18.9.2012, bearing LP No.BDA/TPM /DLP-11/2009-10/3313/2012-13, issued by BDA (Photocopy).
49. Modified Licence for Construction dated 31.12.2012, issued by BBMP (Photocopy).
50. NOC dated 2.2.2010, issued by BWSSB (Photocopy).



51. NOC dated 21.2.2011, issued by BESCOM (Photocopy).
52. NOC dated 26.8.2011, issued by BSNL (Photocopy).
53. NOC dated 16.9.2011, issued by DGP (Photocopy).
54. NOC dated 25.7.2012, issued by Airports Authority of India (Photocopy).
55. NOC dated 3.12.2012, issued by KSPCB (Photocopy).
56. Deed of CoPartnery dated 17.5.2008 (Photocopy).
57. Fresh Certificate of Incorporation of Consequent upon change of name dated 11.8.2010, issued by Registrar of Companies (Photocopy).
58. ROC Search Report dated 18.07.2014 issued by RSM & Co., Company Secretaries, in relation to Bhartiya City Developers Private Limited (Photocopy).
59. Computerised RTC from 2001 02 to 2002 03, from 2005 06 to 2012 13, in respect of Sy.No.35, measuring 05 Acres 25 Guntas (excluding 14 Guntas Kharab), issued by the Revenue Authorities (Original).
60. Agreement for Sale dated 4.7.2005, registered as Document No.4187/2005 06, in the office of the SubRegistrar Yelahanka (Photocopy).
61. GPA dated 19.2.2009, executed by Sri.Vipan Kumar Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).
62. GPA dated 19.2.2009, executed by Smt.Shanti Devi Kad to and in favour of Sri.Davinder Kumar Jain (Photocopy).
63. Computerised RTC for the period from 2004 05 to 2007 08, from 2009 10 to 2011-12, for Sy.No.32/1 measuring 55 Acres 28 Guntas including 06 Acres 24 Guntas of Kharab, issued by the Revenue Authorities (Certified Copy).
64. Endorsement dated 19.7.2004, bearing Ref.No.BDA /LAQ/LA/9/161 /2004 05, issued by BDA, in respect of Sy.Nos.32 to 52 (Photocopy).

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65. Hissa/Re Survey Tippanni for Sy.No.32 issued by the Revenue Authorities (Photocopy).

9. CONCLUSION AND RECOMMENDATION

Except the exclusive and first pari passu charge on mortgage over the part and parcel of the portions of the immovable Property bearing BBMP Katha No 6/2 & forming part of Survey No 32/1 (pt),32/2,32/3,32/4, 41 (pt) 42/1, 42/2 (pt),43/1 (pt) & 43/2 (pt) admeasuring 28 Acres 32 guntas in favour of CB consortium as mentioned above, we have no other observations.

WE HEREBY OPINE THAT M/s BHARTIYA CITY DEVELOPERS PVT LTD HAS A SOUND AND MARKETABLE TITLE TO THE SECURITY LAND WHICH IS PROPOSED TO BE MORTGAGED, SUBJECT TO THE EXISTING MORTGAGE IN FAVOUR OF CB CONSORTIUM AS DISCUSSED ABOVE. WE HEREBY FURTHER OPINE THAT BHARTIYA CITY DEVELOPERS PVT LTD WILL BE ENTITLED TO RECEIVE THE TDR FROM THE BDA IN CONSIDERATION OF THE LAND ACQUIRED BY THE BDA FOR FORMATION OF PERIPHERAL RING ROAD.



ANNEXURE A - MAP OF SECURITY LAND

[map separately attached]

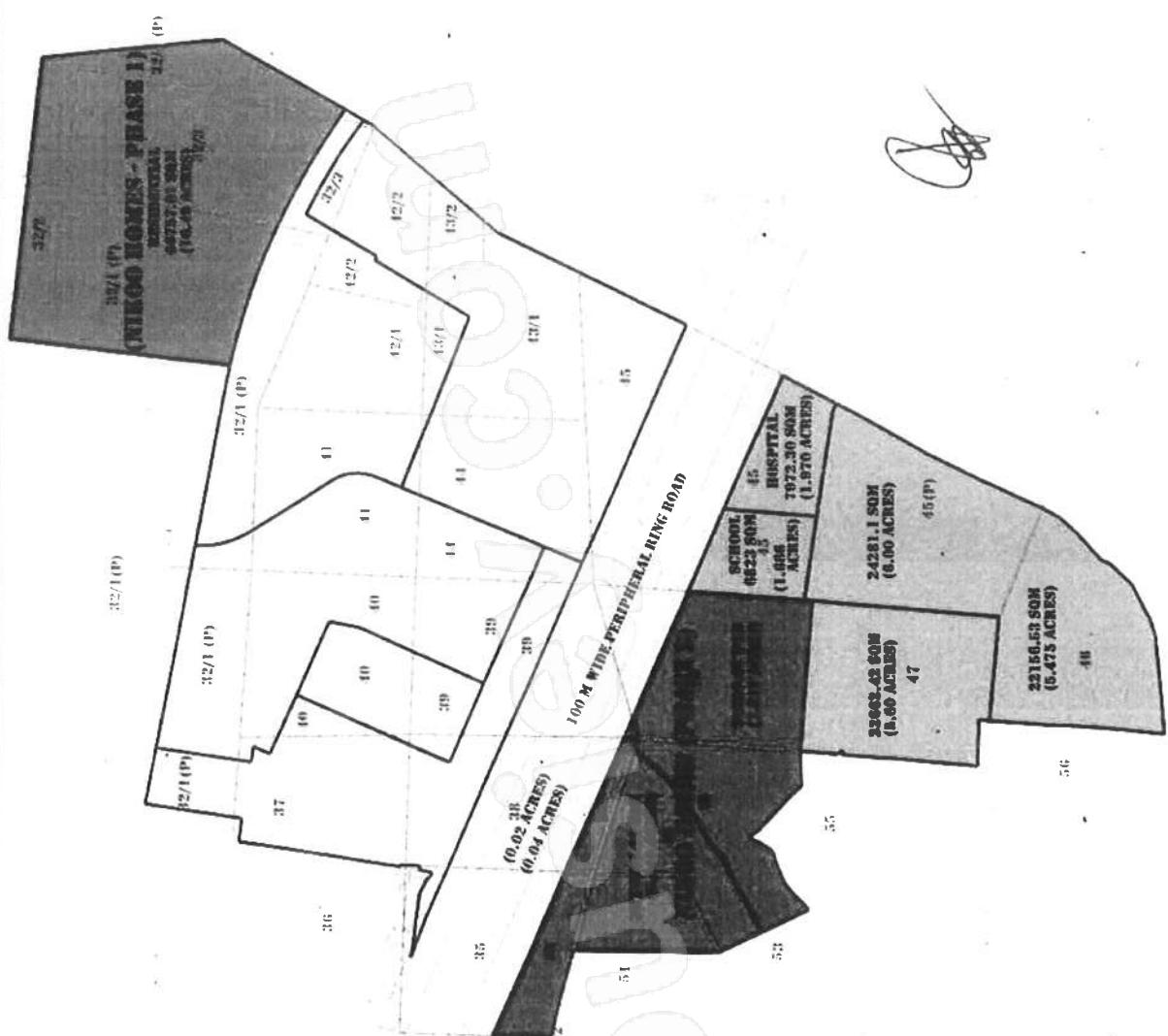
QUALIFICATIONS & ASSUMPTIONS REFER OUR TITLE INVESTIGATION REPORT OF EVEN DATE

This Report / Opinion is given subject to the following qualifications:

- (i) We have presumed that the documents as shown to us are final and have not been amended / modified thereafter.
- (ii) The documents and related information that has been furnished to us by the parties concerned have been accepted as being genuine and correct, unless otherwise stated in our Report / Opinion.
- (iii) This Report/Opinion does not cover litigation proceedings which may have been filed in any court/legal forum, in respect of the Schedule Property.
- (iv) Be it known that searches/results of searches at the offices of the Sub-Registrar/Tahsildar/Village Administrative Officer, are subject to availability of records / records as available therein. We disclaim any responsibility for the consequences which may arise on account of no availability of records / incorrect records.
- (v) This Report / Opinion is solely for the benefit of the addressee only. This Report / Opinion cannot be referred and relied upon by any other person/s, without our consent.

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Annexure A



LOCATION	AREA (S.Q.M)	AREA (ACRES)
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Nagpur - Nasik Highway (Punjabhi 2)	
5	7.47-.14
14	14.16-.20
18	15.16-.24
21	15.16-.24

Group	Mean	SD	SE	95% CI
Group 1	29.4	3.9	1.2	26.0-32.8
Group 2	37.0	5.5	1.7	32.8-41.2
Group 3	33.7	3.6	1.1	29.6-37.8
Group 4	31.5	5.5	1.8	24.2-38.8
Group 5	30.4	4.0	1.3	25.1-35.7

	μ	σ	ρ	σ_{ρ}
1	10.50.00	0.00.00	0.00.00	0.00.00
2	11.1.107	0.040	0.040	0.020
3	80.0.3	0.020	0.020	0.010
4	53.78.90	19.22.4	19.22.4	19.22.4

प्राचीन देशों

17.075	27.00, 53	17.075
53	17.075	53

Orville	5	1972.10	2220
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GRAND TOTAL - SOUTH PARCEL	31.25 ACRES
Lilac Homes (Phase 1)	
LOCATION	AREA (50 M)
211 (17)	27.355 (0)

27.0	24.94, 0.6	5.87
27.2	37.19, 1.8	0.91
28.1 (P)	14.67, 4.0	2.83
	66.57, 3.1	16.49



SUPPLEMENTARY REPORT

June 26, 2015

To

"Bhartiya City Developers Pvt. Ltd"
Ground Floor, Anchorage – 1, 100/1,
Richmond Road,
Bangalore – 560 025

Dear Sir/Madam,

Supplementary report: M/s. BHARTIYA CITY DEVELOPERS PRIVATE

LIMITED

Refer our REPORT ON TITLE dated 18 August 2014 in respect of immovable property bearing Ay.35, 38, 39, 45, 47, 48, 49, 50, 32/1, 32/2, 32/3, 32/4 situated at Chokkanahalli Village, Yelahanka Hobli, Baangalre North Taluk ("Security Land")



In furtherance to our Report, we have received and have perused the following documents:

1. Encumbrance Certificates in respect of Municipal Khata No. 6/1 for the period from 01.04.2011 to 08.07.2014, from 09.07.2014 to 08.02.2015 and from 09.02.2015 to 10.06.2015(Original)
2. Encumbrance Certificates in respect of Municipal Khata No. 6/2 for the period from 01.04.2011 to 08.07.2014, from 09.07.2014 to 27.11.2014, from 28.11.2014 to 05.03.2015 and 05.03.2015 to 10.06.2015 (Original)

As discussed in my earlier Report, the immovable property bearing Sy.No.35(p), 38(p), 39(p), 45(p), 46, 47, 48, 49, 50 situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, totally measuring 34 Acres 11 Guntas have been brought under the administrative jurisdiction of the BBMP and allotted Municipal No. 6/1. Similarly, land in Sy. No. 32/1. 32/2, 32/3 & 32/4 of Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, forms part of the Municipal No. 6/2 allotted by the BBMP. A perusal of the said Encumbrance Certificates, appear to be in order. The transaction reflected in the Encumbrance Certificates pertains to the Memorandum of Deposit of Title Deeds in relation to the credit facility sanctioned to M/s. Milestone Buildcon Pvt. Ltd., and which do not relate to the Security Land.

3. ROC Search report dated 09.06.2015 issued by RSM & CO (Company Secretaries) and from the perusal it seen that the Security Land is mortgaged with IDBI Trusteeship Services Limited , acting as the Security Trustee for consortium of lenders comprising of STCI Finance Ltd., IndusInd Bank Ltd and KKR India Financial Services Pvt. Ltd (Original).
4. Memorandum of Satisfaction of Charge dated 10.11.2014 issued by the Registrar of Companies, Bangalore
 - (i) We notice that the charge that had been created over the part and parcel of the portion of the immovable property bearing BBMP Katha No. 6/2 and forming part of Survey No 32/1(p), 32/2, 32/3, 32/4, 41(p) 42/1, 42/2(p), 43/1(p) & 43/2(p) admeasuring 28 Acres 32 guntas, situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, for Term Loan facilities of Rs.535 Crores granted to the Company by Corporation Bank



Consortium has been satisfied. However, a fresh charge has been created with respect to the Security Land with IDBI Trusteeship Services Limited, acting as the Security Trustee for STCI Finance Ltd., IndusInd Bank Ltd and KKR India Financial Services Pvt. Ltd.

(ii) Charge created with respect to 5.78 acres of land in Municipal No. 6/2 with Corporation Bank for Rs.140 Crores sanctioned to M/s. Milestone Buildcon Pvt. Ltd. We are, however, informed that the mortgage is with respect to the North-western portion of the Larger Property and does not constitute a part of the Security Land.

5. Property tax paid receipts dated 30.04.2015 for the year 2015-16 issued by BBMP pertaining to Municipal No. 6/1 & 6/2 (Original)

Based on the above documents, we opine that M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED **continue to have a clear and marketable title to the subject Property, subject to the mortgage as stated above.**

This supplementary report is issued at the request of M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED.

For R & P Partners
Partner



SECOND SUPPLEMENTARY REPORT

October 30, 2015

To

"Bhartiya City Developers Pvt. Ltd"
Ground Floor, Anchorage - 1, 100/1,
Richmond Road,
Bangalore - 560 025

Dear Sir/Madam,

Second Supplementary report: M/s BHARTIYA CITY DEVELOPERS
PRIVATE LIMITED

Refer our REPORT ON TITLE dated 18 August 2014 and the
SUPPLEMENTARY REPORT dated June 26, 2015 in respect of immovable
property bearing Ay.35, 38, 39, 45, 47, 48, 49, 50, 32/1, 32/2, 32/3, 32/4
situated at Chokkanahalli Village, Yelahanka Hobli, Baangalre North Taluk
("Security Land")

We have been furnished copies of certain documents and sought the following
specific clarification in connection with the documents furnished:

(i) **Whether or not the 12 documents furnished hereunder relate to
the land mortgaged to KKR & IndusInd, i.e., the Security Land; and**



(ii) Whether the said documents have any adverse impact on the title or rights to the Security Land mortgaged to KKR.

A. We have perused the following documents:

1. Copy of the order dated 13.11.2012 passed by the Joint Commissioner, BBMP
2. Copy of Khata Certificate dated 07.12.2011 in respect of Khata No. 6/2
3. Copy of Khata Certificate dated 07.12.2011 in respect of Khata No. 6/1
4. Copy of Khata Certificate dated 27.05.2015 in respect of Khata No. 6/2
5. Copy of Khata Certificate dated 27.05.2015 in respect of Khata No. 6/1
6. Copy of the Tax paid Receipt dated 30.04.2015
7. Copy of the modified Work Order dated 21.12.2013
8. Copy of the Sanctioned Plan bearing LP No. 25/10-11 dated 21.10.2014
9. Copy of the Encumbrance Certificate dated 18.07.2014 in respect of Khata No. 6/2 for the period 01.04.2011 to 08.07.2014
10. Copy of the Encumbrance Certificate dated 28.11.2014 in respect of Khata No. 6/2 for the period 09.07.2014 to 27.11.2014
11. Copy of the Encumbrance Certificate dated 06.03.2015 in respect of Khata No. 6/2 for the period 28.11.2014 to 05.03.2015
12. Copy of the Encumbrance Certificate dated 15.06.2015 in respect of Khata No. 6/2 for the period 05.03.2015 to 10.06.2015

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B. A perusal of the documents furnished above denotes the following:

1. Documents at Sl. No. 1 to 5 relate to the Khata in respect of land ('Larger Property') owned by Bhartiya City Developers Pvt. Ltd., comprising of the North & the South parcels of the township of Bhartiya City.
 - (a) The local authority, being the Bruhat Bengaluru Mahanagara Palike, within whose jurisdiction the Larger Property is situated, had initially allotted the Municipal Khata No. 6/1 (measuring 33 Acres 11 guntas) to the lands in the South Parcel of Bhartiya City (*Document at Sl. No. 3*) & Municipal Khata No. 6/2 (measuring 72 Acres 30 guntas) to the lands in North Parcel of Bhartiya City (*Document at Sl. No. 2*).
 - (b) However, on noticing some discrepancy in the land extent, the office of the BBMP has, by order dated 13/11/2012, rectified the land extents as Municipal Khata No. 6/1 measuring 34 Acres 11 guntas (which is inclusive of 10 guntas of kharab, duly converted) and Municipal Khata No. 6/2 measuring 71 Acres 30 guntas (inclusive of 6 guntas of kharab, duly converted) (*Document at Sl. No. 1*).
 - (c) The latest Khata certificates and extracts furnished, as per *Documents at Sl. No. 4 & 5*, denote the change in the land extents relating to Khata No. 6/1 & 6/2 i.e., the Larger Property.
 - (d) This aspect has already been covered in page 65 of our Report dated 18 August 2014 while discussing on 'Mutation of Revenue Records'. The production of the much older and recent copies of the Khata documents, at this point of time, in our opinion, does not impact the title to the Security Land or the right of the Mortgagor thereto.
2. The tax receipts perused at Sl. No. 6 above, in relation to the lands in Khata No. 6/1 & 6/2 (i.e., the Larger Property owned by Bhartiya City Developers Pvt. Ltd.) for the year 2015-16 are already referred to in our Supplementary Report dated 26 June 2015.
3. The *Document at Sl. No. 7* is the Modified Work Order dated 21 December 2013 issued by the Bangalore Development Authority permitting the development of 1 Block of Residential Development and 4



Blocks of Commercial Development in the North Parcel bearing Khata No. 6/2, and the proposed development of a School in a portion of the South Parcel bearing Khata No. 6/1.

(a) (a) Our Report dated 18 June 2014 already clarifies that the Bangalore Development Authority had permitted Bhartiya City Developers Pvt. Ltd. to put up 1 (one) Block of Residential Construction and 4 (four) Blocks of Commercial construction on the North Parcel of land. This being so, the residential development on the North Parcel namely 'Nikoo Homes' has already been covered under the permitted use as per the nature of conversion of the land use of the North Parcel.

(b) In addition to the above, the Modified Work Order dated 21 December 2013 also denotes the permission to put up a School in a portion of the South Parcel bearing Khata No. 6/1.

(c) The production of the Modified Work Order dated 21 December 2013, at this point of time, in our opinion, will neither affect the title or the right of the Mortgagor on the Security Land, as Bhartiya City Developers Pvt. Ltd. has the right to decide on the development or the type of development or the phases of development, as deemed fit by it, on the land owned by it.

4. Consequently, the BBMP has also issued the modified building plans for the development of the Mixed-use Block 2 on a portion of the North parcel bearing Khata No. 6/2, which development has, however, in our opinion, no impact on the Security Land (*Document at Sl. No. 8*).

(a) I am informed that the plans so issued though specifically relate to the development of the Mixed-use Block 2 on a portion of the north parcel bearing Khata No. 6/2, also covers the earlier developments already approved i.e., Nikoo Homes -1 and the IT Building on the North parcel of Bhartiya City.

(b) It is also clarified that every time Bhartiya City Developers Pvt. Ltd., proposes to move for development, the Plans will automatically be modified to denote the new phase of development.



(c) As such, inclusion of the Modified Building Plans dated 21 Oct 2014, in our opinion, at this point of time, will in no manner hinder/affect the title or the right of the Mortgagor to the Security Land.

5. The Encumbrance Certificates set out at Sl. No. 9 to 12 are already covered in detail in our Supplementary Report dated 26 June 2015 and relate to the entire lands in Khata No. 6/2, i.e., the South Parcel of Bhartiya City.

C. As regards the specific queries raised, please note the following:

1. The documents listed above relate to the Larger Property owned by Bhartiya City Developers Pvt. Ltd. i.e., land bearing Khata No. 6/1 & 6/2. The Security Land (mortgaged to KKR/IndusInd) is only a portion of the Larger Property, and has been, for ease of reference and identification, identified by its Survey numbers and morefully titled in our Report dated 18 June 2014 as "South Parcel of Bhartiya City" and "North Parcel of Bhartiya City (Nikoo Homes-1)". As such, the aforesaid documents are to be construed as a part and parcel of the documents relevant to the Security Land too.
2. The aforesaid documents, not being title documents, are, nevertheless, an updation to the set of documents already deposited in relation to the Security Land and in our opinion does not have any adverse impact on the title or the rights to the Security Land mortgaged to KKR.

This Second Supplementary Report is issued at the request of M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED.

For R & P Partners


Partner



THIRD SUPPLEMENTARY REPORT

March 17, 2017

To

"Bhartiya City Developers Pvt. Ltd"
Ground Floor, Anchorage - 1, 100/1,
Richmond Road,
Bangalore - 560 025

Dear Sir/Madam,

Supplementary report: M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED

Refer our REPORT ON TITLE dated 18 August 2014 read with our Supplementary Report dated June 26, 2015 in respect of immovable property bearing Ay.35, 38, 39, 45, 47, 48, 49, 50, 32/1, 32/2, 32/3, 32/4 situated at Chokkanahalli Village, Yelahanka Hobli, Baangalre North Taluk ("Security Land")



In furtherance to our Report, we have received and have perused the following documents:

1. Encumbrance Certificates in respect of Municipal Khata No. 6/1 for the period from 01.06.2015 to 10.08.2015, from 10.8.2015 to 02.03.2016, from 01.03.2016 to 18.05.2016, from 01.04.2016 to 30.06.2016, from 01.07.2016 to 05.10.2016 and from 01.10.2016 to 31.12.2016. (Original)
2. The Katha Certificate dated 27.5.2015 in respect of property bearing No. 6/1 issued by BBMP. (Original)
3. Assessment for land and building for the property bearing No. 6/1 dated 27.5.2015 for the year 2015-16 issued by BBMP. (Original)
4. Property Tax paid receipt dated 28.6.2016 for the year 2016-17 (Photocopy)

As discussed in my earlier Report, the immovable property bearing Sy.No.35(p), 38(p), 39(p), 45(p), 46, 47, 48, 49, 50 situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, totally measuring 34 Acres 11 Guntas have been brought under the administrative jurisdiction of the BBMP and allotted Municipal No. 6/1. Similarly, land in Sy.No.32/1, 32/2, 32/3 & 32/4 of Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk, forms part of the Municipal No. 6/2 allotted by the BBMP. A perusal of the said Encumbrance Certificates appears to be in order.

5. Search report dated 10.12.2016 issued by RSM & CO (Company Secretaries) and from the perusal it seen that the Security Land is mortgaged with IDBI Trusteeship Services Limited, acting as the Security Trustee for consortium of lenders comprising of STCI Finance Ltd., IndusInd Bank Ltd and KKR India Financial Services Pvt. Ltd. (Original)
6. Encumbrance Certificates in respect of Municipal Khata No. 6/2 for the period from 10.06.2015 to 23.09.2015, from 23.09.2015 to 02.03.2016, from 01.03.2016 to 18.05.2016, from 01.04.2016 to 30.06.2016, from 01.07.2016 to 06.10.2016 and from 01.10.2016 to 31.12.2016. (Original)



7. The Katha Certificate dated 20.5.2015 in respect of property bearing No. 6/2 issued by BBMP. (Original)
8. Assessment for land and building for property bearing No. 6/2 dated 20.5.2015 for the year 2015-16 issued by BBMP. (Original)
9. Tax Paid receipt dated 24.5.2016 for the year 2016-17 issued by BBMP. (Original)

A perusal of the Encumbrance Certificates reveals two transactions which are in respect to the Security Land, i.e., Apartment bearing No. 31109 (as denoted in Encumbrance Certificate for the period 23.09.2015 to 02.03.2016) and Apartment bearing No. 30707 (as denoted in Encumbrance Certificate for the period 01.03.2016 to 18.05.2016). I am informed that the Security Trustee has issued the No Objection Certificate in respect of the aforesaid apartments pursuant to which the customers have availed financial assistance from their respective banks. The other transactions reflected in the aforesaid Encumbrance Certificates, though relating to a part of the Larger Property, do not involve the Security Land.

Based on the above documents, we opine that M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED continue to have a clear and marketable title to the Security Land / Subject Property, subject to the mortgage as stated above.

This Supplementary report is issued at the request of M/s BHARTIYA CITY DEVELOPERS PRIVATE LIMITED.

For R & P Partners