

**Writers' Name: Mr. Srinivas BR, Partner,
Ms. Smitha Pavan, Associate Partner, &
Ms. Vasavi H.V., Associate.**

Gokulam Shelters Private Limited,
8th Mile, Gokulam Complex, Kanakapura Main Road,
Vasanthapura Village, Bengaluru- 560062.

May 22, 2025

TITLE REPORT

I. DESCRIPTION OF THE SUBJECT PROPERTY:

All that piece and parcel of the non-agricultural land admeasuring 06 Acres 12.6 Guntas comprised in Survey Nos. 55/1 (p), 55/2 (p), 56 (p), 57 (p) and 58 (p) situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District (hereinafter referred to as the '**Subject Property**') and is bounded on:

East by : Lands in Survey Nos. 55/1 and 55/2;
West by : Lands in Survey Nos. 57/(p) and 58 (p);
North by : Boundary of Vasanthapura and Doddakallasandra Village;
and
South by : Land in Survey Nos. 55/2(p), 56(p), 57(p) and 60 (p) and a portion of Kanakapura Road.

Description and boundaries of the Subject Property has been derived from the Survey Sketch provided by Gokulam Shelters Private Limited.

II. LIST OF DOCUMENTS PROVIDED:

The list of documents that have been provided in connection with the title scrutiny of the Subject Property as provided under **Annexure A** attached to this Report.

III. TITLE DEVOLVEMENT:

Allotment of land by Karnataka Industrial Area Development Board to Shreeshyla Co-operative Industrial Estates Limited and Shreeshyla Group Companies.

1. In terms of the Notification bearing No. CI 15 FDB 71 dated 12/13.08.1971 (**Document No. 1**) issued under Section 28 (4) of the Mysore Industrial Areas Development Act, 1966 (now known as Karnataka Industrial Areas Development Act, 1966 and hereinafter referred to as '**KIAD Act**'), the lands bearing Survey Nos. 55/1, 55/2, 55/3, 55/5, 56, 57, 58, 59 and 60 of Doddakallasandra Village admeasuring approximately 45 Acres 04 Guntas was acquired by the Government of Karnataka, for the purpose of formation of industrial plots by the Mysore Industrial Area Development Board (now known as Karnataka Industrial Area Development Board and hereinafter referred to as '**KIADB**').

2. KIADB has thereafter, allotted a portion of the industrial plots formed out of the lands comprised in the Survey Nos. 55/1 (p), 55/2 (p), 55/3 (p), 55/5 (p), 56 (p), 57 (p), 58 (p), 59 (p) and 60 (p) of Doddakallasandra Village admeasuring 41 Acres 06 Guntas ('**KIADB Allotted Land**') and delivered the possession of KIADB Allotted Land to Shreeshyla Co-operative Industrial Estates Limited ('**SCIEL**') as recorded in the Possession Certificate dated 23.08.1972 bearing no. IADB/2748/72-73 issued by KIADB (**Document No.2**).

Upon acquisition of the KIADB Allotted Land by the KIADB in terms of the Notification dated 12/13.08.1971 the title to the KIADB Allotted Land came to be vested with KIADB, under applicable provisions of KIADB Act. We have therefore, not dealt with the devolvement of title with respect to the KIADB Allotted Land prior to the date of acquisition by KIADB.

3. Pursuant to a request made by SCIEL, KIADB had permitted SCIEL to assign its leasehold rights over a portion of KIADB Allotted Land measuring 27 Acres in favour of 18 companies all being the sister concerns of SCIEL (hereinafter collectively referred to as '**Shreeshyla Group Companies**') for the purpose of implementing the industrial plots for which the lands were allotted. Accordingly, KIADB had re-allotted and handed over possession of 27 Acres of land forming part of KIADB Allotted Land in favour of Shreeshyla Group Companies, to an extent of 01 Acre 20 Guntas each, by issuing separate possession certificates in favour of each of Shreeshyla Group Companies.

We have not been provided with copies of the possession certificates issued by KIADB to Shreeshyla Group Companies with respect to the said 27 Acres of land forming part of KIADB Allotted Land. However, the Sale Deed dated 29.09.2010 executed by IC and IHT in favour of GSPL (Registered as document no.JPN-4882-2010-11) records the date of possession certificates issued by KIADB in favour of Shreeshyla Group of Companies as 22.03.1974.

4. In furtherance to the Possession Certificates, KIADB has executed various Lease Cum Sale Agreements ('**Lease Cum Sale Agreements**') in favour Shreeshyla Group Companies conferring the leasehold rights on the land admeasuring 27 Acres forming part of KIADB Allotted Land, for a period of 11 years effective from 22.03.1974. Details of the Lease Cum Sale Agreements executed by KIADB in favour of Shreeshyla Group Companies is as under:

Sl. No.	Name of the Shreeshyla Group of Companies	Details of the industrial plot	Extent of land	Details of the Lease Cum Sale Agreements
(i)	Shreeshyla Precision Lever Assortments Limited	Plot No. 1 formed out of Survey Nos. 55/2 and 56 of Doddakallasandra Village	6,074.25 sq. mtrs.	15.04.1974 (Registered as document bearing No. 703/1974-1975) (Document No. 3)
(ii)	Shreeshyla Gears and Pinions Limited	Plot No. 2 formed out of Survey Nos. 55/2 and 56 of Doddakallasandra Village	6,074.25 sq. mtrs.	15.04.1974 (Registered as document bearing No. 698/1974-1975) (Document No. 4)

(iii)	Shreeshyla Escapements Limited	Plot No. 3 formed out of Survey Nos. 55/2 and 55/3 of Doddakallasandra Village	6,074.25 sq. mtrs.	15.04.1974 (Registered as document bearing No. 706/1974-1975) (Document No. 5)
(iv)	Shreeshyla Precision Staff and Stems Limited	Plot No. 4 formed out of Survey No. 55/1 of Doddakallasandra Village	6,074.25 sq. mtrs.	15.04.1974 (Registered as document bearing No. 708/1974-1975) (Document No. 6)
(v)	Shreeshyla Horologicals Private Limited	Plot No. 5 formed out of Survey Nos. 56 and 60 of Doddakallasandra Village	6,075.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 700/1974-1975) (Document No. 7)
(vi)	Shreeshyla Automats Limited	Plot No. 6 formed out of Survey No. 56 of Doddakallasandra Village	6,075.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 705/1974-1975) (Document No. 8)
(vii)	Shreeshyla Ratchets and Rotors (p) Limited	Plot No. 7 formed out of Survey Nos. 56 and 57 of Doddakallasandra Village	6,075.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 707/1974-1975) (Document No. 9)
(viii)	Shreeshyla Repetitive Parts Limited	Plot No. 8 formed out of Survey No. 57 of Doddakallasandra Village	6,090.20 sq. mtrs.	15.04.1974 (Registered as document bearing No. 699/1974-1975) (Document No. 10)
(ix)	Shreeshyla Crowns and Screws (p) Limited	Plot No. 9 formed out of Survey Nos. 56 and 60 of Doddakallasandra Village	6,090.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 704/1974-1975) (Document No. 11)
(x)	Shreeshyla Tooling and Accessories Limited	Plot No. 10 formed out of Survey No. 56 of Doddakallasandra Village	6,090.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 709/1974-1975) (Document No. 12)
(xi)	Shreeshyla Ceramics Private Limited	Plot No. 11 formed out of Survey Nos. 57 and 58 of Doddakallasandra Village	6,081.75 sq. mtrs.	15.04.1974 (Registered as document bearing No. 711/1974-1975) (Document No. 13)
(xii)	Shreeshyla Jigs and Fixtures Limited	Plot No. 12 formed out of Survey No. 56 of Doddakallasandra Village	6,090.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 702/1974-1975) (Document No. 14)
(xiii)	Shreeshyla Precision Components Limited	Plot No. 13 formed out of Survey Nos. 56 and 57 of Doddakallasandra Village	6,090.20 sq. mtrs.	15.04.1974 (Registered as document bearing No. 714/1974-1975) (Document No. 15)
(xiv)	Shreeshyla Barrels and Arbors (p) Limited	Plot No. 14 formed out of Survey Nos. 57 and 58 of Doddakallasandra Village	6,090.20 sq. mtrs.	15.04.1974 (Registered as document bearing No. 710/1974-1975) (Document No. 16)

(xv)	Shreeshyla Graphics Private Limited	Plot No. 15 formed out of Survey Nos. 56 and 59 of Doddakallasandra Village	6,073.20 sq. mtrs.	15.04.1974 (Registered as document bearing No. 701/1974-1975) (Document No. 17)
(xvi)	Shreeshyla Screen Printers Limited	Plot No. 16 formed out of Survey Nos. 58 and 59 of Doddakallasandra Village	6,073.20 sq. mtrs	15.04.1974 (Registered as document bearing No. 713/1974-1975) (Document No. 18)
(xvii)	Shreeshyla Metal Treaters Limited	Plot No. 17 formed out of Survey No. 59 of Doddakallasandra Village	6,100.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 697/1974-1975) (Document No. 19)
(xviii)	Shreeshyla Stampings Limited	Plot No. 18 formed out of Survey No. 59 of Doddakallasandra Village	6,100.00 sq. mtrs.	15.04.1974 (Registered as document bearing No. 712/1974-1975) (Document No. 20)

5. The balance 14 Acres 06 Guntas forming part of the KIADB Allotted Land continued to be in possession of SCIEL as its leasehold property.

We have not been provided with the Lease Cum Sale Agreement executed by KIADB in favour of SCIEL in connection with the 14 Acres 06 Guntas of land that continued to be in possession of SCIEL in terms of the Possession Certificate dated 23.08.1972. However, we have been provided with the Sale Deed dated KIADB under a Sale Deed dated 22.06.2004 (Registered as document No. 10911/2004-2005, Book I, stored in CD No. KEND 99 in the office of the Sub-Registrar, Kengeri) under which KIADB has conveyed an extent of 13 Acres 28 Guntas (subsequent to an extent of 16 Guntas surrendered in favour of KIADB) in Survey Nos. 55/1 (p), 55/2(p), 55/3(p), 55/5, 57(p), 59(p) and 60(p) of Doddakallasandra Village, in favour of SCIEL.

Enforcement of security by the lenders of Shreeshyla Group of Companies and sale of land measuring 35 Acres 05.08 Guntas forming part of KIADB Allotted Land by KIADB and SCIEL to ISCKON Charities and India Heritage Trust.

6. In connection with certain loan facility availed from the Karnataka State Financial Corporation ('KSFC'), Shreeshyla Group Companies had offered security of the leasehold rights acquired under the Lease Cum Sale Agreements with respect to land measuring 27 Acres forming part of the KIABD Allotted Land along with the industrial machinery standing thereon to KSFC. Shreeshyla Group Companies had defaulted on re-payment of loan amount and interest thereon, and owing to such default by Shreeshyla Group of Companies, KSFC had initiated proceedings under Section 31 of the Karnataka State Financial Corporation Act, 1951 ('**KSFC Act**') for recovery of the amounts due to it by filing Miscellaneous Case Nos. 322, 323, 325 to 340 of 1981 (old Nos. 37, 38, 40 to 46, 49, 51 to 53, 55 to 60 of 1979) before the City Civil Court at Bangalore ('**Miscellaneous Cases**'). The City Civil Court *vide* Interim Orders dated 07.11.1979 and 10.02.1983 passed in the said Miscellaneous Cases, had permitted KSFC to provisionally attach the immovable assets and properties belonging to the Shreeshyla Group Companies that were offered as security, that included the leasehold rights acquired by Shreeshyla Group Companies with respect to land measuring 27 Acres forming part of the KIABD Allotted Land under the Lease Cum Sale Agreements.

7. Thereafter, the High Court of Karnataka ('**High Court**') *vide* an Order passed in Company Applications No. 588 to 617 of 1981, dated 07.11.1985 (filed in Company Petition Nos. 12 to 22 and 25 to 29 of 1981 before the High Court) permitted KSFC to continue prosecution of the Miscellaneous Cases, subject to the condition that the sale proceeds received out of the sale of the immoveable assets and properties of Shreeshyla Group Companies, shall be deposited with the Official Liquidator attached to the High Court ('**Official Liquidator**').
8. The VI Additional City Civil Judge, Bangalore *vide* Judgement and Decree dated 25.02.1989, decreed the Miscellaneous Cases in favour of KSFC and confirmed the Orders of the Provisional Attachment dated 07.11.1979 and 10.02.1983. The VI Additional City Civil Judge, further ordered that, the immoveable properties along with the industrial machinery standing thereon be sold in a public auction by realization of the decretal amount through the Court, and the balance proceeds of the sale, if any, upon realization of KSFC's dues and deduction of expenses towards casing the sale of properties, be paid to the Official Liquidator.
9. During the pendency of the Miscellaneous Cases, State Bank of India had separately filed Company Petition Nos. 12 to 22 and 25 to 29 of 1981 before the High Court of Karnataka, for an Order of Winding Up against Shreeshyla Group Companies. The petitions came to be allowed by an Order dated 17.11.1987, in relation to 16 entities of Shreeshyla Group Companies, with exception of 2 entities, viz., (i) Shreeshyla Precision Lever and Assortments Limited and (ii) Shreeshyla Metal Treaters Limited. The Official Liquidator was directed to take over the assets of the said 16 entities of the Shreeshyla Group Companies.
10. KSFC also filed Company Application Nos. 732 to 763 of 1992 in Company Petition Nos. 12 to 29 of 1980, before the High Court of Karnataka seeking direction to the Official Liquidator to deliver vacant possession of the properties of the 16 entities out of the 18 entities forming the Shreeshyla Group Companies to KSFC, enabling KSFC to give effect to the Judgment and Decree dated 25.02.1989, in its favour. The High Court of Karnataka, *vide* Order dated 10.09.1993 allowed the said Company Application Nos. 732 to 763 of 1992 filed by KSFC; and accordingly, KSFC took possession of the properties of the 16 entities out of the 18 entities forming the Shreeshyla Group Companies, including the land measuring 24 Acres forming part of KIADB Allotted Land, on 21.03.1994.
11. In relation to the sale of rights in immovable properties (being the leasehold rights in relation to land measuring 3 (three) Acres in plot No. 1 and plot No. 17 respectively) and assets of Shreeshyla Precision Lever and Assortments Limited and Shreeshyla Metal Treaters Limited (the Judgment Debtors in Miscellaneous Cases No. 330 and 331 of 1981 and which companies were not part of the liquidation proceedings before the High Court of Karnataka), KSFC filed Execution Petition Nos. 665 and 664 of 1992 respectively before the City Civil Court, Bangalore for recovery of the decretal amount. The City Civil Court *vide* its Order dated 07.07.2002 in Execution Petition No. 664/1992 declared KSFC as the successful purchaser of the leasehold rights of Shreeshyla Metal Treaters Limited with respect to industrial plot no. 17 measuring 6,100 sq. mtrs. formed out of Survey No. 59 of Doddakallasandra Village; and *vide* Order dated 05.08.2002 in Execution Petition No. 665/1992 declared KSFC as the successful purchaser of the leasehold rights of Shreeshyla Precision Lever and Assortments Limited with respect to industrial plot no. 1 measuring 6,074.25 sq. mtrs. formed out of Survey Nos. 55/2 and 56 of Doddakallasandra Village. Copy of the Order Sheets in Execution Petition Nos. 664 of 1992 and 665 of 1992 are attached herewith as **Document Nos. 21 & 22**, respectively. The City Civil Court also issued a sale certificate in favour of KSFC in relation to the said plot no. 1 measuring

6,074.25 sq. mtrs., comprising the leasehold rights of Shreeshyla Precision Lever and Assortments Limited, on 20.11.2004 (**Document No. 23**).

We have not been provided with the Sale Certificate issued by the City Civil Court in relation to the immovable properties and assets of Shreeshyla Metal Treaters Limited, more particularly with respect to Plot No. 17. We have also been informed that, while Plot No. 17 is part of the GSPL Land (as defined hereinafter), the said land parcel does not fall within the boundary of the Subject Property.

12. Thus, in the manner stated above KSFC obtained the absolute right to sell and/or cause to be sold the leasehold properties of Shreeshyla Gorup Companies, admeasuring 27 Acres forming part of KIADB Allotted Land.
13. In terms of the Order of the High Court dated 20.02.2004 in Company Application No. 84/2004, filed in Company Petition No. 17/1980 that, pursuant to the Judgment and Decree dated 25.02.1989 passed in its favour, KSFC got *sale advertisement/s* published for sale of leasehold rights and assets of Shreeshyla Group Companies. In response to such advertisement/s, KSFC received the highest bid from ISKCON Charities, a registered trust ('IC'). In the meeting held on 19.12.2003, IC's bid, being the highest bid was accepted, and the Official Liquidator and KSFC decided to issue a letter of confirmation in favour of IC, subject to acceptance of the bid by the High Court of Karnataka. The proceedings of the meeting were recorded and signed by the Official Liquidator and the Executive Director of KSFC. The Official Liquidator and KSFC had also issued a joint letter to IC, conveying their acceptance of IC's bid and confirmed receipt of 25% of the bid amount.
14. IC had filed Company Application No. 84/2004, in Company Petition Nos. 17/1980 and connected matters, before the High Court of Karnataka seeking confirmation of the sale in its favour. The High Court of Karnataka, *vide* its Order dated 20.02.2004, confirmed the sale of assets of immovable properties measuring 24 Acres of industrial land, along with the other assets of 16 entities of Shreeshyla Group Companies under liquidation (with exception of Shreeshyla Precision Lever and Assortments Limited and Shreeshyla Metal Treaters Limited) in favour of IC (**Document No. 24**). Upon receipt of the entire bid amount from IC, KSFC issued a Possession Certificate bearing No. KSFC/HO/ED(o)/Legal/HD-893, dated 18.03.2004, in terms of which the possession of 24 Acres of land forming part of KIADB Allotted Land was handed over to IC, represented by its Managing Trustee, Mr. Madhu Pandit Dasa (**Document No. 25**).
15. Thereafter, KSFC *vide* Letter dated 08.03.2004, addressed to KIADB, brought to the notice of KIADB the fact of acceptance of IC's bid to purchase 24 Acres of land forming part of KIADB Allotted Land (being plots No. 2 to 16 and 18), and further indicated that the said extent of 24 Acres did not have an approach road (**Document No. 26**). KSFC had requested KIADB to facilitate an approach road to the land measuring 24 Acres to be sold in favour of IC. Accordingly, it appears that KIADB acquired a triangular portion of the land measuring 12 Guntas in Survey Nos. 56(p) and 60(p) of Doddakallasandra Village abutting Kanakapura Main Road, which was surrendered in favour of KIADB by SCIEL out of the portion of land measuring 14 Acres 06 Guntas retained by it.
16. Details of the land surrendered by SCEIL to KIADB are set forth in the recitals of the Sale Deed dated 21.06.2004 executed by KIADB in favour of SCIEL, wherein, it is stated that a total extent of 16 Guntas was surrendered by SCIEL in favour of KIADB and out of the said portion an

extent of 04 Guntas was further acquired by Public Works Department of the Government of Karnataka for the purpose of road widening and the remaining 12 Guntas, in Survey Nos. 56(p) and 60(p) of Doddakallasandra Village, was retained by KIADB (which land was subsequently sold by KIADB to IC under the Sale Deed 06.10.2004). In furtherance to such reduction of land, KIADB issued a Revised Possession Certificate dated 01.06.2004 bearing no. IDBI/SUC.298.Vol-II/658/2004-05 (**Document No. 27**) handing over possession of the reduced 13 Acres 28 Guntas of land comprised in Survey Nos. 55/1 (p), 55/2(p), 55/3(p), 55/5, 57(p), 59(p) and 60(p) of Doddakallasandra Village to SCIEL.

17. In furtherance to the Order passed by the City Civil Court of Bangalore: (i) dated 07.07.2002 in Execution Petition No. 664/1992, confirming the sale of leasehold rights to industrial plot no. 17, being the leasehold rights of Shreeshyla Metal Treaters Limited; and (ii) dated 05.08.2002 in Execution Petition No. 665/1992 confirming the sale of leasehold rights to plot No. 1, being the leasehold rights of Shreeshyla Precision Lever and Assortments Limited, in favour of the KSFC, under the Letters dated 31.03.2004 bearing No. KSFC/HO/ED(o)/Legal/HD-981 and No. KSFC/HO/ED(o)/Legal/HD-982 issued by the KSFC, KSFC had requested KIADB to execute and register the sale deeds in favour of IC, conveying the absolute right, title and interest in relation to plots nos. 1 and 17, measuring 01 Acre 20 Guntas each admeasuring 3 Acres (**Document Nos. 28 & 29**).
18. KIADB under a Sale Deed dated 22.06.2004 (Registered as document No. 10911/2004-2005, Book I, stored in CD No. KEND 99 in the office of the Sub-Registrar, Kengeri) conveyed an extent of 13 Acres 28 Guntas (subsequent to an extent of 16 Guntas surrendered in favour of KIADB) in Survey Nos. 55/1 (p), 55/2(p), 55/3(p), 55/5, 57(p), 59(p) and 60(p) of Doddakallasandra Village, in favour of SCIEL (**Document No. 30**).
19. KIADB executed a Sale Deed dated 06.10.2004 (Registered as document bearing No. 26117/2004-2005, Book 1, stored in CD No. KEND 153, in the office of the Sub-Registrar, Kengeri) (**Document No. 31**), in favour of IC conveying the following land parcels admeasuring 27 Acres 14 Guntas:
 - (i) Land measuring 24 Acres 02 Guntas comprised in Survey Nos. 55/1 (p), 55/2(p), 55/3(p), 56(p), 57(p), 58, 59(p) and 60(p) of Doddakallasandra Village;
 - (ii) Land measuring 01 Acre 20 Guntas comprised in Survey No. 56(p) of Doddakallasandra Village (also identified as Plot No. 1);
 - (iii) Land measuring 01 Acre 20 Guntas comprised in Survey No. 59(p) of Doddakallasandra Village (also identified as Plot No. 17); and
 - (iv) A triangular piece of land measuring 12 Guntas abutting Kanakapura Main Road comprised in Survey No. 56(p) and 60(p) of Doddakallasandra Village.

It is recorded under the Sale Deed dated 06.10.2004, that upon physical measurement of the extent of land available in Survey Nos. 55/1 (p), 55/2(p), 55/3(p), 56(p), 57(p), 58, 59(p) and 60(p) of Doddakallasandra Village measuring 24 Acres 02 Guntas, property was measuring 02 Guntas in excess and therefore additional 02 Guntas was conveyed in favour of IC at no additional cost.

It is pertinent to note that the description of the land conveyed under the Sale Deeds executed in favour of IC and IHT, subsequent title documents and rectification/amendments and supplements thereto, do not describe the land as 'industrial plot' and do not have reference to the plot numbers as per KIADB Lease Cum Sale Agreements.

20. KIADB has handed over possession of the said land measuring 27 Acres 02 Guntas under the Consolidated Possession Certificate dated 08.07.2004 bearing no. IABD/SUC-298 Vol. II/1196/2004-05 (**Document No. 32**).

It is observed that, the details of the Survey Nos. as mentioned under the Consolidated Possession Certificate dated 08.07.2004 does not include Survey No. 55/3 (p). However, the Sale Deed dated 06.10.2004 under which KIADB has conveyed land measuring 27 Acres 02 Guntas under description of land under Schedule A thereunder refers to Survey No. 55/3 (p) amongst other land parcels comprised in Survey Nos. comprised in Survey Nos. 55/1 (p), 55/2(p), 56 (p), 57(p), 58, 59(p) and 60(p) of Doddakallasandra Village.

21. SCIEL had conveyed properties admeasuring 07 Acres 31.08 Guntas in the following manner to IC and India Heritage Trust, a registered trust ('IHT') (**Document Nos. 33 to 36**):

- (i) Sale Deed dated 01.07.2004 (Registered as Document No. 13248/2004-2005) conveying land measuring 17 Guntas in Survey No. 60 (p) of Doddakallasandra Village in favour of IC;
- (ii) Sale Deed dated 03.07.2004 (Registered as Document No. 13245/2004-2005) conveying land measuring 01 Acre 08 Guntas in Survey Nos. 55/1 (p), 57 (p) and 59 (p) of Doddakallasandra Village in favour of IC;
- (iii) Sale Deed dated 03.07.2004 (Registered as Document No. 13249/2004-2005) conveying land measuring 10.08 Guntas in Survey No. 60 (p) of Doddakallasandra Village in favour of IHT; and
- (iv) Sale Deed dated 03.07.2004 (Registered as Document No. 13252/2004-2005) conveying land measuring 05 Acres 36 Guntas in Survey No. 59 (p) of Doddakallasandra Village in favour of IHT.

22. In the manner stated herein the land measuring 35 Acres 5.08 Guntas comprised in Survey Nos. 55/1 (p), 55/2 (p), 55/3 (p), 56 (p), 57 (p), 58 (p), 59 (p), and 60 (p) of Doddakallasandra Village and forming portion of KIADB Allotted Land (hereinafter referred to as '**Larger Property**') was acquired by IC and IHT.

Inter-se transfer of Larger Property between IC and IHT, and subsequent sale of Larger Property to Gokulam Shelters Private Limited.

23. Subsequently, IC under a Gift Deed dated 02.11.2004 (Registered as Document No. 33783/2004-2005, Book I, stored in CD No. KEND 167 in the office of the Sub-Registrar, Kengeri) gifted portion of land measuring 01 Acre 09.4 Guntas in Survey Nos. 56(p), 59(p) and 60(p) Doddakallasandra Village along with another portion of land measuring 08.6 Guntas in Survey No. 59(p) of Doddakallasandra Village, out of the total extent of land measuring 27

Acres 14 Guntas acquired by it under the Sale Deed dated 06.10.2004, in favour of IHT (**Document No. 37**). In this regard, the Board of Trustees of IC and IHT have *vide* Resolution dated 22.10.2004 ratified the above transaction (**Document Nos. 38 & 39**).

24. In terms of an Exchange Deed dated 08.11.2004 (Registered as Document No. 35155/2004-2005, Book I, stored in CD No. KEND 170 in the office of the Sub-Registrar, Kengeri) IC and IHT had *inter se* exchanged portions of land parcels owned by each of them, in the manner detailed below (**Document No. 40**). In this regard, the Board of Trustees of IC and IHT have *vide* Resolution dated 22.10.2004 ratified the above transaction (**Document Nos. 41 & 42**):

- (i) IC had conveyed in favour of IHT an extent of land measuring 21.3 Guntas in Survey No. 59(p) of Doddakallasandra Village, out of the total extent of 27 Acres 14 Guntas; and
- (ii) IHT conveyed in favour of IC an extent of land measuring 4.8 Guntas in Survey No. 59 (p) of Doddakallasandra Village, out of an extent of 05 Acres 36 Guntas and an extent of land measuring 2.5 Guntas in Survey No. 60 (p) of Doddakallasandra Village, out of an extent of 10.8 Guntas.

25. In terms of another Exchange Deed dated 15.11.2004 (Registered as Document No. 35154/2004-2005, Book I, stored in CD No. KEND 170 in the office of the Sub-Registrar, Kengeri) IC and IHT had *inter se* exchanged some more portions of land owned by each of them in the manner detailed below (**Document No. 43**). In this regard, the Board of Trustees of IC and IHT have *vide* Resolution dated 22.10.2004 ratified the above transaction (**Document Nos. 44 & 45**):

- (i) IC had conveyed in favour of IHT an extent of land measuring 01 Acre 12.38 Guntas in Survey Nos. 56(p), 57(p), 58(p) and 60(p) of Doddakallasandra Village out of the total extent of 27 Acres 14 Guntas; and
- (ii) IHT had conveyed in favour of IC an extent of land measuring 01 Acre 12 Guntas in Survey No. 59 of Doddakallasandra Village, out of an extent 05 Acres 36 Guntas.

26. In pursuance to the aforesaid Gift Deed and Exchange Deeds executed between IC and IHT, the Larger Property came to be owned and held by IC and IHT in the following manner:

IC	27 Acres 06 Guntas comprised in Survey Nos. 55/1 (p), 55/2 (p), 55/3 (p), 56 (p), 57 (p), 58 (p), 59 (p), 60 (p) of Doddakallasandra Village.
IHT	07 Acres 39.08 Guntas comprised in Survey Nos. 56 (p), 57 (p), 58 (p), 59 (p), 60 (p) of Doddakallasandra Village.

27. Under a Sale Deed dated 29.09.2010 (Registered as Document No. JPN-1-04887-2010-11, Book 1, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar) (**GSPL Sale Deed**) read with the Rectification Deeds (detailed hereunder) (**Document No. 46 to 49**), IC and IHT conveyed the portion of the Larger Property measuring 35.145 Acres (reduced by 17,305.69 square meters) along with 10.3 Guntas undivided share in Adjoining Properties (defined herein below) in favour of GSPL (**GSPL Land**). In this regard, the Board of Trustees of IC and IHT have *vide* Resolution dated 20.09.2010 ratified the above sale transaction in favour of GSPL under the

GSPL Sale Deed (**Document Nos. 50 & 51**). In furtherance to the GSPL Sale Deed, the following Deeds of Rectification have been executed:

Sl. No.	Particulars of the Deeds of Rectification
1.	<p>First Deed of Rectification to the GSPL Sale Deed dated 08.12.2010 (Registered as Document No. JPN-1-06975- 2010-11, Book I, CD No. JPND87 in the office of the Sub-Registrar, J.P. Nagar) wherein rectifications were carried out to the recitals of the GSPL Sale Deed and related rectification to the description of the properties conveyed under the Schedule of GSPL Sale Deed were recorded.</p> <p><i>Inter alia</i> the rectifications that were carried out under the said Deed of Rectification dated 08.12.2010, the following are to be noted:</p> <p>Recital G was rectified as under-</p> <p><i>"The Vendor No. 1 is the absolute owner of all that piece and parcel of the immovable property admeasuring 27 (twenty seven) Acres 6 (six) Guntas in Survey Nos. 55/1, 55/1 (P), 55/2 (P), 56 (P), 57, 57 (P), 58, 58 (P), 59, 60 and 60 (P) of Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk ("IC Property"). The Vendor No. 2 is the absolute owner of all that piece and parcel of the immovable property admeasuring approximately 7 (seven) Acres 39.8 (thirty nine point eight) Guntas in Survey Nos. 56 (P), 57 (P), 58 (P), 59 (P) and 60 (P) of Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk ("IHT Property"). The Vendor No. 2 is the absolute owner of all that piece and parcel of the immovable property admeasuring approximately 10.03 (ten point zero three) undivided share in the land comprised in 7 (seven) Acres 18 (eighteen) Guntas in Survey Nos. 39/1, 39/2, 47/1 and 47/2 of Vasanthapura Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk ("Item No. 4 Property"). IC Property, IHT Property and Item No. 4 Property, together admeasuring 35 (thirty-five) Acres 15.11 (fifteen point eleven) Guntas, are herein after collectively referred to as the "Schedule Property";"</i></p> <p>Description of the Item No. 1 Property was rectified to read as under-</p> <p><i>"All that piece and parcel of converted land bearing Survey Nos. 56 (P) and 60 (P) all situated at Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk admeasuring 9.23 (nine point two three) Acres owned by Vendor No. 1, and bounded on the</i></p> <p><i>East by: Property belonging to Ergo Industries</i> <i>West by: Property bearing Sy. No. 56 (P), Sy. No. 57 (P) and Sy. No. 60 (P)</i> <i>North by: Sy. No. 55/2 (P) and Sy. No. 57 belonging to Isckon Charities</i> <i>South by: Kanakapura Main Road"</i></p> <p>Under the description of Item No. 2 Property reference to Survey No. 51 was deleted and was rectified to read as under-</p>

	<p><i>"All that piece and parcel of converted land bearing Survey Nos. 57 (P), 58 (P), 56 (P), 59 (P) and 60 (P) all situated at Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk admeasuring approximately 19.6 (nineteen point six) Acres reduced by 17,305.69 (seventeen thousand three hundred and five point six nine) square meters relinquished to the Bangalore Development Authority, owned by Vendors, and bounded on the</i></p> <p><i>East by: No. 56 (P), Sy. No. 57 (P), Sy. No. 58 (P) and 60 (P) belonging to ISCKON Charities</i></p> <p><i>West by: Private land bearing Sy. No. 51</i></p> <p><i>North by: Private land bearing Sy. No. 49, land belonging to City Engineering College (Sy. No. 47/3, land belonging to Gokulam Apartments bearing Sy. No. 47/2, Sy. No. 39/1, Sy. No. 39/2</i></p> <p><i>South by: Land belonging to Cipla Industries bearing Sy. Nos. 60 (P) and Singapore Gardens Residential Layout (Sy. No. 61)"</i></p> <p>Description of the Item No. 3 was also rectified to read as under -</p> <p><i>"All that piece and parcel of converted land bearing Survey Nos. 55/1 (P), 55/2 (P), 57 (P) and 58 (P) all situated at Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk admeasuring approximately <u>6 (six) Acres 12.6 (twelve point six) Guntas or 6.315 (six point three one five) Acres</u>, owned by Vendor No. 1, and bounded on the</i></p> <p><i>East by: Land belonging to M/s Shreeshyla Co-Operative Industrial Estates Ltd. (Sy. No. 55/1, 55/2)</i></p> <p><i>West by: Sy. No. 57 (P) & Sy. No. 58 (P) belonging to Isckon Charities</i></p> <p><i>North by: Boundary line Vasanthapura and Doddakallasandra Village</i></p> <p><i>South by: IC Property in Sy. No. 56 (P), <u>Sy. No. 57 (p), and Sy. No. 55/2 (p)</u>"</i></p> <p>Description of the Item No. 4 was also rectified to read as under -</p> <p><i>"<u>10.03 (ten point zero three) undivided interest in all that piece and parcel of converted lands bearing Sy. Nos. 39/1, 39/2, 47/1 and 47/2 of Vasanthapura Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk measuring 7 (seven) Acres 18 (eighteen) Guntas (including 2 Guntas kharab) reduced by 7 (seven) Acres 5.13 (five point one three) Guntas and owned by Vendor No. 2 and bounded on the</u></i></p> <p><i>East by: Private Sy. No. 39/3</i></p> <p><i>West by: City Engineering College (Sy. Nos. 48, 47/3 & 49)</i></p> <p><i>North by: Sy. No. 40 and 46 of Vasanthapura Village</i></p> <p><i>South by: Sy. No. 47/3 of City Engineering College and road"</i></p>
2.	<p>Second Deed of Rectification to the GSPL Sale Deed dated 13.07.2012 [Registered as Document No. JPN-1-02984- 2012-13, Book I, CD No. JPND170 in the office of the Sub-Registrar, Jayanagara (J.P. Nagar)] wherein rectifications were carried out to the recitals of the GSPL Sale Deed and related rectification to</p>

	<p>the description of the properties conveyed under the Schedule of GSPL Sale Deed (read with the First Deed of Rectification dated 08.12.2010) were recorded.</p> <p><i>Iter alia</i> the rectifications that were carried out under the said second Deed of Rectification dated 13.07.2012, the following are to be noted:</p> <p>Description of the Item No. 1 Property was further rectified as under-</p> <p><i>"All that piece and parcel of converted land bearing Survey Nos. 56 (P), 57 (P), 55/2 (P) and 60 (P) all situated at Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk admeasuring 9.23 (nine point two three) Acres owned by Vendor No. 1, and bounded on the</i></p> <p><i>East by: 4.50 meter wide private road</i> <i>West by: Property bearing Sy. No. 56 (P), Sy. No. 57 (P) and Sy. No. 60 (P)</i> <i>North by: Sy. No. 55/2 (P) Sy. No. 56 (P) and Sy. No. 57 (P) belonging to Isckon Charities</i> <i>South by: Kanakapura Main Road"</i></p> <p>Description of the Item No. 3 Property was further rectified to read as under -</p> <p><i>"All that piece and parcel of converted land bearing Survey Nos. 55/1 (P), 55/2 (P), 56 (P), 57 (P) and 58 (P) all situated at Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk admeasuring approximately 6 (six) Acres 12.6 (twelve point six) Guntas or 6.315 (six point three one five) Acres, owned by Vendor No. 1, and bounded on the</i></p> <p><i>East by: Land Sy. No. 55/1, 55/2</i> <i>West by: Sy. No. 57 (P) & Sy. No. 58 (P)</i> <i>North by: Boundary line Vasanthapura and Doddakallasandra Village</i> <i>South by: IC Property in Sy. No. 56 (P), Sy. No. 57 (P), and Sy. No. 55/2 (P) and portion of Kanakapura Main Road"</i></p>
3.	<p>Third Deed of Rectification to the GSPL Sale Deed dated 19.01.2015 (Registered as Document No. BTM-1-07564- 2014-15, Book 1, CD No. BTMD82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout)] wherein it was agreed that the IC and IHT shall retain the right, title, authority and power to carry out any act, deed or thing so as to amend or modify the Relinquishment Deeds in furtherance to the Development Plan or to execute one or more additional relinquishment deeds or such other documents in respect of any lands including the land conveyed under the GSPL Sale Deed as may be required by the Bangalore Development Authority subject to obtaining a prior formal approval from the respective landowner (IC/IHT).</p>

It is recorded under the recitals of the Sale Deed dated 29.09.2010 that, Harini Properties had filed a suit bearing O.S. No. 6040/2009 against IC, which matter was settled out of court *vide* Compromise Petition dated 06.07.2010. In terms of the said comprise arrived in O.S. No. 6040/2009, Harini Properties represented by its authorized signatories, has executed the GSPL Sale Deed as a '*consenting witness*'.

It is pertinent to note that in terms of an Agreement dated 26.06.2010 (Registered as Document No. JPN-1-02265-2010-11, Book-I, CD No. JPND72 in the office of the Sub-Registrar, J.P Nagar) executed by IC and IHT in favour of Mantri Developers Private Limited ('MDPL') read with: (i) First Supplementary Agreement dated 29.07.2010, (ii) Second Supplementary Agreement dated 29.09.2010 (Registered as Document No. JPN-1-04886-2010-11 Book-I, CD No. JPND80 in the office of the Sub-Registrar, J.P Nagar), and (iii) Deed of Rectification for Second Supplementary Agreement dated 08.12.2010 (Registered as Document No. JPN-1-06972-2010-11 Book-I, CD No. JPND87 in the office of the Sub-Registrar, J.P Nagar) (collectively '**Agreement with MDPL**' and listed under **Document Nos. 51 to 55**), IC and IHT agreed to convey the land admeasuring 9.23 Acres in Survey Nos. 56(P) and 60 (P) of Doddakallasandra Village to MDPL; and also agreed to grant the development rights to the remaining portion of land admeasuring 19 Acres reduced by 17,305.69 square meters relinquished to the Bangalore Development Authority in Survey Nos. 51, 57(P), 58(P), 56(P), 59(P) and 60(P) in favour of MDPL. In connection with the said proposed sale of land and grant of development rights to MDPL, MDPL nominated Land Master Realtors Private Limited to assume its obligations under the Agreement with MDPL, in furtherance to such nomination, it was agreed that the said land measuring admeasuring 9.23 Acres in Survey Nos. 56(P) and 60 (P) of Doddakallasandra Village shall be conveyed Land Master Realtors Private Limited and further that development rights to the remaining portion of land measuring 19 Acres reduced by 17,305.69 square meters relinquished to the Bangalore Development Authority in Survey Nos. 51, 57(P), 58(P), 56(P), 59(P) and 60(P) shall also be granted to Land Master Realtors Private Limited. It was also agreed under the Agreement with MDPL that, IC and IHT shall transfer the ownership of the Larger Property in favour of GSPL and assign their rights and obligations under the Agreement with MDPL to GSPL.

In furtherance to the Agreement with MDPL, IC and IHT have conveyed the Larger Property to GSPL under the GSPL Sale Deed; and GSPL has further transacted with the Larger Property with Land Master Realtors Private Limited (currently known as CVPL) in the manner discussed hereinafter.

Sale of portion of GSPL Land to Castles Vista Private Limited (earlier known as Land Master Realtors Private Limited); and subsequent sale to Tarun Realtors Private Limited.

28. Under the Sale Deed dated 29.09.2010 (Registered as Document No. JPN-1-04888-2010-11, Book 1, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar), read with the Deeds of Rectification: (i) dated 08.12.2010 (Registered as Document No. JPN-1-06969-2010-11, Book I, CD No. JPND87 in the office of the Sub-Registrar, J.P. Nagar), (ii) dated 13.07.2012 [Registered as Document No. JPN-1-02991-2012-13, Book I, CD No. JPND170, in the office of the Sub-Registrar, Jayanagara (J.P. Nagar)], and (iii) dated 19.01.2015 [Registered as Document No. BTM-1-07571- 2014-15, Book I, CD No. BTMD 82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore] (collectively referred to as '**CVPL Sale Deed**' and referred as **Document Nos. 56 to 59**), GSPL conveyed land measuring 09.23 Acres comprised in Survey Nos. 56 (P), 57 (P), 55/2 (P) and 60 (P) of Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk ('**CVPL Land**'), in favour of Land Master Realtors Private Limited (now known as Castles Vista Private Limited and hereinafter referred to as '**CVPL**').

It is noted that Harini Properties, IC and IHT (all represented by their respective authorised signatories) have executed the CVPL Sale Deed as '*consenting witnesses*'.

It is pertinent to note that, Land Master Realtors Private Limited's name was changed to Mantri Castles Private Limited and further changed to Castles Vista Private Limited.

29. Under a Sale Deed dated 20.07.2012 [Registered as Document No. JPN-1-03225-2012-23, Book I, in CD No. JPND-171 in the office of the Sub-Registrar, Jayanagara (J. P. Nagar), Bangalore], read with the Deed of Rectification dated 19.01.2015 [Registered as Document No. BTM-1-07573- 2014-15, Book I, CD No. BTMD 82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore] (**Document Nos. 60 & 61**), CVPL conveyed portion of CVPL Land measuring 07 Acres 19.32 Guntas comprised in Survey Nos. 56 (P) and 57 (P) of Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk (**TRPL Land**) in favour of Tarun Realtors Private Limited (**TRPL**).
30. CVPL/TRPL has in accordance with the Development Plan (defined herein below) constructed a shopping complex/retail mall on the CVPL Land under the name and style of '**Arena Mall**', comprising of 2 Basements + Ground floor+ Mezzanine Floor + 06 Upper floors.

CVPL Land and TRPL Land are not subject matter of this Report and therefore further devolvement of title with respect to the CVPL Land and TRPL Land has not been discussed.

Exchange of land between GSPL and TRPL to achieve developable shape of land parcels owned by each of the entities.

31. GSPL and TRPL *inter se* exchanged lands between themselves *vide*, the Exchange Deed dated 22.01.2015 (Registered as Document No. BMH-1-07874, Book I, stored in CD No. BMHD695 in the office of the Sub-Registrar, Jayanagara (Bommanahalli)], whereby GSPL had conveyed an extent of land measuring 4.29 Guntas in Survey Nos. 56(p) and 57(p) in favour of TRPL and TRPL had exchanged in favour of GSPL an extent of land measuring 4.29 Guntas in Survey No. 57(p) forming portion of TRPL Land (**Document No. 62**).

It is pertinent to note that the exchange of land under the Exchange Deed dated 22.01.2015 has not affected the total land holding of GSPL and TRPL.

Joint Development Agreement executed with Castles Vista Private Limited (earlier known as Land Master Realtors Private Limited) in connection with portion of GSPL Land.

32. In terms of the Joint Development Agreement dated 29.09.2010 (Registered as Document No. JPN-1- 04889-2010-11, Book 1, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar), read with the following Deeds of Amendment: (i) dated 08.12.2010 (Registered as document bearing No. JPN-1-06976-2010-11, in the office of the Sub-Registrar, J.P. Nagar), (ii) dated 19.07.2012 (Registered as document bearing No. JPN-1-03221-2012- 13, Book I in the office of the Suh-Registrar, J.P. Nagar), (iii) dated 19.01.2015 [Registered as document bearing No. BTM-1-07569- 2014-15, Book I, CD No. BTMD82 in the office of the Sub-Registrar, Jayanagara (B.T.M Layout)], and (iv) dated 05.06.2018 [Registered as document bearing No. BTM-1-

00925-2018-19, Book I, CD No. BTMD125 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore] (collectively referred to as '**CVPL JDA**' and referred as **Document Nos. 63 to 67**) executed by GSPL in favour of CVPL (earlier known as Land Master Realtors Private Limited) with IC and IHT as 'Confirming Parties', CVPL was appointed as the '*Developer*' to develop portion of the GSPL Land, being the land comprised in Survey Nos. 57 (P), 58 (P), 56 (P), 59 (P) and 60 (P) situated at Doddakallasandra Village, Uttarahalli Hobli, Off Kanakapura Road, Bangalore South Taluk admeasuring 19.6 Acres reduced by 17,305.69 square meters relinquished to the Bangalore Development Authority ('**CVPL JDA Property**') subject to the terms and conditions set out therein and in accordance with the Development Plan (as detailed hereinafter). Accordingly, in terms of the CVPL JDA, CVPL has at its own cost and expenses, developed and constructed a residential apartment complex on the CVPL JDA Property with amenities and facilities, under the name and style '**Mantri Serenity**', comprising of Towers 1 (with 3 Basements + Ground floor + 22 Upper floors), 2 (with 2 Basements + Ground floor + 22 Upper floors), 3 (with 3 Basements + Ground floor + 23 Upper floors), 4 (with 3 Basements + Ground floor + 29 Upper floors) & 5 (with 3 Basements + Ground floor + 28 Upper floors) with Club House – 1 (Lower Ground + Ground Floor + 4 Upper Floors).

33. Further to the CVPL JDA, GSPL had executed a General Power of Attorney dated 29.09.2010 (Registered as Document No. JPN-4-00261-2010-11, Book IV, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar) read with the Deed of Rectification of the GPA dated 08.12.2010 (Registered as Document No. JNP-4-00342-2010-11, Book IV in CD No. JPND87 in the office of the Sub-Registrar J.P. Nagar) (together referred to as '**CVPL GPA**') (**Document Nos. 68 & 69**), authorizing CVPL (earlier known as Land Master Realtors Private Limited) to sign and execute any agreement/s to sell, sale deed/s, relinquishment deeds, exchange deed and other conveyances in favour of the purchaser, transferees or their nominees/assignees in furtherance of CVPL's obligations under the CVPL JDA in respect of the saleable area developed along with the corresponding undivided share in relation to the CVPL JDA Property including presenting such documents for registration before the concerned sub-registrar and to do all such acts and deeds in relation to the development and construction on the CVPL JDA Property.

We observe that pursuant to the Second Deed of Amendment to JDA, the corresponding rectifications or amendments to the GPA and Rectification of GPA have not been executed, as there has been no revisions or amendments to the sharing ratios/entitlement of the parties involved.

Ownership of Adjoining Properties.

34. The land admeasuring 07 Acres 18 Guntas comprised in Survey Nos. 39/1, 39/2, 47/1 and 47/2 of Vasanthapura Village, Uttarahalli Hobli, Bangalore South Taluk that were acquired by IHT under various registered Sale Deeds detailed below ('**Adjoining Properties**'), were in accordance with the Development Plan, developed into a residential apartment complex under the name and style of '**Gokulam Apartments**' comprising of Block I (Basement + Ground Floor + 14 Upper floors) and Block II (Basement + Ground Floor + 14 Upper floors).

35. IHT has acquired the Adjoining Properties under the following Sale Deeds:

Survey No.	Extent	Details of the Sale Deed
39/1	1 Acre 35 Guntas	Sale Deed dated 22.11.2004 (Registered as Document No. KEN-1-31042-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri) (Document No. 70).
39/2	39.5 Guntas	Sale Deed dated 22.11.2004 (Registered as Document No. KEN-1-31044-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri) (Document No. 71).
39/2	39.5 Guntas	Sale Deed dated 22.11.2004 (Registered as Document No. KEN-1-31048-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri) (Document No. 72).
47/1	1 Acre 08 Guntas	Sale Deed dated 22.11.2004 (Registered as Document No. KEN-1-31052-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri) (Document No. 73).
47/1	10 Guntas	Sale Deed dated 22.11.2004 (Registered as Document No. KEN-1-31031-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri) (Document No. 74).
47/2	26 Guntas	Sale Deed dated 03.05.2005 (Registered as Document No. KEN-1-40077-2004-05, Book I, stored in CD No. KEND 180 in the Office of the Sub-Registrar, Kengeri) (Document No. 75).
47/2	1 Acre 20 Guntas	Sale Deed 22.11.2004 (Registered as Document No. KEN-1-31038-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri) (Document No. 76).

Development of the Larger Property and the Adjoining Properties.

36. IC and IHT has obtained a development plan sanction from the Bangalore Development Authority, with an intent to develop the Larger Property, along with Adjoining Properties together measuring approximately 42 Acres 21.5 Guntas comprised in various survey numbers of Doddakallasandra and Vasanthapura Village, obtained a development plan from the Bangalore Development Authority *vide* BDA/TPM/DLP-14/2007-08/4690/2014-15 dated 18.03.2015 ('**Development Plan**' and referred as **Document No. 77**). In terms of the Development Plan, the Larger Property and Adjoining Properties are proposed to be developed into a Mixed-Use Development comprising of residential and commercial buildings ('**Project**').

Occupancy Certificate with respect to Gokulam Shelters, Arena Mall and Mantri Serenity.

37. In connection with the development and construction of Gokulam Shelters, Arena Mall and Mantri Serenity, the Bangalore Development Authority has issued the Occupancy Certificates (detailed herein below) confirming the completion of the said components/buildings comprised in the Project, in accordance with the Development Plan. Details of the relevant Occupancy Certificates are as detailed below:

Gokulam Shelters	Occupancy Certificate dated 13.08.2008 bearing no. BDA/EM/EO-1/TA-II/OC/T-305/08-09 issued by the Bangalore Development Authority (Document No. 78).
Arena Mall	Occupancy Certificate dated 15.12.2020 bearing no. BDA/EM/EO-1/TA-II/OC/T-227/2020-21 issued by the Bangalore Development Authority (Document No. 79).
Mantri Serenity	Partial Occupancy Certificate dated 10.02.2016 bearing no. BDA/EM/EO-1/TA-2/OC/T-425/2015-16 issued by the Bangalore Development Authority, with respect to Tower 2 (Document No. 80).
	Partial Occupancy Certificate dated 02.12.2022 bearing no. BDA/EM/EO-3/TA-2/OC/T-322/2022-23 issued by the Bangalore Development Authority, with respect to Towers 4 & 5, and Club House -1 (Document No. 81).
	Partial Occupancy Certificate dated 07/18.10.2024 bearing no. BDA/EM/EO-3/TA-2/OC/T-149/2024-25 issued by the Bangalore Development Authority, with respect to Towers 1 & 3 (Document No. 82).

Land available for development with GSPL and available FAR.

38. Pursuant to what is stated in the above paragraphs, upon: (i) the sale of CVPL Land under the CVPL Sale Deed, (ii) granting of development rights to CVPL JDA Property under the CVPL JDA, and (iii) excluding the residential development that is developed on the Adjoining Properties, **GSPL has the right to develop the land measuring 6 Acres 12.6 Guntas or 6.315 (six point three one five) Acres comprised in Survey Nos. 55/1 (p), 55/2 (p), 56 (p), 57 (p) and 58 (p) of Doddakallasandra Village forming part of the GSPL Land (that is also part of the Development Plan) being the Subject Property.** GSPL has the right to develop the Subject Property, either by itself or through a developer, without the requirement of obtaining any prior consent of CVPL.
39. Certificate issued by the Project Architect, viz., Ashok Design Build (Pvt.) Ltd., (**Document No. 83**) details the Floor Area Ratio (FAR) used and available for development along with area statement detailing the land relinquished as per the Development Plan.

Approvals, Deeds of Relinquishment and Gift executed in connection with the Project.

40. In connection with the commencement, construction and development of the Project we have been informed the following approvals, licenses, consents, no objections, certificates (**'Approvals'**) have been obtained from various authorities:

Sl. No.	Details of the Approvals
(i)	No Objection Certificate for revised clearance of construction of proposed residential building dated 24.05.2006 bearing no. DE(S)/S/S-6/V/2006-07/124 issued by the Divisional Engineer UHF/MW Survey, Karnataka Telecom Circle (Document No. 84);
(ii)	No Objection Certificate for providing water supply and underground facilities dated 16.01.2009 bearing no. BWSSB/EIC/CE(M)/ACE(M)-I/TA-9/8997/2008-09 issued by the office of the Chief Engineer(M), Bangalore Water Supply and Sewerage Board (Document No. 85);

(iii)	Revised No Objection Certificate for the construction of residential buildings dated 14.03.2025 bearing No. KSFES/GBC (1)/267 issued by the office of the Director General of Police and Director General, Karnataka Fire & Emergency Services issued in connection with construction of Towers -6 & 7, & Clubhouse-2 – joined together at the 1 st floor (Document No. 86);
(iv)	Consent For Establishment (CFE) dated 17.01.2013, bearing No. KSPCB/CFE-CELL-278/2004-05/H1403 issued by the Karnataka State Pollution Control Board (Document No. 87);
(v)	Environmental Clearance dated 22.06.2013 bearing no. SEIAA 148 CON 2011 issued by the Member Secretary, SEIAA (State Environmental Impact Assessment Authority), Karnataka (Document No. 88);
(vi)	No Objection Certificate for Height Clearance dated 03.12.2021, bearing no. HOSU/SOUTH/B/102721/631447 issued by the Airports Authority of India, the said NOC is valid up to 02.12.2029 (Document No. 89).

41. In terms of the Development Plan, IC and IHT have executed the following Relinquishment Deeds in favour of Bangalore Development Authority, relinquishing the areas earmarked for roads, parks and open spaces in the Project:

- (i) Relinquishment Deed dated 25.03.2008 (Registered as Document No. JPN-1-07013-2007-08, Book I, stored in CD No. JPND 22 in the office of the Sub-Registrar, JP Nagar) (**Relinquishment Deed-1**) (**Document No. 90**) an extent of 18,227.891 square meters out of an extent of land measuring 19 Acres 01 Gunta comprised in Survey Nos. 56(p), 57 (p), 58(p), 59 and 60(p) of Doddakallasandra Village and certain immovable properties situated at Vasanthapura Village;
- (ii) Relinquishment Deed dated 06.02.2015 (Registered as Document No. BDA-1-04124-2014-15, Book I, stored in CD No. BDAD208 in the office of the Sub-Registrar, Bangalore City) (**Relinquishment Deed-2**) (**Document No. 91**).

Details of the area Relinquished with respect to parks and open spaces, and roads under the Relinquishment Deed-2 are as detailed below:

Description	Area Relinquished in Sq. Mtr.
Park and open space -1	922.20
Park and open space -2	697.25
Park and open space -3	1064.85
Park and open space -4	7821.00
Park and open space -5	454.50
Park and open space -6	2982.00
Park and open space -7	759.00
Park and open space -8	1920.00
Park and open space -9	640.00

Description	Direction	Area Relinquished in Sq. Mtr.
Road-3	East to West	691.55
Road-4	East to West	1649.50

Road-5	East to West	295.70
Road-6	East to West	1369.00

- (iii) Relinquishment Deed-1 and Relinquishment Deed-2 were further rectified under the Rectification of Relinquishment Deed dated 13.03.2015 (Registered as Document bearing No. BDA-1-04855-2014-15, Book I, stored in CD No. BDAD209 in the office of the Sub-Registrar, Bangalore City) (**Rectification to Relinquishment Deeds**) (**Document No. 92**). The details of the area Relinquished with respect to Roads are as detailed below:

Description	Direction	Area Relinquished as per Relinquishment Deed-1 In Sq. Mtr.	Area Relinquished as per Relinquishment Deed-2 In Sq. Mtr.	Modified Area of for Rectification Deed In Sq. Mtr.	Changed Area In Sq. Mtr.
Road-1	East to West	4,410.48	-	3354.19	1056.29
Road -2	North to South	6044.67	-	6044.67	-
Road-3	East to West	-	691.55	-	691.55
Road-4	East to West	-	1649.50	2162.03	512.53
Road-5	East to West	-	295.70	511.95	216.25
Road-6	East to West	-	1369.00	1369.00	-
Total Area		10455.15	4005.75	13441.84	1019.06

For the sake of brevity the Relinquishment Deed -1, Relinquishment Deed-2 and Rectification to the Relinquishment Deeds shall be collectively referred to as 'Relinquishment Deeds executed in favour of BDA'.

It is pertinent to note that under the Third Rectification/Amendment carried out to the GSPL Sale Deeds, CVPL Sale Deed, CVPL JDA, it has been agreed that IC and IHT shall retain the right, title, authority and power to carry out any act, deed or thing so as to amend or modify the Relinquishment Deeds to be executed in connection with the Development Plans or to execute one or more additional relinquishment deeds or such other documents in respect of any lands as may be required by the Bangalore Development Authority. Accordingly, the Relinquishment Deed -2 and Rectification to the Relinquishment Deeds, have been executed by IC and IHT. In this connect, GSPL *vide* Letter dated January 20, 2015 (**Document No. 93**) has provided its consent to IC and IHT to execute and register any rectification/amendments to the Relinquishment Deed dated 25.03.2008 (Registered as document bearing No. JPN-1-07013-2007-08, Book I, stored in CD No. JPND 22 in the office of the Sub-Registrar, JP Nagar) executed in favour of Bangalore Development Authority.

42. In addition, in terms of a Gift Deed dated 31.03.2008 (Registered as Document No. JPN-1-07216-2007-08, Book I, CD No. JPND22 in the office of the Sub-Registrar, JP Nagar) (**Document No. 94**) executed by IHT in favour of Karnataka Power Transmission Corporation Limited, IHT has gifted the land measuring East to West 60.51 + 62.19 meters and North to South 45.35 + 8.25 square meters (admeasuring ~1,644.18 sq. mtrs./ 17,697.81 sq. ft.) comprised in Survey No. 59 of Doddakallasandra for the purpose of installation of a electrical

substation by KPTCL. We are given to understand that the land that is gifted to Karnataka Power Transmission Corporation Limited, forms part of the CVPL JDA Property.

Access to the Subject Property.

43. The Subject Property can be accessed through the Trunk Road (formed out of the area relinquished to the Bangalore Development Authority for roads as per the Development Plan under the Relinquishment Deeds executed in favour of BDA) that passes within the Project and connects with the Kanakapura Main Road.

Charges & Custody of title documents pertaining to the Subject Property.

44. In connection with the development of the CVPL JDA Property, CVPL and GSPL have obtained a loan facility from Piramal Capital & Housing Finance Limited and in this regard have created a charge on the CVPL JDA Property, by way of mortgage by deposit of title deeds, *inter alia* over their right, title and interest in relation to the CVPL JDA Property (**'Primal Charge'**), by executing the Memorandum of Entry dated 30.04.2018 in favour of the Piramal Trustee (**'Piramal MOE'**), for securing a loan facility to the tune of Rs. 650,00,00,000/- (Rupees Six Hundred and Fifty Crores) (**'Loan'**) availed by CVPL from Piramal Capital & Housing Finance Limited (formerly known as Piramal Finance Limited) (**'Lender'**). Under a Security Trustee Agreement dated 30.04.2018, CVPL and the Lender have appointed Piramal Trustee to act as the Security Trustee and agent *inter alia* in relation to the Piramal Charge.
45. Thereafter, CVPL and GSPL have (with the consent of Lender and Piramal Trustee) created a first ranking, charge by way of mortgage by deposit of title deeds, *inter alia* over their right, title and interest in relation to the CVPL JDA Property (**'SBI Charge'**) *vide* Memorandum of Entry dated 30.09.2020, in favour of the SBICAP Trustee (**'SBI MoE'**), for securing the obligations of the CVPL, in respect of the 36,000 redeemable secured, transferable non-convertible debentures of face value Rs.1,00,000/- each (**'Debentures'**) issued by the CVPL pursuant to the Debenture Trust Deed dated 30.09.2020, executed *inter alia* between CVPL and SBICAP Trustee (**'DTD'**).
46. Letter dated 13.05.2024 issued by SWAMIH Investment Fund I (Sponsor: Government of India | Investment Manager: SBICAP Ventures Ltd.) (**Document No. 95**) confirms that all the Debentures along with applicable redemption premium and all monies in relation to the Debentures have been fully repaid; with further direction to the Debenture Trustee, i.e., SBICAP Trustee to release the charge and do all acts, deeds and things to reinstate the first charge of the Lender, i.e., Primal Capital and Housing Finance Limited, being the first ranking mortgage and charge over the Project Land (being the CVPL JDA Property) excluding undivided share of the Project Land towards units sold and other securities as stated thereunder.
47. Accordingly, as on date CVPL JDA Property is subject to the Piramal Charge (**'Existing Charge'**). The Existing Charge is limited to the CVPL JDA Property only and does not extend to the Subject Property.
48. In connection with the Existing Charge, a Custodian Agreement dated 18.11.2020 has been executed by and amongst: GSPL, CVPL, TRPL, Piramal Trusteeship Services Private Limited (as the security trustee of TRPL and GSPL), Primal Trusteeship Services Private Limited (as the security trustee of the Lender), SBICAP Trustee (**'Custodian Agreement'** and document referred as **Document No. 96**). As per the terms of the Custodian Agreement and in

furtherance to the Letter dated 13.05.2024 issued by SWAMIH Investment Fund I, the Sale Deed dated 29.09.2010 (Registered as document bearing No. JPN-1-04887-2010-11, Book 1, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar) under which GSPL has acquired the GSPL Land is currently deposited under the custody of Piramal Trustee, to be held for the benefit of the Lender (in respect of the CVPL JDA Property) and held for and on behalf of the Beneficiaries, i.e., GSPL, CVPL and TRPL. We have verified the documents that are in the custody of Piramal Trustee and listed out the documents in the custody of Piramal Trustee under **Annexure – B** attached herewith.

49. **Property Taxes.**

We have been provided with the Receipts evidencing payment of property taxes with respect to the Larger Property for the period from 2020-21 to 2024- 25 and the same does not reflect any arrears (**Document No. 97**).

50. **Khata.**

We have been provided with the Khatha Certificate and Khatha Extract (both) dated 15.02.2014 issued by Bruhat Bangalore Mahanagara Palike with respect to GSPL Land reflecting the name of GSPL as the owner thereof (**Document No. 98**).

In view of the devolution of the GSPL Land, being sale of CVPL Land and sale of undivided share of CVPL JDA Property to purchasers of units in Mantri Serenity, it is recommended updated E-Khata Certificate be obtained with respect to the Subject Property (excluding the land relinquished under the Relinquishment Deeds executed in favour of BDA towards formation of roads, parks and open spaces from the Subject Property), reflecting GSPL as the owner thereof .

51. **Encumbrance Certificates.**

We have been provided with the Encumbrance Certificates issued by the Sub-Registrar at JP Nagar in Form 17 (*name search done in the name of IC*) for the period 01.01.2003 to 04.03.2025 (**Document No. 99**) and we note that the transactions with respect to the GSPL Land are in consonance with the title flow as stated above.

The Encumbrance Certificate reflects an Agreement dated 20.08.2014 registered as document no. BMH-1-03595-2014-15 with respect to: (i) land measuring 27 Acres 06 Guntas in Survey Nos. 55/1 (p), 55/2 (p), 56, 57, 58, 59 & 60 of Doddakallasandra Village, and (ii) land measuring 07 Acres 39 Guntas in Survey Nos. 56, 57, 58, 59 and 60 of Doddakallasandra Village (**Document No. 100**). The said document is a Memorandum of Understanding executed between IC and IHT capturing certain internal arrangement between IC and IHT and does not have any bearing on the devolvement of title to GSPL Land or Subject Property.

IV. LITIGATION.

We are informed there are no litigation matters that pending in connection with the Subject Property; and that the title to the Subject Property is free of any *lis pendens*.

We have not conducted independent litigation searches.

V. CONCLUSION.

Upon review of the above-mentioned documents and subject to our observations and recommendations, we are of the opinion that, Gokulam Shelters Private Limited is the owner, having the absolute, right, title and interest with respect to the land measuring 05 Acres 1.25 Guntas (being the extent of land available after excluding the land relinquished under the Relinquishment Deeds executed in favour of BDA towards formation of roads, parks and open spaces from the Subject Property) comprised in Survey Nos. 55/1 (p), 55/2 (p), 56(p), 57 (p) and 58 (p) situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District.

Gokulam Shelters Private Limited is entitled to deal with the said land measuring 05 Acres 1.25 Guntas comprised in Survey Nos. 55/1 (p), 55/2 (p), 56(p), 57 (p) and 58 (p) situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District, in the manner it deems appropriate as its owner thereof, in compliance with the Development Plan.



**Mr. Srinivas BR,
Partner
DSK Legal
Bangalore**

This Title Search Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. This Title Search Report is issued, basis the available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date hereof.

ANNEXURE A
List of documents referred under the Title Report

Sl. No.	Details of documents
1.	Final Notification dated 12/13.08.1971, bearing No. CI.15 FDB 71, issued by the KIADB.
2.	Possession certificate dated 23.08.1972, bearing No. IADB/2748/72-73, issued by KIADB in favour of SCIEL, in relation to property measuring 41 Acres 6 Guntas in Survey Nos. 55/1, 55/2, portion of 55/3, 55/5, 56, 57, 58, 59 and 60 of Doddakallasandra Village.
3.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 703/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
4.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 698/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
5.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 706/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
6.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 708/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
7.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 700/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
8.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 705/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
9.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 707/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
10.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 699/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
11.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 704/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
12.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 709/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
13.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 711/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.

14.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 702/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
15.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 714/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
16.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 710/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
17.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 701/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
18.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 713/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
19.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 697/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
20.	Lease-cum-sale agreement dated 15.04.1974, registered as document bearing No. 712/1974-1975 at the office of the Sub Registrar, Bangalore, South Taluk.
21.	Order Sheet in Execution Petition No. 664 of 1992 filed before the City Civil Court, Bangalore.
22.	Order Sheet in Execution Petition No. 665 of 1992 filed before the City Civil Court, Bangalore.
23.	Sale Certificate issued by City Civil Court in favour of KSFC in relation to plot No. 1 dated 20.11.2004.
24.	Order of High Court of Karnataka dated 20.02.2004 in Company Application No. 84/2004 in Company Petition Nos. 17/1980 and connected matters, confirming the sale in favour of IC.
25.	Possession Certificate bearing No. KSFC/HO/ED(o)/Legal/HD-893, dated 18.03.2004, in terms of which the possession of 24 Acres of land forming part of KIADB Allotted Land was handed over to IC.
26.	Letter issued by KSFC dated 08.03.2004 addressed to KIADB.
27.	Revised Possession certificate dated 01.06.2004 bearing No. IABD/SUC.298.VOL-II/658/2004-05.
28.	Letter dated 31.03.2004 bearing No. KSFC/HO/ED(o)/Legal/HD-981 issued by KSFC to KIADB.
29.	Letter dated 31.03.2004 bearing No. KSFC/HO/ED(o)/Legal/HD-982 issued by KSFC to KIADB.
30.	Sale Deed dated 22.06 2004 registered as document No. 10911/2004-2005, Book I, stored in CD No. KEND 99 in the office of the Sub-Registrar, Kengeri, Bangalore.

31.	Sale Deed dated 6.10.2004 registered as document bearing No. 26117/2004-2005, Book I, stored in CD No. KEND 153, in the office of the Sub-Registrar, Kengeri, Bangalore.
32.	Consolidated Possession certificate dated 08.07.2004 bearing No. IABD/SUC-298.VOL-II/1196/2004-05.
33.	Sale Deed dated 01.07.2004, registered as document No. 13248/2004-2005, Book I, stored in CD No. KEND 108 in the office of the Sub-Registrar, Kengeri, Bangalore.
34.	Sale Deed dated 03.07.2004, registered as document No. 13245/2004-2005, Book 1, stored in CD No. 108 in the office of the Sub-Registrar, Kengeri, Bangalore.
35.	Sale Deed dated 03.07.2004, registered as document No. 13249/2004-2005, Book I, stored in CD No. KEND 108 in the office of the Sub-Registrar, Kengeri, Bangalore.
36.	Sale Deed dated 3.07.2004, registered as document No. 13252/2004-2005, Book I, stored in CD No. 108 in the office of the Sub-Registrar, Kengeri, Bangalore.
37.	Gift deed dated 02.11.2004, registered as document No. 33783/2004-2005, Book I, stored in CD No. KEND 167 in the office of the Sub-Registrar, Kengeri, Bangalore.
38.	Resolution dated 22.10.2004 of Board of Trustees of IC.
39.	Resolution dated 22.10.2004 of Board of Trustees of IHT.
40.	Exchange Deed dated 08.11.2004, registered as document bearing No. 35155/2004-2005, Book I, stored in CD No. KEND 170 in the office of the Sub-Registrar, Kengeri, Bangalore.
41.	Resolution dated 22.10.2004 of Board of Trustees of IC.
42.	Resolution dated 22.10.2004 of Board of Trustees of IHT.
43.	Exchange Deed dated 15.11.2004, registered as document bearing No. 35154/2004-2005, Book I, stored in CD No. KEND 170 in the office of the Sub-Registrar, Kengeri, Bangalore.
44.	Resolution dated 22.10.2004 of board of trustees of IC.
45.	Resolution dated 22.10.2004 of board of trustees of IHT.
46.	Sale Deed dated 29.09.2010 registered as document bearing No.JPN-1-04887-2010-11, Book I, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.
47.	Deed of Rectification in relation to GSPL Sale Deed on 8.12.2010 executed by IC and IHT in favour of GSPL and registered as document bearing No. JPN-1-06975-2010-11, Book 1, CD No. JPND87 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.
48.	Second Deed of Rectification dated 13.07.2012 registered as document bearing No.JPN-1-02984-2012-13, Book I, CD No. JPND170 in the office of the Sub-Registrar, Jayanagara (J.P. Nagar), Bangalore.

49.	Third Deed of Rectification dated 19.01.2015 registered as document bearing No. BTM-1-07564-2014-15, Book 1, CD No. BTMD82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore.
50.	Resolution dated 20.09.2010 of Board of Trustees of IC.
51.	Resolution dated 20.09.2010 of Board of Trustees of IHT.
52.	Agreement dated 26.06.2010 (Registered as Document No. JPN-1-02265-2010-11, Book-I, CD No. JPND72 in the office of the Sub-Registrar, J.P Nagar).
53.	First Supplementary Agreement dated 29.07.2010.
54.	Second Supplementary Agreement dated 29.09.2010 (Registered as Document No. JPN-1-04886-2010-11 Book-I, CD No. JPND80 in the office of the Sub-Registrar, J.P Nagar).
55.	Deed of Rectification for Second Supplementary Agreement dated 08.12.2010 (Registered as Document No. JPN-1-06972-2010-11 Book-I, CD No. JPND87 in the office of the Sub-Registrar, J.P Nagar).
56.	Sale Deed dated 29.09.2010 registered as document bearing No.JPN-1-04888-2010-11, Book I, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.
57.	Deed of Rectification dated 29.09.2010 registered as document bearing No.JPN-1-06969-2010-11, Book I, CD No.JPND87 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.
58.	Second Deed of Rectification dated 13.07. 2012 registered as document bearing No.JPN-1-02991-2012-13,Book-I, CD No. JPND170 in the office of the Sub-Registrar, Jayanagara (J.P. Nagar), Bangalore.
59.	Third Deed of Rectification dated 19.01. 2015 registered as document bearing No. BTM-1-07571-2014-15, Book I, CD No. BTMD 82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore.
60.	Sale Deed dated 20.07.2012 registered as document bearing No.JPN-1-03225-2012-13, Book I, CD No.JPND171 in the office of the Sub-Registrar, Jayanagara (J.P. Nagar), Bangalore.
61.	Deed of Rectification dated 19.01.2015 in favour of TRPL and registered as document bearing No. BTM-1-07573-2014-15, Book I, CD No. BTMD 82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore.
62.	Exchange Deed dated 22.01.2015 registered as document bearing No. BMH-1-07874, Book I, stored in CD No. BMHD695 in the office of the Sub-Registrar, Jayanagara (Bommanahalli), Bangalore.
63.	Joint Development Agreement dated 29.09.2010 , registered as document bearing No.JPN-1-04889-2010-11, Book I, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.

64.	First Deed of Amendment dated December 08.12.2010 registered as document bearing No.JPN-1-06976-2010-11, Book I, CD No. JPND87 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.
65.	Second Deed of Amendment dated 19.07. 2012 registered as document bearing No. JPN-1-03221-2012-13, Book I in the office of the Sub-Registrar, J. P. Nagar, Bangalore.
66.	Third Deed of Amendment dated 19.01.2015 registered as document bearing No. BTM-1-07569-2014-15, Book I, CD No. BTMD82 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore.
67.	Fourth Deed of Amendment dated 05.06.2018 registered as document bearing No. BTM-1-00925-2018-19, Book I, CD No. BTMD125 in the office of the Sub-Registrar, Jayanagara (B.T.M. Layout), Bangalore.
68.	General Power of Attorney dated 29.09.2010 registered as document bearing No.JPN-4-00261-2010-11, Book IV, CD No. JPND80 in the office of the Sub-Registrar, J.P. Nagar, Bangalore.
69.	Deed of Rectification of General Power of Attorney dated 08.12.2010 registered as document bearing No.JNP-4-00342-2010-11, Book IV in CD No. JPND87 in the office of the Sub-Registrar J.P. Nagar, Bangalore.
70.	Sale Deed dated 22.11.2004 registered as document no. KEN-1-31042-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri.
71.	Sale Deed dated 22.11.2004 registered as document no. KEN-1-31044-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri.
72.	Sale Deed dated 22.11.2004 registered as document no. KEN-1-31048-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri.
73.	Sale Deed dated 22.11.2004 registered as document no. KEN-1-31052-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri.
74.	Sale Deed dated 22.11.2004 registered as document no. KEN-1-31031-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri.
75.	Sale Deed dated 03.05.2005 registered as document no. KEN-1-40077-2004-05, Book I, stored in CD No. KEND 180 in the Office of the Sub-Registrar, Kengeri.
76.	Sale Deed 22.11.2004 registered as document no. KEN-1-31038-2004-05, Book I, stored in CD No. KEND 162 in the Office of the Sub-Registrar, Kengeri.
77.	Development Plan approved by the Bangalore Development Authority bearing no. BDA/TPM/DLP-14/2007-08/4690/2014-15 dated 18.03.2015.
78.	Occupancy Certificate dated 13.08.2008 bearing no. BDA/EM/EO-1/TA-II/OC/T-305/08-09 issued by the Bangalore Development Authority.

79.	Occupancy Certificate dated 15.12.2020 bearing no. BDA/EM/EO-1/TA-II/OC/T-227/2020-21 issued by the Bangalore Development Authority.
80.	Occupancy Certificate dated 10.02.2016 bearing no. BDA/EM/EO-1/TA-2/OC/T-425/2015-16 issued by the Bangalore Development Authority.
81.	Partial Occupancy Certificate dated 02.12.2022 bearing no. BDA/EM/EO-3/TA-2/OC/T-322/2022-23 issued by the Bangalore Development Authority.
82.	Partial Occupancy Certificate dated 07.10.2024 bearing no. BDA/EM/EO-3/TA-2/OC/T-149/2024-25 issued by the Bangalore Development Authority.
83.	Certificate issued by the Project Architect, viz., Ashok Design Build (Pvt.) Ltd.
84.	No Objection Certificate for revised clearance of construction of proposed residential building dated 24.05.2006 bearing no. DE(S)/S/S-6/V/2006-07/124 issued by the Divisional Engineer UHF/MW Survey, Karnataka Telecom Circle.
85.	No Objection Certificate for providing water supply and underground facilities dated 16.01.2009 bearing no. BWSSB/EIC/CE(M)/ACE(M)-I/TA-9/8997/2008-09 issued by the office of the Chief Engineer(M), Bangalore Water Supply and Sewerage Board.
86.	No Objection Certificate for the construction of residential buildings dated 14.03.2025 bearing No. KSFES/GBC (1)/267 issued by the office of the Director General of Police and Director General, Karnataka Fire & Emergency Services.
87.	Consent For Establishment (CFE) dated 17.01.2013, bearing No. KSPCB/CFE-CELL-278/2004-05/H1403 issued by the Karnataka State Pollution Control Board.
88.	Environmental Clearance dated 22.06.2013 bearing no. SEIAA 148 CON 2011 issued by the Member Secretary, SEIAA (State Environmental Impact Assessment Authority), Karnataka.
89.	No Objection Certificate for Height Clearance dated 03.12.2021, bearing no. HOSU/SOUTH/B/102721/631447 issued by the Airports Authority of India.
90.	Relinquishment Deed dated 25.03.2008 registered as document bearing No. JPN-1-07013-2007-08, Book I, stored in CD No. JPND 22 in the office of the Sub-Registrar, JP Nagar).
91.	Relinquishment Deed dated 06.02.2015 registered as document bearing No. BDA-1-04124-2014-15, Book I, stored in CD No. BDAD208 in the office of the Sub-Registrar, Bangalore City).
92.	Rectification of Relinquishment Deed dated 13.03.2015 registered as document bearing No. BDA-1-04855-2014-15, Book I, stored in CD No. BDAD209 in the office of the Sub-Registrar, Bangalore City).
93.	Letter dated 20.01.2015 issued by Gokulam Shelters Private Limited providing its consent to IC and IHT to execute and register any rectification/amendments to the Relinquishment Deed dated 25.03.2008.

94.	Gift Deed dated 31.03.2008 registered as document bearing No. JPN-1-07216-2007-08, Book I, CD No. JPND22 in the office of the Sub-Registrar, JP Nagar).
95.	Letter dated 13.05.2024 issued by SWAMIH Investment Fund I (Sponsor: Government of India Investment Manager: SBICAP Ventures Ltd.).
96.	Custodian Agreement dated 18.11.2020.
97.	Receipts evidencing payment of property taxes for the period from 2020-21 to 2024- 25.
98.	Khatha Certificate and Khatha Extract (both) dated 15.02.2014 issued by Bruhat Bangalore Mahanagara Palike.
99.	Encumbrance Certificate issued by the Sub-Registrar at JP Nagar in Form 17 for the period 01.01.2003 to 04.03.2025.
100.	Memorandum of Understanding/Agreement dated 20.08.2014 registered as document no. BMH-1-03595-2014-15.

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ANNEXURE – B

List of documents that are in the custody of Piramal Trustee

Sl. No.	Particulars of Documents	Nature of Documents (Original/Certified Copy/Photocopy)
1.	Possession Certificate dated 23-08-1972, bearing No. IADB/2748/72-73, issued by KIADB in favour of Shreeshyla Co-Operative Industrial Estates Limited (SCIEL), in relation to property admeasuring 41 acres 6 guntas, situated in Sy. Nos.55/1, 55/2, portion of 55/3, 55/5, 56, 57, 58, 59 and 60 of Doddakallasandra Village;	Photocopy
2.	Letter dated 31-03-2004 bearing No. KSFC/HO/ED (o)/Legal/HD-983 issued by KSFC to KIADB to execute the Sale Deed in favour of ISKCON Charities, in relation to 24 acres;	Photocopy
3.	Letter dated 31-03-2004 bearing No. KSFC/HO/ED (o)/Legal/HD-981 issued by KSFC to KIADB to execute the Sale Deed in favour of ISKCON Charities, in relation to Plot No. I measuring 1 acre 20 guntas;	Photocopy
4.	Letter dated 31-03-2004 bearing No. KSFC/HO/ED (o)/Legal/HD-982 issued by KSFC to KIADB to execute the Sale Deed in favour of ISKCON Charities, in relation to Plot No. 17 measuring 1 acre 20 guntas;	Photocopy
5.	Sale deed dated 06-10-2004 executed by KIADB in favour of ISKCON Charities (registered as Document bearing No.26117/2004-05 of Book-I, stored in CD No.KEND153 in the office of the Sub-Registrar, Kengeri, Bangalore);	Original
6.	Possession Certificate dated 08-07-2004 issued by KIADB in favour of ISKCON Charities;	Original
7.	Sale Deed dated 21-06-2004, (registered as Document No. 10911/2004-05 of Book-I, stored in CD No. KEND99 in the office of the Sub-Registrar, Kengeri);	Photocopy
8.	Unregistered agreement to Sell dated 01-08-2003 entered into between SCIEL and ISKCON Bangalore;	Photocopy
9.	Sale Deed dated 01-07-2004 executed by SCIEL in favour of IC, (registered as Document No. 13248/2004-05 of Book-I, stored in	Original

	CD No. KEND 108 in the office of the Sub-Registrar, Kengeri, Bangalore);	
10.	Sale deed dated 03-07-2004 executed by SCIEL in favour of ISKCON Charities, registered as Document No.13245/2004-05 of Book-I, stored in CD No. KEND 108 in the office of the Sub-Registrar, Kengeri, Bangalore;	Original
11.	Sale deed dated 03-07-2004 executed by SCIEL in favour of IC, (registered as Document No. 13249/2004-05 of Book-I, stored in CD No. KEND 108 in the office of the Sub-Registrar, Kengeri, Bangalore);	Original
12.	Sale deed dated 03-07-2004 executed by SCIEL in favour of IC, (registered as Document No. 13252/2004-05 of Book-I, stored in CD No. KEND 108 in the office of the Sub-Registrar, Kengeri, Bangalore);	Original
13.	Gift Deed dated 02-11-2004 executed by ISKCON Charities in favour of IHT (registered as Document No.33783/2004-05 of Book-1, stored in CD No. KEND 167 in the office of the Sub-Registrar, Kengeri, Bangalore);	Original
14.	Exchange Deed dated 08-11-2004 executed between ISKCON Charities and IHT (registered as Document No.35155/2004-05 of Book-I, stored in CD No. KEND170 in the office of the Sub-Registrar, Kengeri);	Original
15.	Exchange Deed dated 15-11-2004 executed between ISKCON Charities and IHT (Registered as Document No.35154/2004-05 of Book-I, stored in CD No.KEND170 in the office of the Sub-Registrar, Kengeri);	Original
16.	Modified Plan sanction bearing dated 11-10-10;	Photocopy
17.	Relinquishment deed dated 25-03-2008 executed by ISKCON Charities and IHT in favour of BDA (registered as Document No.7013/07-08 of Book-I, stored in CD No. JPND 22 in the office of the Sub-Registrar, J.P. Nagar, Bangalore) annexed with Plan;	Photocopy
18.	The House/Land Tax Assessment Extract issued by the Doddakallasandra Village Panchayat in relation to properties in Sy. Nos. 55/1, 55/1(P), 55/2P, 55/3(P), 56 (P), 57, 57P,58, 59, 59P, 60 and 60P, admeasuring 28 acres 39 guntas, bearing Khatha No. 1598in the name of IC for the year 2003-04;	Photocopy
19.	The extract of the Property-Tax Demand Register in properties in Sy. Nos. 55/1, 55/1P), 55/2P, 55/3P, 56(P), 57, 57P, 58, 59, 59P,	Photocopy

	60 and 60P, admeasuring 28 acres 39 guntas, Khatha No. 1598 in the name of IC, for the year 2005-06;	
20.	The Mutation Register Extract bearing MR No.10/2004-05;	Certified Copy
21.	The Mutation Register Extract bearing MR No.28/2004-05;	Certified Copy
22.	The property tax payment receipt bearing No.423933 dated 28-03-2006 issued by Bangalore Zilla Panchayat indicates that ISKCON Charities has paid the property taxes for the year 2005-06, in relation to the properties in Sy. Nos.55/1,55/1P, 55/2P, 55/3P, 56P, 57, 57P, 68, 58;	Photocopy
23.	The property tax payment receipt bearing No.423934 dated 28-03-2006 issued by Bangalore Zilla Panchayat indicates that IHT has paid the property taxes for the year 2005-06, in relation to the properties in Sy. Nos. 59 & 60;	Photocopy
24.	The property tax payment receipt bearing No.013495 dated 20-02-2007 issued by Bangalore Zilla Panchayat indicates that ISKCON Charities has paid the property taxes for the year 2006-07, in relation to the properties in Sy. Nos. 51/1, 51/1P, 55/2P, 55/P, 56/P, 57, 57/P, 58, 59;	Photocopy
25.	The property tax payment receipt bearing No.013496 dated 20-02-2007 issued by Bangalore Zilla Panchayat indicates that IHT has paid the property taxes for the year 2006-07, in relation to the properties in Sy. Nos. 59 & 60;	Photocopy
26.	The property tax payment receipt bearing No.0898527 dated 10-09-2007 issued by BBMP indicates that ISKCON Charities has paid the property taxes for the year 2007-08, in relation to the properties in Sy. Nos. 55/1, 55/1P, 55/2P, 55/3P, 56P,57, 58, 59, 59P, 60, 60P ;	Photocopy
27.	The property tax payment receipt issued by BBMP indicated that IHT has paid the property taxes for the year 2007-08, in relation to Sy Nos .59 & 60;	Photocopy
28.	The property tax payment receipt bearing No.2068586 dated 29-04-2009 issued by BBMP indicates that ISKCON Charities has paid the property taxes for the year 2008-09, in relation to the properties in Sy. Nos.55/1, 55/2, 56, 57, 58, 59 &60;	Photocopy
29.	The property tax payment receipt bearing No.2068585 dated 29-04-2009 issued by BBMP indicates that IHT has paid the property taxes for the year 2008-09, in relation to the properties in Sy. Nos. 59 & 60;	Photocopy
30.	Khatha Assessment Extract for the year 2009-10 dated 26-06-2009 issued by the BBMP in relation to properties bearing Sy. Nos.55/1,	Photocopy

	55/ 1(P), 55/3Q, 56(P), 57(P), 58, 59(P), 60 and 60(P), admeasuring 28 acres 39 guntas bearing Khatha No.1598 in the name of ISKCON Charities;	
31.	Khatha Certificate bearing No.1598 dated 26-06-2009 in the name of IC, issued by BBMP;	Photocopy
32.	The Khatha Assessment Extract dated 26-06-2009 for the year 2009-10 issued by BBMP in relation to properties in Sy. Nos.59 & 60, admeasuring 6 acres 6 guntas bearing Khatha No.1599 in the name of IHT;	Photocopy
33.	Khatha Certificate bearing Khatha No.1599 dated 26-06-2009 in the name of IHT, issued by BBMP;	Photocopy
34.	Memorandum dated 09-01-2008 executed by IHT in favor of State Bank of India (Registered as Document No.5212/2007-08 of Book-1, stored in CD No. JPND17 in the office of the Sub-Registrar, J. P. Nagar, Bangalore) for evidencing the creation of equitable mortgage as security for repayment of loan of Rs.35,00,00,000/;	Photocopy
35.	Rectification Deed of Memorandum dated 09-01-2008 executed by IHT in favor of State Bank of India (Registered as Document No.5230/2007-08 of Book-I, stored in CD No. JPND17 in the office of the Sub-Registrar, J. P. Nagar, Bangalore), for evidencing the creation of equitable mortgage as security for repayment of loan of Rs.35,00,00,000/-;	Photocopy
36.	Modification Deed of the Memorandum recording creation of mortgage by depositing of title deeds, dated 26-03-2009 (Registered as Document No.415/2009-10 of Book-I, stored in CD No.JPND42 at the office of the Sub-Registrar, J. P. Nagar, Bangalore) evidencing the extension of the mortgage to cover an additional loan amount of 20,00,00,000/-;	Photocopy
37.	Letter from the State Bank of Indore dated 21-07-2010;	Photocopy
38.	Copy of proceedings of State High Level Clearance Committee of the Government of Karnataka and the Order dated 28-06-2005;	Photocopy
39.	Project Approval Order dated 01-06-2010 bearing No.DTR/SHLCC/1/2010- 11/1145 issued by the Director of Tourism, Government of Karnataka, according approval to ISKCON Charities for establishing Heritage Theme Park;	Photocopy
40.	Order of BDA bearing No.BDA:NaYoSa:CLU:214/07-08, permitting change of land use from industrial (Hi-Tech) to residential in relation to an extent of property measuring 0 3 acres 19 ¼ guntas,	Photocopy

	situated in Sy.Nos.56(P), 57(P), 58(P), 59(P) and 60(P) of Doddakallasandra Village issued in favour of IC;	
41.	Public notice published in the Bangalore edition of the English newspaper Times of India, published on 03-07-2010;	Original
42.	Public Notice published in the Bangalore edition of the English newspaper Deccan Herald, published on 03-07-2010;	Original
43.	Public Notice published in the Bangalore edition of the Kannada newspaper Vijaya Karnataka published on 03-07-2010;	Original
44.	Amendment to the Complaint and prayer in O. S. No.7934/2001;	Photocopy
45.	Additional Written Statement of the first defendant along with Written Statement filed by the Plaintiff under Order 8 Rule 6A(3) in OS No. 7934/2001;	Photocopy
46.	Counter - claim filed by ISKCON Mumbai in O. S. No.7934/2001;	Photocopy (part of Decree)
47.	Order of City Civil Court dated 03-01-2005, partly allowing IA No.20, in O. S. No.7934/2001;	Photocopy
48.	Order of the High Court of Karnataka dated 19-04-2007 in Writ Petitions No. 12106/2005 and 13748/2005;	Photocopy
49.	Judgment and Decree of City Civil Court Bangalore dated 17-04-2009 in O. S. No.7934/2001;	Photocopy
50.	Memorandum of Regular First Appeal under Order 41 Rule 1 of CPC in OS No. 421/2009, before the High Court of Karnataka filed by ISKCON, Mumbai;	Photocopy
51.	Complaint and Joint Memo in O. S. No.6040/2009 filed by Harini against IC;	Photocopy
52.	Compromise Petition proposed to be filed by Harini and ISKCON Charities before the City Civil Court in O. S.No.6040/2009;	Photocopy
53.	Order Sheet of the City Civil Court, Bangalore in O. S. No.6040/2009;	Photocopy
54.	Decree of City Civil Court Bangalore dated 06-07-2010 in O. S. No.6040/2009;	Photocopy
55.	Agreement dated 26.06.2010 entered into between M/s ISCKON Charities rep by its Authorized Signatory, Sri. Harisha Rao and India Heritage Trust, rep by its Authorized Signatory Sri. Harisha Rao with M/s. Mantri Developers Pvt. Ltd. (registered as Document No.	Original

	BNG(U)-JPN-2265/2010-11, in the Office of the Sub Registrar, J P Nagar, Bangalore);	
56.	First Supplementary Agreement dated 29.07.2010 entered into between ISKCON Charities rep by its Managing Trustee, Sri. Srimad Madhu Pandit Dasa and India Heritage Trust rep by its Managing Trustee, Srimad Madhu Pandit Dasa called the land owners with M/s. Mantri Developers Private Ltd, the developers in respect of the lands which are subject matter of the agreement dated 26.06.2010;	Original
57.	Second Supplementary Agreement dated 29.09.2010 entered into between ISKCON Charities rep by its Managing Trustee, Sri. Srimad Madhu Pandit Dasa and India Heritage Trust rep by its Managing Trustee, Srimad Madhu Pandit Dasa called the land owners with M/s. Land Masters Realtors Private Limited called the Second Party, Gokulam Shelters Private Limited called the Third Party and M/s. Mantri Developers Private Limited called the Fourth Party (registered as Document No. JPN-1-04886- 2010-11 and stored in C D No. JPND80 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Original
58.	Deed of Rectification for Second Supplementary Agreement dated 08.12.2010 executed by ISKCON Charities rep by its Managing Trustee, Sri. Srimad Madhu Pandit Dasa and India Heritage Trust rep by its Managing Trustee, Srimad Madhu Pandit Dasa called the Land Owners with M/s. Land Masters Realtors Private Limited called the Second Party, Gokulam Shelters Private limited called the Third Party and Mantri Developers Private Limited called the Fourth Party (registered as Document No. JPN-1- 06972-2010-11 and stored in C D No. JPND87 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Original
59.	Sale Deed dated 29.09.2010 executed by ISKCON Charities rep by its Managing Trustee, Sri. Srimad Madhu Pandit Dasa and India Heritage Trust rep by its Managing Trustee, Sri. Srimad Madhu Pandit Dasa, the vendors No. 1 & 2 in favor of Gokulam Shelters Private Limited rep. by its Authorised Signatory, Sri. Harisha Rao (registered as Document No. JPN-1-04887-2010- 11 and stored in C D No. JPND80 in the Office of the Sub Registrar, J P Nagar, Bangalore);	Original
60.	Deed of Rectification dated 08.12.2010 executed by ISKCON Charities rep by its Managing Trustee, Sri Srimad Madhu Pandit Dasa and India Heritage Trust rep by its Managing Trustee, Sri. Srimad Madhu Pandit Dasa, the vendors No. 1 & 2 in favor of M/s. Gokulam Shelters Private Limited rep. By its Authorized Signatory, Sri. Harisha Rao (registered as Document No. JPN-1-06975-2010-11 and stored in C D No. JPND87 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Original

61.	Second Deed of Rectification dated 13.07.2012 executed by ISKCON Charities rep by its Authorised Signatory, Sri. Swaminathan K and India Heritage Trust rep by its Authorised Signatory, Sri. Swaminathan K, the vendors No. 1 & 2 in favor of Gokulam Shelters Private Limited rep. by its Authorised Signatory, Sri. Bhaskar Rao (registered as Document No. JPN-1-02984-2012-13 and stored in C D No. JPND170 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Photocopy Original not available, in this regard Public Notice and Police complaint.
62.	Sale Deed dated 29.09.2010 executed by Gokulam Shelters Private Limited, rep by its Authorised Signatory, Sri. Harisha Rao in favor of Land Masters Realtors Private Limited, rep by its Director, Sri. Girish Gupta (registered as Document No. JPN-1- 04888-2010-11 and stored in C D No. JPND80 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Photocopy
63.	Deed of Amendment to Sale Deed dated 29.09.2010 executed by Gokulam Shelters Private limited, rep by its Authorised Signatory, Sri. Harisha Rao in favor of Land Masters Realtors Private limited, rep by its Director, Sri. Girish Gupta (registered as Document No. JPN-1-06969-2010-11 and stored in C D No. JPND87 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Photocopy
64.	Second Deed of Amendment to Sale Deed dated 13.07.2012 executed by Gokulam Shelters Private Limited, rep by its Authorised Signatory, Sri. Bhaskar Rao in favor of Mantri Castles Private Limited (previously known as Land Masters Realtors Private Limited), rep by its Director, Sri. Girish Gupta (registered as Document No. JPN-1-02991-2012-13 and stored in C D No. JPND170 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Photocopy
65.	Joint Development Agreement dated 29.09.2010 executed by Gokulam Shelters Private Limited, rep by its Authorised Signatory, Sri. Harisha Rao, the First Party/Owner, Land Masters Realtors Private Limited, the Second Party/Developers, ISKCON Charities, rep by its Managing Trustee, Srimad Madhu Pandit Dasa, and India Heritage Trust, rep by its Managing Trustee, Srimad Madhu Pandit Dasa, the Third and Fourth Party/ Confirming Parties (registered as Document No. JPN-1- 04889/2010-11 and stored in CD No. JPND80 in the office of the Sub-Registrar, J.P.Nagar, Bangalore);	Original
66.	Deed of Amendment to Joint Development Agreement dated 08.12.2010 executed by Gokulam Shelters Private Limited rep by its Authorized Signatory, Sri. Harisha Rao, the St Party/Owner, Land Masters Realtors Private Limited, the Second Party/Developers, ISKCON Charities, rep by its Managing Trustee, Srimad Madhu Pandit Dasa, and India Heritage Trust, rep by its Managing Trustee, Srimad Madhu Pandit Dasa, the Third and Fourth Party/ Confirming Parties (registered as Document No. JPN-	Original

	1-06976-2010-11 and stored in C D No.JPND87 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	
67.	Second Deed of Amendment and Rectification to Joint Development Agreement dated 19.07.2012 executed by Gokulam Shelters Private Limited, rep by its Authorized Signatory, Sri. Bhaskar Rao, the First Party/Owner, Mantri Castles Private Limited (previously known as M/s. Land Masters Realtors Private Limited), rep by its Director Sri. Girish Gupta, the Second Party/Developers, ISKCON Charities, rep by its Authorized Signatory, Sri. Swaminathan K, and India Heritage Trust, rep by its Authorized Signatory, Sri. Swaminathan K, the Third and Fourth Party/ Confirming Parties (registered as Document No. JPN- 1-03221-2012-13 and stored in C D No. JPND171 in the Office of the Sub - Registrar, J P Nagar, Bangalore) ;	Original
68.	General Power of Attorney dated 29.09.2010 executed by Gokulam Shelters Private Limited, rep by its Authorised Signatory, Sri. Harisha Rao in favor of Land Masters Realtors Private Limited registered as Document No. JPN-4-00261- 2010-11 and stored in C D No. JPND80 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Original
69.	Deed of Rectification for General Power of Attorney dated 08.12.2010 executed by Gokulam Shelters Private Limited, rep by its Authorised Signatory, Sri. Harisha Rao in favor of Land Masters Realtors Private Limited (registered as Document No. JPN-4-00342-2010-11 and stored in C D No. JPND87 in the Office of the Sub - Registrar, J P Nagar, Bangalore);	Original
70.	Letter dated 05.10.2010 issued by the Bank of India, Corporate Banking Branch, and Museum Road, Bangalore;	Photocopy
71.	Letter dated 05.10.2010 issued by the State Bank of India, Yeshwanthpur Branch, Bangalore;	Photocopy
72.	Letter dated 05.10.2010 issued by the State Bank of Mysore, Corporate Accounts Branch, Bangalore;	Photocopy
73.	Letter dated 05.10.2010 issued State Bank of Travancore, Residency Road Branch, Bangalore;	Photocopy
74.	State Level Environment Impact Assessment Authority, Karnataka vide No. SEIAA:148:CON:2011 dated 22.06.2013.;	Photocopy
75.	Consent for Establishment of residential apartment dated 17-01-2013 issued by Karnataka State Pollution Control Board.;	Photocopy
76.	No objection Certificate dated 16-01-2009 issued by Bangalore Water Supply and Sewage Board;	Photocopy

77.	No objection Certificate dated 28-09-2006 issued by the Senior Manager ATC, for Airports Authority of India in favour of IHT and IC;	Photocopy
78.	No objection Certificate dated 28-11-2012 issued by the Office of Director General of Police vide No.GBC(1) 41/2008;	Photocopy
79.	Commencement Certificate by BDA vide No.BDA/EM/EO-I/TA-II/CC/T-340/11-12 dated 15-09-2011;	Photocopy
80.	Nil Encumbrance Certificates for the period: (i) 01-04-1981 to 31.05.1989; (ii) 01.06.1989 to 31.03.2004;	Certified Copy
81.	Encumbrance Certificate for the period 01.04.2004 to 29.04.2014;	Certified Copy
82.	Revised Building License No. DLP-14/07-084690/2014-15 dated 18.03.2015 issued by Bangalore Development Authority;	Photocopy
83.	Development Plan dated 18.03.2015;	Photocopy
84.	Fourth Deed of Amendment to Joint Development Agreement dated 05.06.2018 (Registered as Document No. BTM-1-00925-2018-19) executed by Gokulam Shelters Private Limited, Mantri Castles Private Limited and ISKCON Charities and India Heritage Trust.	Original