

06.10.2023

To,

**G:Corp Homes Pvt. Ltd.,**  
909, 7<sup>th</sup> Floor, 9/1, Lavelle Road,  
Richmond Circle,  
Bangalore - 560001

**Sub:** Legal Scrutiny Report in respect of the project 'THE ICON NORTH'

**I. DESCRIPTION OF THE PROPERTY :**

**SCHEDULE PROPERTY**

All those piece and parcel of the converted land admeasuring 16 acres 13 guntas (excluding 17 guntas of karab) Comprising of Sy.Nos.47/1(p), 47/2(p), 48/1(p), 48/2(p), 48/4, 48/5, 48/6(p), 48/7, 48/8(p), 50/2, 51(p), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/2, 55/3, 55/4, 55/5(p), 55/6(p), 55/7(p), 55/9(p), 56/1, 56/2(p), 56/3(p), 56/4(p), 58/2, 59/2 & 60/1, of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, situate lying and being at Thanisandra Main Road, Ward no.6, Thanisandra, Banaglore, and bounded

On the East : By Private Property & drain ,

On the West : By Private Property (Manyata Tech Park),

On the North : By Private Property and

On the South : By Park, S.W.Drain & Main Access Road.]]

**II. NAME OF THE OWNER/S & DEVELOPER**

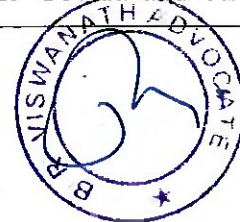
M.R. Seetharam

**DEVELOPERS**

G:Corp Homes Pvt. Ltd.

**III. LIST OF DOCUMENTS**

Sl.No.	Documents	Original/Certified Copy/Photostat
<b><u>SY No.47/1</u></b>		
1.	Sale deeds dated 12.2.1996 (4 in No.) executed by Sonne Gowda and others in	



favour of S Narayana Rai (Photostat)

2. Extract of RTC for the period 69-70 to 99-2000 (Photostat)
3. Official Memorandum dated 18.8.2002 (Original)
4. Mutation bearing M.R. No.52/02-03 (Photostat)
5. Certificate of Death of Narayan Rai dated 11.9.2001 (Photostat)
6. Sale deed dated 7.2.2003 Sharada J Shetty in favour of M.R. Seetharam (Original)
7. Encumbrance Certificates (Original)

**SY NO.47/2**

1. Extract of RTC for 1969-70 to 2002-03 (Photostat)
2. Extract of Mutation bearing M.R. No.2/96-97 (Photostat)
3. Compromise Decree in OS No.4223 of 97 (Photostat)
4. Official Memorandum dated 11.2.2003 (Original)
5. GPA dated 16.1.2003 executed by A Govindappa and others in favour of Lakshman (Photostat)
6. Sale deed dated 21.4.2003 by A Govindappa and others in favour of M.R. Seetharam (Original)
7. Sale deed dated 28.9.2005 by M.R. Seetharam in favour of Bandu Ramaswamy @ Ramaswamy (Photostat)
8. Encumbrance Certificates (Original)

**SY No.48/1**

1. Family Partition dated 25.5.1985 (Photostat)
2. Extract of RTC for the period 1969-70 to 99-2000 (Photostat)
3. Extract of Mutation bearing M.R. No.67/91-92 (Photostat)
4. Family Tree of Hittalappa (Photostat)
5. Death Certificate dated 28.6.2003 (Photostat)
6. Extract of Mutation bearing No.15/97-98 (Photostat)
7. Official Memorandum dated 20.8.2002 (Original)
8. Three Sale deeds dated 12.2.1996 by N Anandamurthy in favour of TH Raju



(Photostat)

9. Sale deed dated 7.2.2003 by N Anandamurthy his sons and HT Raju in favour of M.R. Seetharam (Original)
10. Encumbrance Certificates (Original)

**SY NO.48/2**

1. Extract of RTC for the period 1969-70 to 1981-82 (Photostat)
2. Extract of Mutation IHC bearing M.R. No.9/82-83 (Photostat)
3. Extract of RTC for the period 1982-83 to 2001-02 (Photostat)
4. Sale deed dated 5.7.1975 by Pillappa in favour of Muniyappa (Photostat)
5. Family Partition dated 10.5.1990 (Photostat)
6. Official Memorandum 2.6.2004 (Original)
7. Two GPA's dated 15.10.2003 by Muniyappa and his legal heirs infavour of Lakshman (Photostat)
8. Sale deed dated 12.10.2004 by Muniyappa and others represented by their GPA holder in favour of M.R. Seetharam (Original)
9. Encumbrance Certificates (Original)

**SY NO.48/4**

1. Extract of RTC for the period 1969-70 to 99-2000 (Photostat)
2. Extract of Mutation bearing M.R. No3/90/91 (Photostat)
3. Extract of RTC for the period 2001-02 (Photostat)
4. Official Memorandum dated 7.12.2002 (Original)
5. GPA dated 10.10.2002 by K Ramachandrappa and another infavour of Lakshman (Photostat)
6. Sale deed dated 9.1.2003 by K Ramachandrappa and another rep. by their GPA holder in favour of M.R. Seetharam (Original)
7. Encumbrance Certificates (Original)



**SY NO.48/4**

1. Sale deed dated 28.3.1939 in favour of Bachanna (Photostat)
2. Extract of RTC for the period 1969-70 to 95-96 (Photostat)
3. Extract of Mutation bearing M.R. No3/95-96 (Photostat)
4. Extract of RTC for 1996-97 to 99-2000 (Photostat)
5. Official Memorandum dated 19.8.2002 (Original)
6. Sale deed dated 12.1.1996 by Muniyappa in favour of S Narayana Rai (Photostat)
7. Sale deed dated 7.2.2003 by Narayana Rai in favour of M.R. Seetharam (Original)
8. Encumbrance Certificates (Original)

**SY No. 48/4**

1. Extract of RTC for 1969-70 to 2001-02 (Photostat)
2. Extract of Mutation bearing M.R. No.3/90-91 (Photostat)
3. Extract of RTC for 2001-02 to 2002-03 (Photostat)
4. Official Memorandum dated 2.6.2004 (Original)
5. Sale deed dated 7.5.1992 by Jayaramappa in favor of Vajramma (Photostat)
6. GPA dated 29.7.2003 by Jayaramappa and Vajramma in favour of Lakshman (Photostat)
7. Sale deed dated 12.10.2004 by Jayaramappa and Vajramma in Favour of M.R. Seetharam (Original)
8. Encumbrance Certificates (Original)

**SY No.48/4**

1. Partition dated 20.1.1973 (Photostat)
2. Extract of RTC for the period 2002-03 (Photostat)
3. Endorsement dated 1.5.1987 issued by Thasildar (Photostat)
4. Survivor Certificate dated 1.1.1985 (Photostat)
5. Official Memorandum dated 21.10.2008 (Original)
6. Two GPA's dated 21.7.2003 and 23.7.2003 in favour of Lakshman (Photostat)
7. Sale deed dated 3.7.2010 in favour of M.R. Seetharam (Original)



**8. Encumbrance Certificates (Original)**

**SY No.48/5**

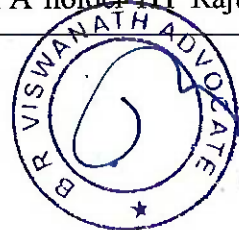
1. Extract of RTC for the period 1969-70 to 1985-86 (Photostat)
2. Family Partition dated 29.10.1996 (Photostat)
3. Extract of Mutation bearing M.R. No.1/85-86 (Photostat)
4. Extract of TRC for the period 2001-02 (Photostat)
5. GPA dated 5.9.2002 by Muniyappa and others in favour of HT Raju (Photostat)
6. Sale deed dated 7.2.2003 by Muniyappa and others by their GPA holder HT Raju in favour of Lakshman (Photostat)
7. Official Memorandum dated 8.10.2003 (Original)
8. Sale deed dated 22.10.2003 by Lakshman in favour of M.R. Seetharama (Original)
9. Encumbrance Certificates (Original)

**SY No.48/5**

1. Extract of RTC for the period 1969-70 to 1985-86 (Photostat)
2. Extract of Mutation bearing M.R. No.1/85-86 (Photostat)
3. Partition dated 29.10.1996 (Photostat)
4. Extract of RTC for the period 2000-01 (Photostat)
5. GPA dated 29.4.2003 Rajanna in favour of Lakshman (Photostat)
6. Official Memorandum dated 2.6.2004 (Original)
7. Sale deed dated 12.10.2004 by Rajanna represented by his GPA Holder Lakshman in favour of M.R. Seetharam (Original)
8. Encumbrance Certificates (Original)

**SY No.48/6**

1. Extract of RTC for the period 1974-75 to 1999-2000 (Photostat)
2. Extract of Mutation bearing M.R. No.12/90-91 (Photostat)
3. Official Memorandum 19.8.2002 (Photostat)
4. GPA dated 10.2.1998 by Muniyappa and others in favour of HT Raju (Photostat)
5. Sale deed dated 7.2.2003 by Muniyappa represented by his GPA holder HT Raju in



favour of M.R. Seetharam (Original)

6. Encumbrance Certificates (Original)

**SY NO.48/7**

1. Extract of RTC for the period 1974-75 to 2001-02 (Photostat)
2. Copy of Partition dated 29.1.1970 (Photostat)
3. Extract of Mutation bearing M.R. No.30/71-72 (Photostat)
4. Extract of RTC for the period 2001-02 (Photostat)
5. Official Memorandum dated 11.5.2004 (Original)
6. Two GPA's dated 29.7.2003 by Chikkaveeranna and others infavour of Lakshman (Photostat)
7. Sale deed dated 12.10.2004 by Chikkaveeranna and others by their GPA holder Lakshman in favour of M.R. Seetharam (Original)
8. Encumbrance Certificates (Original)

**Sy NO.48/8**

1. Extract of RTC for the period 1969-70 (Photostat)
2. Extract of RTC for the period 2003-04 (Photostat)
3. Sale deed dated 19.9.2002 by Akkalappa in favour of BR Ragamma (Photostat)
4. GPA dated 28.9.2005 by Smt. Shruthakeerthi (Photostat)
5. Sale deed dated 28.9.2005 by BR Rangamma in favour of Smt. Shruthakeerthi (Photostat)
6. Extract of RTC for 2005-06 (Photostat)
7. Official Memorandum dated 21.11.2005 (Original)
8. GPA dated 21.12.2005 by VR Shruthakeerthi in favour of VR Radhakrishna (Photostat)
9. GPA dated 21.12.2005 by M.R. Seetharam in favour of K Narayanaswamy (Photostat)
10. Gift deed dated 19.12.2005 by VR Shruthakeerthi in favour of M.R. Seetharam (Original)





**11. Encumbrance Certificates (Original)**

**SY. NO.50/2**

1. Extract of RTC for the period 1969-70 to 99-2000 (Photostat)
2. Extract of Mutation bearing No.58/91-92 (Photostat)
3. Sale deed dated 5.1.1996 by TH Narayanaswamy in favour of Narayana Rai (Photostat)
4. Extract of Mutation bearing No.17/97-98 (Photostat)
5. Extract of RTC for 2001-02 (Photostat)
6. Official Memorandum dated 19.8.2002 (Photostat)
7. Release deed dated 4.4.2002 (Photostat)
8. Sale deed dated 7.2.2003 by Sharada J Shetty in favour of M.R. Seetharam (Original)

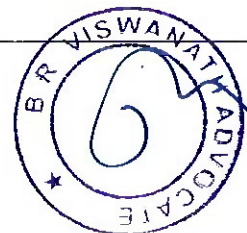
**9. Encumbrance Certificates (Original)**

**SY No.51 AND SY No.53**

1. Sale deed dated 3.7.1968 in favour of N Ramu (Photostat)
2. Extract of RTC for 1969-70 to 1987-88 (Photostat)
3. Orders in case No.162/80-81 (Photostat)
4. Extract of Mutation bearing M.R. No.2/87-88 (Photostat)
5. Extract of RTC 1989-90 to 1994-95 (Photostat)
6. Sale deed dated 5.1.1996 by N Ramu in faovur of Narayana Rai (Photostat)
7. Extract of Mutation bearing No.18/97-98 (Photostat)
8. Extract of RTC for the period 2001-02 (Photostat)
9. Official Memorandum dated 20.8.2002 (Original)
10. Release deed dated 4.4.2002 (Photostat)
11. Sale deed dated 7.2.2003 by Sharada J Shetty in faovur of M.R. Seetharam (Original)

**12. Encumbrance Certificates (Original)**

**SY NO.55/6 AND 55/7**



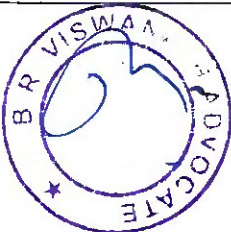
1. Settlement deed dated 11.2.1972 by Kempanna in favour of Sonappa (Photostat)
2. Extract of Mutation bearing No.61/95-96 (Photostat)
3. Extract of RTC for 1996-97 (Photostat)
4. Sale deed dated 22.1.1997 by Sonnappa and his son in favour of Narayana Rai (Photostat)
5. Extract of Mutation bearing No.12/99-2000 (Photostat)
6. Extract of RTC for the period 2001-02 (Photostat)
7. Official Memorandum dated 19.8.2002 (Photostat)
8. Certificate of Death dated 18.9.2001 of Narayana Rai (Photostat)
9. Release deed dated 4.4.2002 by Ramananda Rai and others infavour of Sharada J Shetty (Photostat)
11. Sale deed dated 17.2.2003 by Sharada J Shetty in favour of M.R. Seetharam (Original)
12. Encumbrance Certificates (Original)

**SY No. 54/2**

1. Extract of RTC for the period 1969-70 to 1999-2000 (Photostat)
2. Extract of Mutation bearing M.R. No.59/04-05 (Photostat)
3. Extract of RTC for the period 2004-05 (Photostat)
4. Family Tree of Munishamppa @ Appayya (Photostat)
5. Official Memorandum dated 21.11.2005 (Original)
6. Sale deed dated 19.12.2005 by Akkayamma and others Rep. by their GPA holder Lakshman in favour of M.R. Seethram (Original)
7. Encumbrance Certificates (Original)

**SY NO.52/1 AND 52/7**

1. Family Partition 8.11.1976 (Photostat)
2. Extract of RTC for 196-70 to 98-99 (Photostat)
3. Extract of Mutation bearing IHC No.1/98-99 in favour of Chikkegowda and Akkamma (Photostat)





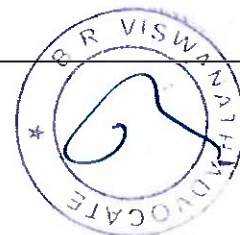
4. Official Memorandum dated 7.12.2002 (Original)
5. GPA dated 11.10.2002 by Chikkegowda and others in favour of Lakshman (Photostat)
6. Sale deed dated 9.1.2003 by Chikkegowda and others by their GPA holder in favour of M.R. Seetharam (Original)
7. Encumbrance Certificates (Original)

**SY NO.52/2**

1. Family Partition dated 4.5.1974 (Photostat)
2. Extract of RTC for the period 1969 to 97-98 (Photostat)
3. Extract of Mutation bearing No.26/97-98 (Photostat)
4. Official Memorandum dated 2.6.2004 (Original)
5. Two GPA's dated 27.3.2003 by Narayanagowda and his children in favour of Lakshman (Photostat)
6. Sale deed dated 12.10.2004 by Narayana Gowda and another in favour of M.R. Seetharam (Original)
7. Encumbrance Certificates (Original)

**SY NO.52/8**

1. Extract of RTC for the period 1969-70 to 73-74 (Photostat)
2. Family Partition dated 25.12.1958 (Photostat)
3. Extract of Mutation bearing M.R. No.6/73-74 (Photostat)
4. Extract of RTC for the period 73-74 to 99-2000 (Photostat)
5. Official Memorandum dated 7.12.2002 (Original)
6. GPA dated 10.10.2002 by Munivenkatamma and another in favour of Lakshman (Photostat)
7. Sale deed dated 5.11.2003 by Munivenkatamm and Rathnamma in favour of M.R. Seetharam (Original)
8. Extract of Mutation bearing M.R. No.7/04-05 (Photostat)
9. Encumbrance Certificates (Original)



**SY NO.54/1**

1. Extract of RTC for 69-70 to 83-84 (Photostat)
2. Orders of Land Tribunal in LRF 4625/76 (Photostat)
3. Extract of Mutation bearing No.6/80-81 (Photostat)
4. Extract of RTC for the period 84-85 to 99-2000 (Photostat)
5. Will dated 1.9.1997 (Photostat)
6. Extract of Mutation bearing No.8/99-2000 (Photostat)
7. Official Memorandum dated 3.6.2004 (Original)
8. GPA dated 29.3.2003 by G Shankar G Venkatesh in favour of Lakshman (Photostat)
9. Sale deed dated 12.10.2004 by G Shankar and G Venkatesh infavour of M.R. Seetharam (Original)
10. Encumbrance Certificates (Original)

**SY NO.54/3**

1. Extract of RTC for the period 1969-70 to 1987-88 (Photostat)
2. Copy of Sale deed dated 17.6.1987 by Kempanna and others infavour of Chokkappa and others (Photostat)
3. Extract of Mutation bearing M.R. No.9/87-88 (Photostat)
4. Extract of RTC for period 1989-90 to 1994-95(Photostat)
5. Official Memorandum dated 3.6.2004 (Original)
6. GPA dated 29.3.2003 by Chokkappa and others in faovur of Lakshman (Photostat)
7. Sale deed dated 12.10.2004 by Chokkappa and others represented by their GPA holder Lakshman in favour of M.R. Seetharam (Original)
- 8 Encumbrance Certificates (Original)

**SY NO.54/4 AND SY NO.55/9**

1. Extract of RTC (Sy No.54/4 and 55/9) for the period 1969-70 to 94-95 (Photostat)
2. Extract of Mutation bearing IHC No.6/97-98 in respect of Sy No.55/9 (Photostat)
3. Extract of Mutation bearing IHC No.11/99-2000 in respect of SyNo.54/4 (Photostat)
4. Official Memorandum dated 7.12.2002 (Original)



5. GPA dated 10.10.2002 by Govindaraju and others in favour of Lakshman (Photostat)
6. Sale deed dated 9.10.2003 by Govindaraju and others represented by their GPA holder in favour of M.R. Seetharam (Original)
8. Encumbrance Certificates (Original)

**SY NO.56/1 AND 56/2**

1. Extract of Mutation bearing M.R. No.15/88-89 (Photostat)
2. Two Sale deeds dated 17.1.2002 by KM Muniramaiah in favour of BR Ragamma (Photostat)
3. Extract of Mutation bearing M.R. No.51/01-02 (Photostat)
4. Official Memorandum dated 4.1.2003 (Original)
5. Sale deed dated 8.11.2004 by BR Ragamma and others in favour of M.R. Seetharam (Original)
7. Encumbrance Certificates (Original)

**SY NO.56/3**

1. Orders dated 28.8.1992 in LRF No.2572, 2545, 2505/83-84 (Photostat)
2. Extract of Mutation bearing M.R. No.5/92-93 (Photostat)
3. Permission dated 9.9.1996 issued by the Divisional Commissioner (Photostat)
4. Sale deed dated 23.1.2002 by Basavaraju and others in favour of Sunitha (Photostat)
5. Extract of Mutation bearing M.R. No.49/01-02 (Photostat)
6. Official Memorandum dated 28.11.2002 (Original)
7. GPA dated 2.9.2002 by Sunitha in favour of Lakshman (Photostat)
8. Sale deed dated Sunitha represented by her GPA holder Lakshman in favour of M.R. Seetharam (Original)
10. Encumbrance Certificates (Original)

**SY NO.56/4**

1. Order dated 22.6.1982 passed in LRF 505/75-76 (Photostat)
2. Extract of Mutation bearing M.R. No.24/03-04 (Photostat)
3. Extract of RTC for the period 1979-80 to 2000-01 (Photostat)



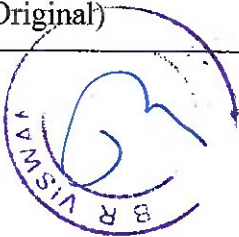
4. Official Memorandum dated 2.6.2004 (Original)
5. GPA dated 9.12.2003 by Padmanabhachar and others in favour of VR Radhakrishna (Photostat)
6. Sale deed dated 9.6.2004 by Padmanabhachar and other in favour of M.R. Seetharam (Original)
8. Encumbrance Certificates (Original)

**SY NO.58/2 AND 59/2**

1. Sale deed dated 27.11.1941 by K Srinivasaiah and others infavour of Kempakka @ Akkamma (Photostat)
2. Extract of RTC for the period 69-70 to 95-96 in favour of Kempakka @ Akkamma (Photostat)
3. Extract of Mutation bearing M.R. No.1/96-97 (Photostat)
4. Extract of TRC for the period 95-96 to 99-2000 (Photostat)
5. Extract of RTC for the period 95-96 to 99-2000 (Photostat)
6. Official Memorandum dated 28.11.2002 (Original)
7. GPA dated 14.8.2002 by V Venkatamari and others in favour of Lakshman (Photostat)
8. Sale Deed dated 9.1.2003 by V Venkatamari and others rep. by their GPA holder Lakshman in favour of M.R. Seetharasm (Original)
9. Encumbrance Certificates (Original)

**SY NO.60/1**

1. Extract of RTC for the period 1969-70 and 98-99 (Photostat)
2. Extract of Mutation M.R. No.41/99-2000 (Photostat)
3. Extract of RTC for the period 2000-01 (Photostat)
4. Official Memorandum dated 28.11.2002 (Photostat)
5. GPA Dated 26.7.2002 by Kempamma and others in favour of Lakshman (Photostat)
6. Sale deed dated 9.1.2003 by Kempamma and others in favour of M.R. Seetharam (Original)



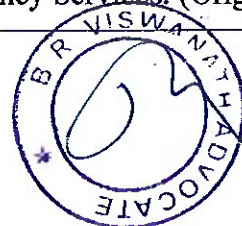
**7. Encumbrance Certificates (Original)**

**SY NO.47/2**

1. Extract of RTC for 1969-70 to 2002-03 (Photostat)
2. Extract of Mutation bearing M.R. No.2/96-97 (Photostat)
3. Compromise Decree in OS No.4223 of 97 (Photostat)
4. Official Memorandum dated 11.2.2003 (Original)
5. GPA dated 16.1.2003 executed by A Govindappa and others infavour of Lakshman (Photostat)
6. Sale deed dated 21.4.2003 by A Govindappa and others in favour of M.R. Seetharam (Original)
7. Sale deed dated 28.9.2005 by M.R. Seetharam in favour of Bandu Ramaswamy @ Ramaswamy (Photostat)
8. Sale deed dtd 25.11.2010 by Bondu Rangaswamy @ Rangaswamy in favour of M.R. Seetharam (Original)
9. Encumbrance Certificates (Original)

**COMMON DOCUMENTS**

1. Special Notice dated 9.4.2009 issued by the BBMP(Original)
2. Special Notice dated 7.9.2010 issued by the BBMP (Original)
3. Special Notice dated 7.9.2010 issued by the BBMP (Original)
4. Special Notice dated 15.10.2010 issued by the BBMP (Original)
5. Tax Paid Receipt dated 31.5.2011 issued by the BBMP(Original)
6. Sanctioned Plan dated 3.3.2012 issued by the Bangalore Development Authority vide No.38/2012. (Original)
7. Work Order dated 4.5.2012 issued by the Bangalore Development Authority. (Original)
8. No Objection Certificate dated 22.11.2011 issued by the BWSSB(Original)
9. No Objection Certificate dated 30.3.2012 issued by Director General of Police and Director General, Karnataka Fire and Emergency Services. (Original)



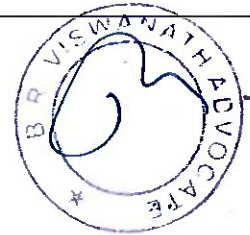


10. Deed of cancellation of Development Agreement dated 2.9.2010 between M.R.Seetharam in favour IDEB Parkway Holdings Pvt Ltd. (Original)
11. Deed of Cancellation of Supplementary Joint Development Agreement dated 02.09.2010 between M.R. Seetharam in favour IDEB Parkway Holdings Pvt Ltd. (Original)
12. Deed of Cancellation of Rectification deed dated 2.9.2010 between M.R.Seetharam in favour IDEB Parkway Holdings Pvt Ltd. (Original)
13. Two Deed of Cancellation of GPA's dated 2.9.2010 by M.R. Seetharam in favour IDEB Parkway Holdings Pvt Ltd. (Original)
14. Joint Development Agreement dated 02.09.2010. (Original)
15. Supplemental agreement dated 30.12.2010. (Original)
16. General Power of Attorne dated 02.09.2010 and 30.12.2010. (Original)
17. Declaration cum undertaking dated 29.12.2012. (Original)
18. Supplementary Agreement to the Joint Development Agreement dated 06.08.2013. (Original)
19. Spot Inspection Tippiani dated 10.12.2011 issued by the Deputy Commissioner Bangalore District.
20. Government Notification dated 13.03.2013
21. Power of Attorney dated 09.05.2014 ( 2 in No.) (Original)
22. Second Supplementary Agreement to the Joint Development Agreement dated 09.05.2014 (Original)
23. Power of Attorney dated 09.05.2014 ( 2 in No.) (Original)
24. Rectification to the Joint Development Agreement dated 26.07.2014, registered as Document No.BNS-1-06684/2014-15, Book I, CD No.BNSD323, in the office of the Sub-Registrar, Shivajinagar, Banaswadi.
25. Deed of Relinquishment dated 24.06.2015, registered as Document No.BDA-1-01636/2015-16, Book I, CD No.BDAD212, in the office of the Addl.Dist. Registrar, Bangalore
26. Addendum to Deed of Relinquishment dated 24.06.2015, registered as





- Document No.BDA-1-02001/2015-16, Book I, CD No.BDAD212, in the office of the Addl.Dist. Registrar, Bangalore
27. Third Supplemental Agreement to the Development Agreement dated 15.12.2020, registered as Document No.SHV-1-04291/2020-21, Book I, CD No.SHVD768, in the office of the Sub-Registrar, Shivajinagar, Bangalore,
  28. Irrevocable Power of Attorney (Addendum) dated 15.12.2020, registered as Document No.SHV-4-00226/2020-21, Book IV, CD No.SHVD768, in the office of the Sub-Registrar, Shivajinagar, Bangalore
  29. Katha Certificate dated 16.10.2015. (Original)
  30. Tax Demand Register Extract dated 16.10.2015. (Original)
  31. Modified Plan sanction dated 11.12.2015. (Original)
  32. Commence Certificate dated 31.08.2016. (Original)
  33. Occupancy Certificate dated 08.08.2016. (Original)
  34. Occupancy Certificate dated 14.12.2017. (Original)
  35. Tax paid receipt dated 27.05.2020. (Original)
  36. RERA Certificates. (Original)
  37. Katha Certificate dated 01.09.2023 issued by BBMP. (Original)
  38. Tax Demand Register Extract dated 01.09.2023 issued by BBMP. (Original)
  39. Tax paid receipt dated 22.06.2023 issued by BBMP. (Original)
  40. Re-Modified Work Order dated 11.05.2023 issued by the BDA. (Original)
  41. Encumbrance Certificates. (Original)
  42. Memorandum of Deposit of Title Deeds dated 22.02.2022, Registered as Document No.SHV-1-06887/2021-22, Book I, CD No.SHVD1059, in the Sub-Registrar, Shivjainagar, Bangalore. (Photostat)



#### IV. DISCUSSION OF THE CHAIN OF TITLE

##### SY No.47/1

The properties bearing SITE No.1, 2, 3 and 4, formed out of Sy.No.47/1 of Thanisandra Village, Khata No.715/A, Assessment No.47/1, belonged to Sri. S Narayana Rai having purchased the same vide following four Sale deeds dated 12.2.1996 from Sri. Sonne Gowda and others.

- i) Sale deed dated 12.2.1996 in respect of Site 1, Registered as Document No.12029 of 95-96, Book I, Volume 1278, at Pages 195 to 199.
- ii) Sale deed dated 12.2.1996 in respect of Site 2, Registered as Document No.11749 of 95-96, Book I, Volume 1278, at Pages 98 to 102.
- iii) Sale deed dated 12.2.1996 in respect of Site 3, Registered as Document No.11742 of 95-96, Book I, Volume 1282, at Pages 129 to 131.
- iv) Sale deed dated 12.2.1996 in respect of Site 4, Registered as Document No.12033 of 95-96, Book I, Volume 1281, at Pages 150 to 152.

All the said Sale deeds are Registered in the Office of the sub Registrar, Krishnarajapura.

The said property Originally belonged to Sri. Sonne Gowda having purchased the same vide Sale deed dated 15.7.1954 Registered as Document No.1927/54-55, in the office of the sub Registrar, Bangalore.

The Extract of RTC for the period 1969-70 to 1999-2000 and Extract of RTC for 2000-01 to 2001-02 shows that property bearing Sy No.47/1, measuring 32 guntas of land situated at Thanisandra Village, KR Puram Hobli, Bangalore South Taluk was standing in the name of Sonne Gowda.

The Extract of Mutation bearing No.52/02-03, shows that above said property has been converted to Residential purpose in favour of Sonne Gowda.

Subsequently Sonne Gowda and his children, M.R.s. Sharada J Shetty claims to be legal heir of late S Narayana Rai along with HT Raju, have sold the above said property in favour of M.R. Seetharam vide Sale deed dated 7.2.2003, registered as



Document No.17624 of 02-03, Book I, CD No.73, in the office of the sub Registrar, KR Puram.

**Sy No.47/2**

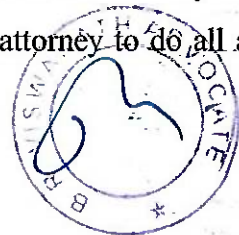
The property bearing Sy No.47/2 measuring 35 guntas of land situated at Thanisandra Village, KR puram Hobli, Bangalore East Taluk originally belonged to Kempaiah. Extract of RTC for the period 1969-70 to 1994-95 shows that said property stands in the name of Kempaiah and there is also a reference to the M.R. No.24/61-62 with regards to mutation of revenue entries in favour of Kempaiah.

Subsequently after the death of Kempaiah revenue entries were mutated in favour of his wife Smt. Gowramma Vide IHC bearing M.R. No.2/96-97, it also shows that said Kempaiah died on 9.10.1985 and upon his death revenue entries has been mutated in favour of his wife Smt. Gowramma.

It is seen from the Compromise Decree in OS 4223/97 that A Govindappa had filed a suit for specific performance to execute a Registered Sale deed in respect of the above said property against said Gowramma and M Raju and said suit came to be compromised vide Compromise as per the compromise petition filed in the said suit whereby Smt. Gowramma and Raju have agreed to execute Sale deed in favour of A Govindappa in respect of 33 guntas of said land. The Revenue Entries in respect of the said property were mutated in favour of A Govindappa vide M.R. No.28/2000-01, in pursuance of the court decree in OS 4223/97.

The said property has been converted from agricultural to non agricultural residential purpose vide Official Memorandum dated 14.2.2003 by the Deputy Commissioner Bangalore District vide No.BDS.ALN.SR(E)275/02-3 in favour of A Govindappa.

The said A Govindappa, his wife and children have entered into Settlement Agreement dated 16.1.2003 with M.R. Seetharam to Sell the said property. The said A Govindappa, his wife and children have executed a General Power of Attorney dated 16.1.2003 in favour of Lakshman appointing him as their lawful attorney to do all acts,



deeds and things including sale of the said property same is Registered as Document No.334/02-03 in the office of the sub Registrar, KR Puram Bangalore.

The said A Govindappa his wife and children represented by their general power of attorney holder Lakshman along with Gowramma and M Raju have sold the said property in favour of M.R. Seetharam vide Sale deed dated 21.4.2003 same is Registered as Document No.1132/03-04 in the office of the sub Registrar, KR Puram Bangalore. It can be seen from the recitals of the said sale deed that A Govindappa has acquired title over the 33 guntas of land, under the compromise decree in OS 4223/97 and Gowramma and Raju retained title over the 2 guntas of said land, however in pursuance of the compromise decree as there was no deed of conveyance from Smt. Gowramma and Raju in favour of A Govindappa all have joined the execution of the sale deed in favour of M.R. Seetharam conveying clear, valid and marketable title over the entire 35 guntas of land.

The said M.R. Seetharam has sold portion of the said property measuring 12 guntas in favour of Bondu Ramaswamy @ Ramaswamy M vide Sale deed dated 28.9.2005, same is Registered as Document No.7720 of 2005-06, Book I, CD No.154, in the office of the sub Registrar, KR Puram Bangalore.

**SY No.48/1**

The property bearing Sy No.48/1 measuring 24 guntas of land situated at Thanisandra Village originally belonged to TH Ramaiah having acquired the same vide Family Partition dated 25.5.1985, the revenue entries in respect of the said property was mutated in favour of TH Ramaiah vide M.R. No.67/91-92. The Certificate of Death dated 28.6.2003 confirms that said TH Ramaiah died on 24.10.1994. The Family Tree of Hittanalappa, father of TH Ramaiah shows that said TH Ramaiah was unmarried. The said TH Ramaiah has executed a Will dated 7.4.1992 in favour of N Anandamurthy, Son of TH Narayanaswamy who is the brother of TH Ramaiah. The Revenue entry in respect of the said property was mutated in favour of N Anandamurthy vide M.R. No.15/97-98 based on the Will dated 7.4.1992.



The said N Anadamurthy has sold 3 sites bearing Site Nos.1, 2 and 3 formed out of the said land in favour of TH Raju as here under:

- i) Sale deed dated 12.2.1996 in respect of Site No.1, Registered as Document No.12028 of 1995-96, Book I, Volume 1287, at Pages 215 to 217, in the office of the sub Registrar KR Puram Bangalore.
- ii) Sale deed dated 12.2.1996 in respect of Site No.2, Registered as Document No.11747 of 1995-96, Book I, Volume 1277, at Pages 248 to 250, in the office of the sub Registrar KR Puram Bangalore.
- iii) Sale deed dated 12.2.1996 in respect of Site No.3, Registered as Document No.11738 of 1995-96, Book I, Volume 1284, at Pages 7 to 10, in the office of the sub Registrar KR Puram Bangalore.

The said N Anandamurthy and his sons along with HT Raju have sold the same in favour of M.R. Seetharam vide Sale deed dated 7.2.2003, registered as Document No.17627 of 02-03, Book I, CD No.73, in the office of the sub Registrar, KR Puram.

**SY NO.48/2**

The property bearing Sy No.48/2 measuring 9 guntas of land situated at Thanisandra Village, belonged to Kamma. The Extract of RTC for the period 1969-70 to 1981-82 shows that above said property stands in the name of Kamma. Subsequently upon the death of said Kamma said property has been transferred in favour of her sons Muniyappa, Krishnappa and Pillappa jointly vide IHC Proceedings bearing No.9/82-83. The Extract of RTC for the period 1983-84 to 2001-02 shows that said property stands in the joint names of Muniyappa, Krishnappa and Pillappa. Earlier itself said Pillappa has sold his portion of the said property in favour of Muniyappa vide Sale deed dated 5.7.1975, Registered as Document No.1886 of 1975-76, Book I, Volume 1161, at Pages 203 to 207, in the office of the sub Registrar, Bangalore South Taluk.





Subsequently said Muniyappa, Krishnappa and Pillappa have partitioned their family properties vide Family Partition dated 10.5.1990, under the said partition above said property has fallen to the share of Muniyappa.

The said Muniyappa and his children have Executed two General power of attorney dated 15.10.2003 in favour of Lakshman appointed him as their true and lawful attorney to do all acts, deeds and things including sale of the said property. Subsequently the said Muniyappa and his children represented by their general Power of attorney holder Lakshman have sold the subject property in favour of M.R. Seetharam vide Sale deed dated 12.10.2004 same is Registered as Document No.19109 of 2004-05 Book I, CD No.77, in the office of the sub Registrar, KR Puram Bangalore.

#### **SY NO.48/4**

The property bearing Sy No.48/4 measuring 7 guntas of land situated at Thanisandra Village Originally belonged to Krishnappa. The Extract of RTC for the period 1969-70 to 99-2000 shows that earlier said property was standing in the name of Krishnappa and had been transferred in the name of his son K Ramachandrappa.

The Extract of Mutation bearing M.R. No.3/90-91 shows that revenue entry in respect of the said property has been mutated in favour of said K Ramachandrappa. It is also seen from the said Extract of Mutation that upon the death of said Krishnappa the properties were partitioned among his children and the subject property has fallen to the share of K Ramachandrappa and revenue entries were mutated in his favour.

The said K Ramachandrappa and his daughter have Executed General power of attorney dated 10.10.2002 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and things including sale of the said property. Subsequently the said K Ramachandrappa and his daughter represented by their general Power of attorney holder Lakshman has sold the subject property in favour of M.R. Seetharam vide Sale deed dated 9.1.2003 same is Registered as Document No.15613 of 2002-03 Book I,





Volume 2859, at Pages 220 to 228, in the office of the sub Registrar, KR Puram Bangalore.

**SY NO.48/4**

The property bearing Sy No.48/4 measuring 7 guntas of land situated at Thanisandra Village, KR Puram Hobli, Bangalore Taluk Originally belonged to Bachanna having purchased the same vide Sale deed dated 28.3.1939 same is Registered as Document No.3135, Book I, Volume 462, at Pages 121 to 123, in the office of the sub Registrar, Bangalore. The Extract of RTC for the period 1969-70 to 95-96 shows that said property stands in the name of Bachanna. The Extract of Mutation bearing M.R. No.3/95-96 shows that after the death of said Bachanna the revenue records in respect of the said property has been mutated in favour of his only son Muniyappa upon the statement given by Nanjamma wife of Bachanna.

The said Muniyappa sold a portion of the said property i.e. Site No.2 Khata No.718/A, measuring East to West 95.25 feet and North to South 80, totally 7623 square feet in favour of Narayana Rai vide Sale deed dated 12.1.1996, same is Registered as Document No.10633 of 95-96, Book I, Volume 1297, at Pages 171 to 173, in the office of the sub Registrar, KR Puram.

Subsequently Muniyappa along with Sharada J Shetty and HT Raju have sold the said property in favour of M.R. Seetharam vide Sale deed dated 7.2.2003, Registered as Document No.17626 of 2002-03, Book I, CD No.73, in the office of the sub Registrar, Krishnarajapura.

**SY No. 48/4**

Originally the property bearing Sy No.48/4 measuring 3 ½ guntas of land situated at Thanisandra Village belonged to Kallahalli Krishnappa. The Extract of RTC for the period 1969-70 to 1989-90 shows that Krishnappa was the agriculturalist in respect of the above said property. Subsequently after his death the property belonging to him were partitioned among his legal heirs, under the said partition the subject has fallen to the



share of Jayaramappa son of Krishnappa. The Extract of Mutation bearing No.3/90-91 shows that revenue entry in respect of the said property has been mutated in favour of Jayaramappa. It can be seen from the extract of Mutation that Originally the said Krishnappa was the Khatadar of the subject property upon his death, under the partition among the family members the subject property has fallen to the share of Jayaramappa. The Extract of RTC for the period 1990-91 to 2001-02 shows that above said land stands in the name of Jayaramappa.

The said Jayaramappa has sold the property No.21, Gramathana Khata No.464 said to be the subject property in favour of Vajramma vide Sale deed dated 7.5.1992 same is Registered as Document No.757/92 in the office of the sub Registrar, Krishnarajapura.

The said Jayaramappa and Smt Vajramma have executed a General Power of Attorney dated 29.7.2003 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the above said property same is Registered as Document No.135 of 2003-04, Book IV, CD No.98, in the office of the sub Registrar, Krishnarajapuram Bangalore.

The said Jayaramappa and Vajramma subsequently represented by their general power of attorney holder Lakshman has sold the above said property in favour of M.R. Seetharam under a Sale deed dated 12.10.2004 Registered as Document No.19115/04-05, Book I, CD No.77, in the office of the sub Registrar, Krishnarajapuram Bangalore.

**SY No.48/4**

the property bearing Sy No.48/4 measuring 10 ½ guntas of land situated at Thanisandra Village, KR Puram Hobli, Originally belonged to Bachanna having acquired the same vide Partition dated 20.1.1973 Registered as Document No.6696 of 72-73, Book I, Volume 982 at Pages 182 to 192, in the office of the sub Registrar, Bangalore Taluk. The Extract of RTC for the period 2002-03 shows that said property stands in the name of said Bachanna.



The Certificate dated 1.5.1987 issued by the Tahsildar shows that said Bachanna died on 3.9.1979 and the survivor certificate dated 1.1.1985 shows that Hemanna, Ramakrishna both sons of first wife and second wife Kanthamma and their children Ramesha and Nagaveni are the surviving legal heirs of late Bachanna.

Subsequently the said Hemanna and others i.e. legal heirs of Bachanna have executed a General power of Attorney dated 21.7.2003 and 22.7.2003 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and things including sale of the said property.

The said Hemanna and others i.e. legal heirs of Bachanna represented by their GPA holder Lakshman have sold the said property in favour of M.R. Seetharam vide Sale deed dated 3.7.2010 same is Registered as Document No.2053/2010-11, Book I, CD No.60, in the office of the sub Registrar, Banaswadi Bangalore.

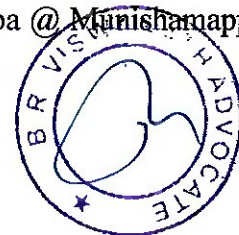
**SY No.48/5**

The property bearing Sy No.48/5 measuring 20 guntas of land situated at Thanisandra Village Originally belonged to Gangappa @ Munishamappa. The Extract of RTC for the period 1969-70 to 1985-86 shows that said property stands in the name of Gangappa @ Munishamappa.

After the death of said Gangappa @ Munishamappa the revenue entries in respect of the above said land has been mutated in favour of Narayanappa vide M.R. No.1/85-86 upon the declaration given by other family members.

Subsequent to the death of said Gangappa @ Munishamappa his legal heirs have partitioned their family properties vide Family Partition dated 29.10.1996, under the said partition 10 gutnas of land fallen to the share of Muniyappa and another 10 guntas of land fallen to the share of Narayanappa.

The Extract of RTC for the period 2001-02 shows that said property stands in the names of Muniyapp, Narayanappa and Rajanna, sons of Gangappa @ Munishamappa as per the M.R. no.30/2000-01.



The said Muniyappa and Narayanappa and their children have executed General Power of Attorney dated 5.9.2002 in favour of HT Raju appointing him as their true and lawful attorney to do all acts, deeds and things including sale of their portions of the said property. The said Muniyappa and Narayanappa along with their children represented by their general power of attorney holder HT Raju have sold the said property in favour of Lakshman vide Sale deed dated 7.2.2003 Registered as Document No.17629 of 2002-03, Book I, CD No.73, in the office of the sub Registrar, Krishnarajapuram, Bangalore.

The said Lakshman in turn has sold the said property in favour of M.R. Seetharam vide Sale deed dated 22.10.2003 same is Registered as Document No.14212/2003-04, Book I, CD No.112, in the office of the sub Registrar, Krishnarajapuram, Bangalore.

**SY No.48/5**

The said property bearing Sy No.48/5 measuring 4 guntas of land situated at Thanisandra Village Originally belonged to Gangappa @ Munishamappa. The Extract of RTC for the period 1969-70 to 85-86 shows that said property stands in the name of Gangappa @ Munishamappa.

After the death of said Gangappa @ Munishamappa the revenue entries in respect of the above said land has been mutated in favour of Narayanappa, upon the declaration given by other family members vide M.R. No.1/85-86.

Subsequent to the death of said Gangappa @ Munishamappa his legal heirs have partitioned their family properties vide Family Partition dated 29.10.1996, under the said partition 5 gutnas (including 1 gunta of Khatab) of land fallen to the share of Rajanna.

The Extract of RTC for the period 2000-02 shows that said property stands in the names of Rajanna son of Gangappa @ Munishamappa, it shows that revenue entries was mutated in favour of Rajanna vide M.R. No.30/2000-01.

The said Rajanna and his children have executed General Power of Attorney dated 29.4.2003 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and things including sale of their portions of the said property.





The said Rajanna and his children represented by their general power of attorney holder Lakshman has sold the said property in favour of M.R. Seetharam vide Sale deed dated 12.10.2004 same is Registered as Document No.19113 of 2004-05, Book I, CD No.77, in the office of the sub Registrar, Krishnarajapuram, Bangalore.

**SY No.48/6**

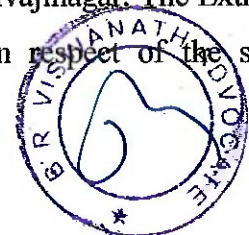
The property bearing Sy No.48/6 measuring 11 guntas situated at Thanisandra Village, Originally belonged to Hemanna. The Extract of RTC for the period 1974-75 to 1990-91 shows that that said property stands in the name of Hemanna. Subsequently after the death of said Hemanna revenue records in records in respect of the said property has been mutated in favour of his elder son Kempanna. Kempanna died issueless leaving behind his younger brother Muniyappa as his only legal heir and the revenue records has been transferred in his favour vide M.R. No.12/1990-91. The Extract of RTC for the period 1991-92 to 1999-2000 confirms that said property stands in the name of Muniyappa.

The said Muniyappa and his children have executed a General Power of Attorney dated 10.2.1998 in favour of HT Raju appointing him as their true and lawful attorney to do all acts, deeds and things including sale of the said property.

Subsequently the said Muniyappa and others represented by their general power of attorney holder HT Raju have sold the said property in favour of M.R. Seetharam vide Sale deed dated 7.2.2003 same is Registered as Document No.17628/02-03, Book I, CD No.73, in the office of the sub Registrar, Krishnarajapuram, Bangalore.

**SY NO.48/7**

The property bearing Sy No.48/7 measuring 3 guntas including I gunta of kharab land Originally belonged to Chikkarevanna having acquired right, title, interest and ownership over the same vide under Family Partition dated 29.1.1970 Registered as Document No.3539 of 69-70, in the office of the sub Registrar, Shivajinagar. The Extract of Mutation bearing No.30/71-72 shows that Revenue entry in respect of the said



property has been mutated in the name of Chikarevanna. The Extract of RTC for the period 1974-75 to 2001-02 shows that said property stands in the name of Chikarevanna.

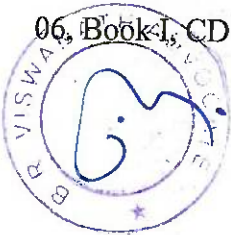
The said Chikarevanna and his legal heirs have executed two separate General power of Attorney dated 29.7.2003 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and things including sale of the said property. Subsequently the said Chikarevanna and his son represented by his general power of attorney holder Lakshman has sold the said property in favour of M.R. Seetharam vide Sale deed dated 12.10.2004 Registered as Document No.19110 of 2004-05, Book I, CD No.77, in the office of the sub Registrar, Krishnarajapuram Bangalore.

**Sy NO.48/8**

The said property bearing Sy.No.48/8 Originally belonged to Muniyappa. The Extract of RTC for the period 1969-70 to 1973-74 shows that said property stands in the name of said Muniyappa. The Extract of RTC for the period 2000-01 shows that revenue entries were mutated in favour of Ramakrishnappa, Narayanaswamy and Akkalappa vide M.R.No.10/96-97, M.R.No.13/98-99 and M.R.No.12/2000-01 shows that revenue records in respect of the said property was mutated in favour of Ramakrishnappa, Narayanaswamy and Akkalappa respectively.

The said Ramakrishnappa, Narayanaswamy and Akkalappa and their legal heirs have sold the said property in favour of BR Ragamma vide Sale deed dated 19.9.2002, same is Registered as Document No.9781/2002-03, Book I, Volume 2694, at Pages 128 to 135, in the office of the sub Registrar, Krishnarajapuram, Bangalore. The Extract of Mutation bearing No.37/03-04 shows that revenue entry in respect of the said land was mutated in favour of BR Ragamma.

The said BR Rangamma in turn has sold the said property in favour of VR Shruthakeerthi vide Sale deed dated 28.9.2005, registered as Document No.7727 of 2005-06, Book I, CD No.154, in the office of the sub Registrar, KR Puram, Bangalore.





The said Smt. VR Shruthakeerthi in turn has gifted the said property in favour of her husband M.R. Seetharam vide Gift deed dated 19.12.2005 registered as Document No.11052 of 2005-06, Book I, CD No.166, in the office of the sub Registrar, KR Puram.

**SY. NO.50/2**

The property bearing Sy No.50/2 measuring 19 guntas of land situated at Thanisandra Village originally belonged to Hittalappa. The Extract of RTC for the period 1969-70 to 89-90 shows that said property stands in the name of Hittalappa. Subsequently family properties were partitioned vide Family Partition dated 25.5.1985, under the said Partition the said property fallen to the share of TH Narayanaswamy second son of Hittalappa. The Extract of Mutation bearing No.58/91-92 shows that revenue entry in respect of the said property was mutated in favour of HT Narayanaswamy on the basis of family Partition.

The said HT Narayanaswamy has sold the said property in favour of Narayana Rai vide Sale deed dated 5.1.1996, registered as Document No.10403 of 1995-96, Book I, Volume 1247, at Pages 149 to 152, in the office of the sub Registrar, Krishnarajapura. The Extract of Mutation bearing No.17/97-98 shows that revenue entry in respect of the said property has been mutated in favour of Narayana Rai. The Extract of RTC for the period 2001-02 shows that said land stands in the name of Narayana Rai.

The children of S Narayana Rai have executed a Release deed 4.4.2002 in favour of Smt. Sharada J Shetty daughter of late S.Narayana Rai releasing their right, title, interest over the said property same is Registered as Document No.915/02-03 in the office of the sub Registrar, KR Puram. There is a recital in the said Release deed dated 4.4.2002 that said S Narayana Rai died on 6.9.2001 leaving behind his wife Yamuna N Rai, and Ramananda Rai, Balakrishna Rai, Seetharama Rai, Sudhakara Rai, Jayaprakash Rai all sons and Shakuntala V Chowta and Sharada J Shetty daughters as his only legal heirs.

The said Smt. Sharada J Shetty in turn has sold the said property in favour of M.R. Seetharam vide Sale deed dated 7.2.2003, same is Registered as Document



No.25536 of 02-03, Book I, CD No.108, in the office of the sub Registrar, Bangalore North Taluk.

**SY No.51 AND SY No.53**

The property bearing Sy No.51 measuring 1 acre 22 guntas of land and Sy No.53 measuring 15 guntas of land situated at Thanisandra Village Originally belonged to N Ramu having purchased the same vide Sale deed dated 3.7.1968 same is Registered as Document No.1684 of 68-69 in the office of the sub Registrar, Bangalore South Taluk and in pursuance of orders passed in case No.HOA/CR162/80-81 re-granting the same in his favour. The Extract of RTC for the period 1969-79 to 87-88 shows that said property was inam land. Subsequently the said property has been granted in favour of N Ramu in case No.162/80-81 by the Thasildar Bangalore South Taluk. There is a condition in the said order that re-granted lands shall not be alienated for a period of 15 years. The Extract of Mutation bearing M.R. No.2/87-88 shows that revenue entries in respect of the said property were mutated in favour of N Ramu. The Extract of RTC for the period 1988-89 to 1994-95 shows that above said lands were standing in the name of N Ramu.

Subsequent after the lapse of said lease period N Ramu has sold the said property in favour of Narayana Rai vide Sale deed dated 5.1.1996, same is Registered as Document No.10408 of 1995-96, Book I, Volume 1247, at pages 152 to 155, in the office of the sub Registrar, Krishnarajapura. The Extract of Mutation bearing No.18/97-98 shows that revenue entry in respect of the said property has been mutated in favour of Narayana Rai. The Extract of RTC for the period 2001-02 shows that above said lands were standing in the name of Narayana Rai.

The children of S Narayana Rai have executed a Release deed 4.4.2002 in favour of Smt. Sharada J Shetty daughter of late S Narayana Rai releasing their right, title, interest over the said property same is Registered as Document No.915/02-03 in the office of the sub Registrar, KR Puram. There is a recital in the said Release deed dated 4.4.2002 that said S Narayana Rai died on 6.9.2001 leaving behind his wife Yamuna N Rai, and Ramananda Rai, Balakrishna Rai, Seetharama Rai, Sudhakara Rai, Jayaprakash



Rai all sons and Shakuntala V Chowta and Sharada J Shetty daughters as his only legal heirs.

The said Smt. Sharada J Shetty in turn has sold the said property in favour of M.R. Seetharam vide Sale deed dated 7.2.2003, same is Registered as Document No.25536 of 02-03, Book I, CD No.108, in the office of the sub Registrar, Bangalore North Talu.

**Sy No.55/6 AND 55/7**

The property bearing Sy No.55/6 measuring 8 guntas of land and 55/7 measuring 10 guntas of land situated at Thanisandra Village Originally belonged to Sonnappa having acquired the same under a Settlement deed dated 11.2.1972 executed by his father Kempanna, same is Registered as Document No.6340 of 1971-72, Book I, Volume 927, at Pages 1 to 12, in the office of the sub Registrar, Bangalore South Taluk. The Extract of Mutation bearing M.R. No.61/95-96 shows that revenue entries in respect of the above said land have been mutated in favour of Sonnappa on the basis of settlement deed. The Extract of RTC for the period 1996-97 shows that said lands stands in the name of Sonnappa.

The said Sonnappa and his sons have sold the above said property in favour of Narayana Rai vide Sale deed dated 22.1.1997, same is Registered as Document No.3472 of 1996-97, Book I, Volume 1373, at Pages 46 to 49, in the office of the sub Registrar, Krishnarajapura.

The Certificate of Death dated 18.9.2001 confirms that said Narayana Rai died on 6.9.2001.

The children of S Narayana Rai have executed a Release deed 4.4.2002 in favour of Smt. Sharada J Shetty daughter of late S Narayana Rai releasing their right, title, interest over the said property same is Registered as Document No.915/02-03 in the office of the sub Registrar, KR Puram. There is a recital in the said Release deed dated 4.4.2002 that said S Narayana Rai died on 6.9.2001 leaving behind his wife Yamuna N Rai, and Ramananda Rai, Balakrishna Rai, Seetharama Rai, Sudhakara Rai, Jayaprakash



Rai all sons and Shakuntala V Chowta and Sharada J Shetty daughters as his only legal heirs.

The said Smt. Sharada J Shetty in turn has sold the said property in favour of M.R. Seetharam vide Sale deed dated 7.2.2003, same is Registered as Document No.25536 of 02-03, Book I, CD No.108, in the office of the sub Registrar, Bangalore North Taluk.

**Sy No. 54/2**

The property bearing Sy No.54/2 measuring 4 guntas of land situated at Thanisandra Village Originally belonged to Munishamappa @ Appayya. The Extract of RTC for the period 1969-70 to 2003-04 shows that said property was standing in the name of Munishamappa @ Appayya. After the death of said Munishamappa @ Appayya the revenue records in respect of the said property has been mutated in favour of his wife Akkayamma vide M.R. No.59/2004-05. The Family Tree of late Munishamappa @ Appayya confirms that Smt. Akkayamma his wife and TA Munegowda his son are the only legal heirs of late Munishamappa @ Appayya.

Subsequently said Akkayamma and her son represented by their GPA holder Lakshman have sold the said property in favour of M.R.Seetharam vide Sale deed dated 19.12.2005 same is Registered as Document No.10931 of 2005-06, in the office of the sub Registrar, KR Purm, Bangalore.

**SY NO.52/1 AND 52/7**

The property bearing Sy No.52/1 measuring 5 guntas of land and Sy No.52/7 measuring 8 guntas of land situated at Thanisandra Village was the ancestral property of Kallappa. The said Kaleppa and his legal heirs have partitioned their joint family properties vide Family Partition dated 8.11.1976 under the said partition the above said properties fallen to the shares of Chikkegowda and Lakshman. The Extract of RTC for the period 1969-70 to 1998-99 shows that said property stands in the name of Kalappa and Akkamma. Subsequently vide IHC bearing No.1/98-99 the property bearing Sy





No.52/1 measuring 5 guntas of land was mutated in favour of Chikkegowda and property bearing Sy No.52/7 measuring 8 guntas of land was mutated in favour of Chikkegowda.

The said Chikkegowda and other members of their family have executed GPA dated 11.10.2002, Registered as Document No.222/02-03, in the office of the sub registrar, KR Puram, in favour of Lakshman appointing as their true and lawful attorney to do all acts, deeds and things including sale of the said property.

The said Chikkegowda and other members of their family represented by their GPA holder have sold the above said properties in favour of M.R. Seetharam vide Sale deed dated 9.1.2003, same is Registered as Document No.15614 of 2002-03, in the office of the sub Registrar, KR Puram Bangalore.

**SY NO.52/2**

The said property bearing Sy No.52/2 measuring 9 guntas of land situated at Thanisandra Village, Originally belonged to Tammegowda. The Extract of RTC for the period 1969-79 to 1996-97 shows that said property stands in the name of Tammegowda. Subsequently Thammegowda son of Narayanagowda with his children and Narayanagowda @ Rajanna son of late Ramegowda and grandson late Tammegowda have partitioned their family properties vide a Family Partition dated 4.5.1974, under the said partition the subject property fallen to the share of R Narayana Gowda. The Extract of Mutation bearing M.R. No.26/97-98 shows that revenue entry in respect of the said property has been mutated in favour of R Nayrayanagowda. The Extract of RTC for the period 1997-98 to 2001-02 shows that said property stands in the name of R Narayanagowda.

The said R Narayanagowda and his son have executed GPA dated 27.3.2003 registered as Document No.435 of 2002-03 in the office of the sub Registrar, KR Puram, in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the said property and daughters of R Narayanagowda have also executed another GPA dated 27.3.2003 in favour of Lakshman appointing him



as their true and lawful attorney to do all acts, deeds and things including sale of the said property.

The said R Narayanagowda and his family members have sold the said property in favour of M.R. Seetharam vide Sale deed dated 12.10.2004, same is Registered as Document No.19108/04-05 in the office of the sub Registrar, KR Puram, Bangalore.

**SY NO.52/8**

The property bearing Sy No.52/8 measuring 9 gutnas of land situated at Thanisandra Village Originally belonged to Narayana Gowda. The Extract of RTC for the period 1969-70 to 73-74 shows that said property stands in the name of Narayana Gowda.

After the death of said Narayana Gowda his wife Munivenkatamma and children have partitioned their family properties vide Family Partition dated 25.12.1958, under the said property the subject property fallen to the share of Smt. Munivenkatamma. The Extract of Mutation bearing M.R. No.6/73-74 shows that revenue entry in respect of said land has been mutated in favour of Smt. Munivenkatamma.

The said Munivenkatamma and her daughter have executed GPA dated 10.10.2002 registered as Document No.220/02-03 in the office of the sub Registrar, KR Puram, in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the said property.

The Family Tree of Munivenkatamma shows that Rathnamma her daughter is the only legal heir of Munivenkatamma. The said Munivenkatamma and her only daughter Rathnamma have sold the said property in favour of M.R. Seetharam vide Sale deed dated 9.1.2003, same is Registered as Document No.15612/02-03, in the office of the sub Registrar, KR Puram, Bangalore.

**SY NO.54/1**

The property bearing Sy No.54/1 measuring 24 guntas of land situated at Thanisandra Village, Originally belonged to Gopalappa having acquired right, title,





interest and ownership over the same vide Orders in LRF 4625/76 dated 2.12.1980 wherein Gopalappa was registered as occupant in respect of the said property. The Extract of RTC for the period 1969-70 to 83-84 shows that said property stands in the name of Muniyamma wife of late Munibyregowda @ Munishamappa and mother of Gopalappa. Extract of Mutation bearing M.R. No.6/80-81 shows that revenue entries were mutated in favour of Gopalappa based on order passed in LRF 4625/76 in respect of the said property. The Extract of RTC for the period 1984-85 to 99-2000 shows that said property stands in the name of Gopalappa. The said Gopalappa executed a Will dated 1.9.1997, Registered as Document No.111/97-98, Book IV, Volume 21, at Pages 184 to 190, in the office of the sub Registrar, Krishnarajapura, bequeathing the said property in favour of his sons G Shankar and G Venkatesh. Subsequently after the death of Gopalappa his sons G Shankar and G Venkatesh have acquired right, title, interest and ownership over the said property under the will and Revenue entries in respect of the said property has been mutated in their favour vide M.R. No.8/99-2000.

The said G Shankar, his wife Padma and G Venkatesh have executed GPA dated 29.3.2003 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the said property, same is Registered as Document No.446 of 02-03 in the office of the sub Registrar, KR Puram.

The said G Shankar, his wife Padma and G Venkatesh represented by their GPA holder Lakshman have sold the said property in favour of M.R. Seetharam vide Sale deed dated 12.10.2004, Registered as Document No.19111 of 2004-05, in the office of the sub Registrar, KR Puram, Bangalore.

**SY NO.54/3**

The property bearing Sy No.54/3 measuring 4 guntas of land situated at Thanisandra Village Originally belonged Kempanna. The Extract of RTC for the period 1969-70 to 1987-88 shows that said property stands in the name of Kempanna. The said Kempanna sold the said property in favour of Chokkapa, Munegowda and Lakshman vide Sale deed dated 17.6.1987 same is Registered as Document No.1899 of 87-88, Book



I, Volume 2607, at Pages 161 to 168, in the office of the sub Registrar, Bangalore South Taluk. The Extract of Mutation bearing M.R. No.9/87-88 shows that revenue entry in respect of said property has been mutated in favour of Chokkappa, Munegowda and Lakshman on the basis of sale deed. The Extract of RTC for the period 1989-90 to 1994-95 shows that said property stands in the name of Chokkappa, Munegowda and Lakshman.

The said Chokkappa, Munegowda and Lakshman have executed GPA dated 29.3.2003, registered as Document No.445/02-03, Book IV, Volume 138, at Pages 173 to 177, in the office of the sub Registrar, Krishnarajapura, in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and things including sale of the said property.

Subsequently the said Chokkappa, Munegowda, Raghukumar and Lakshman represented by GPA Holder Lakshman have sold the said property in favour of M.R. Seetharam vide Sale deed dated 12.10.2004 registered as Document No.19112/04-05 in the office of the sub Registrar, KR Puram, Bangalore.

**Sy No.54/4 and Sy No.55/9**

Originally the properties bearing Sy No.54/4 measuring 5 guntas and Sy No.55/9 measuring 3 guntas of land situated at Thanisandra Village, originally belonged to Nanjundappa. The Extract of RTC for the period 1969-70 to 88-89 shows that said lands stands in the name of Nanjundappa. Subsequently RTC extracts shows that revenue entries in respect of the said property has been mutated in favour of Kempanna

Subsequently after the death of said Kempanna the said properties were mutated in favour of Govindaraju, Nanjegowda, Ramachandra, Jayaraju and Munegowda as per IHC No.6/97-98 in respect of Sy No.55/9 and IHC No.11/99-2000 in respect of Sy No.54/4. The Extract of RTC for the period 2001-02 shows that said lands bearing Sy No.54/4 measuring 5 guntas and 55/9 measuring 3 guntas of lands stand in the joint names of Govindaraju and others.



The said Govindaraju and others have executed GPA dated 10.10.2002 in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the said property, same is registered as Document No.218 of 02-03, in the office of the sub Registrar, Krishnarajapura.

Subsequently the said Govindaraju and others represented by their GPA holder Lakshman have sold the above said property in favour of M.R. Seetharam vide Sale deed dated 9.1.2003, same is Registered as Document No.15611/02-03 in the office of the sub Registrar, KR Puram.

**Sy No.56/1 and 56/2**

The properties bearing Sy Nos.56/1 measuring 32 guntas and 56/2 measuring 17 guntas of land Originally belonged to Munishamappa being Karagada Devaru Inamti Land. Extract of RTC for the period 69-70 to 82-83 shows that said property stands in the name of Munishamappa.

The Extract of Mutation bearing M.R. No.3/83-84 shows that said properties were mutated in favour of KM Muniramaiah and KM Ramanna after the death of Munishamappa. The Extract of Mutation bearing M.R. No.15/88-89 shows that upon enquiry and application by KM Muniramaiah that as KM Ramanna was not traceable for more than 5 years, the entire properties were mutated in his favour.

The KM Muniramaiah has sold the said property in favour of BR Ragamma vide two Sale deeds dated 17.1.2002 they are Registered as Document No.12225/01-02 and 12228/01-02 respectively. The Extract of Mutation bearing M.R. No.51/01-02 shows that revenue entries in respect of the said properties were mutated in favour of BR Ragamma.

The said BR Ragamma has sold the said properties in favour of M.R. Seetharam vide Sale deed dated 8.11.2004 same is Registered as Document No.21434/04-05, in the office of the sub Registrar, KR Puram, Bangalore.

**SY NO.56/3**

Originally the property bearing Sy No.56/3 measuring 1 acre 11 guntas of land situated at Thanisandra Village was Inam land of Basavanna Devaru and Golpalaswamy



Devaru as per Extract of RTC for the period 69-70 to 91-92. Subsequently Basavaraju, Nanjamariyappa and Mariyappa have acquired the same under Occupancy certificate vide Orders dated 28.8.1992 passed by the land Tribunal in LRF No.2572, 2545, 2505 of 1983-84. The Extract of Mutation bearing M.R. No.5/92-93 shows that revenue entry in respect of the said property was mutated in the names of Basavaraju and others. The said persons have obtained permission for alienation of the said properties from the Divisional Commissioner vide Orders dated 9.9.1996 and have sold the said property in favour of KK Sunitha vide Sale deed dated 23.1.2002, same is Registered as Document No.12579/01-02 in the office of the sub Registrar, Krishnarajapura. The Extract of Mutation bearing M.R. No.49/01-02 shows that revenue entry in respect of the said property was mutated in the name of Sunitha.

The said Sunitha has executed a GPA dated 2.9.2002 in favour of Lakshman appointing him as her true and lawful attorney to do all acts, deeds and things including sale of the said property.

Subsequently the said Sunitha represented by her GPA holder Lakshman has sold the said property in favour of M.R. Seetharam vide Sale deed dated 9.1.2003 same is Registered as Document No.15609/02-03, in the office of the sub Registrar, KR Puram, Bangalore.

**SY NO.56/4**

Originally the property bearing Sy No.56/4 measuring 1 acre 18 guntas of land situated at Thanisandra Village was belonged to Padmanabhachar being Inamti land having acquired right, title, interest and ownership over the same vide Orders dated 22.6.1982 passed in LRF 505/75-76 by the Land Tribunal. The Extract of Mutation bearing M.R. 24/03-04 shows that revenue records in respect of the said land has been mutated in favor of Padmanabhachar as per the orders in LRF 505/75-76. The Extract RTC for the period 1979-80 to 2000-01 confirms that said land was standing in the name of Padmanabhachar.





The said Padmanabhachar and others have executed a GPA dated 18.12.2003 registered as Document No.331 of 03-04, Book IV, in the office of the sub Registrar, Krishnarajapura, in favour of VR Radhakrishna appointing him as their true and lawful attorney to do all acts, deeds and things including sale of the said property.

Subsequently the said Padmanabhachar and others have sold the said property in favour of M.R. Seetharam vide Sale deed dated 9.6.2004 same is Registered as Document No.6251/04-05, in the office of the sub Registrar, KR Puram, Bangalore, and the GPA holder V Radhakrishna has also joined as consenting witnessed to the said sale transaction in favour of M.R. Seetharam.

**SY NO.58/2 AND 59/2**

The property bearing Sy No.58/2 measuring 33 guntas of land and Sy No.59/2 measuring 2 acre 25 guntas of land both situated at Thanisandra Village Originally belonged to Kempakka @ Akkamma having purchased the same vide Sale deed dated 27.11.1941 Registered as Document No.1791 of 41-42, in the office of the sub Registrar, Bangalore Taluk. The Extract of RTC for the period 69-70 to 95-96 shows that said property stands in the name of Kempakka @ Akkamma.

The Extract of Mutation bearing M.R. No.1/96-97 shows that subsequent to death of said Kempakka @ Akkamma, her husband was predeceased to her and their only son Venkatasamappa was also dead, as such on the basis of the declaration the revenue entries in respect of the said property was mutated in the name of V Venkatamari only son of Venkatasamappa. The Extract of RTC for the period 95-96 to 99-2000 shows that said properties bearing Sy No.58/2 and 59/2 stands in the name of V Venkatamari.

The said V Venkatamari and other legal heirs of Venkatasamappa have executed GPA dated 14.8.2002, registered as Document No.144 of 02-03, Book IV, Volume 132, at Pages 31 to 39, in the office of the sub Registrar, Krishnarajapura, in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the above said property. Subsequently the said Venkatamari and others represented by their GPA holder Lakshman have sold the said property in favour of M.R.





Seetharam vide Sale deed dated 9.1.2003 same is Registered as Document No.15615/02-03, in the office of the sub Registrar, KR Puram, Bangalore.

**Sy No.60/1**

The property bearing Sy No.60/1 measuring 1 acres (out of 2 acres 34 guntas) of land situated at Thanisandra Village Originally belonged to Kalappa @ Kalegowda having purchased the same vide Sale deed dated 21.5.1962 from Pillanarasimhaiah, Registered as Document No.1039 of 62-63, in the office of the sub Registrar, Bangalore South Taluk. The Extract of RTC for the period 1969-70 and 98-99 shows that said property stands in the name of Kalappa @ Kalegowda. Subsequently the family members of Kalappa @ Kalegowda have partitioned their family properties under Panchayat Partition dated 8.1.976, under the said Partition the subject property has fallen to the share of Chandrappa. The Extract of Mutation bearing M.R. No.41/99-2000 shows that revenue entry in respect of the said property has been mutated in favour of Chandrappa on the basis of partition. The Extract of RTC for the period 2000-01 shows that said property stands in the name of Chandrappa.

The said Chandrappa and other legal heirs of Kalappa have executed GPA dated 26.7.2002, registered as Document No.121 of 02-03, Book IV, Volume 131, at Pages 184 to 189, in the office of the sub Registrar, Krishanarajapura, in favour of Lakshman appointing him as their true and lawful attorney to do all acts, deeds and thing including sale of the above said property.

Subsequently the said Chandrappa and others represented by their GPA holder Lakshman have sold the said property in favour of M.R. Seetharam vide Sale deed dated 9.1.2003 same is Registered as Document No.15610/02-03, in the office of the sub Registrar, KR Puram, Bangalore.

**SY NO.47/2**

The said property Sy No.47/2 measuring 35 guntas of land situated at Thanisandra Village, KR puram Hobli, Bangalore East Taluk Originally belonged to Kempaiah. Extract of RTC for the period 1969-70 to 1994-95 shows that said property stands in the



name of Kempaiah and there is also a reference to the M.R. No.24/61-62 mutation of revenue entries in favour of Kempaiah

Subsequently after the death of Kempaiah revenue entries were mutated in favour of his wife Smt. Gowramma Vide IHC bearing M.R. No.2/96-97, it also shows that said Kempaiah died on 9.10.1985 and upon his death revenue entries has been mutated in favour of his wife Smt. Gowramma.

It is seen from the Compromise Decree in OS 4223/97 that A Govindappa had filed a suit for specific performance to execute a Registered Sale deed in respect of the above said property against said Gowramma and M Raju and said suit came to be compromised vide Compromise as per the compromise petition filed in the said suit whereby Smt. Gowramma and Raju have agreed to execute Sale deed in favour of A Govindappa in respect of 33 guntas of said land. The Revenue Entries in respect of the said property were mutated in favour of A Govindappa vide M.R. No.28/2000-01, in pursuance of the court decree in OS 4223/97.

The said A Govindappa, his wife and children have entered into Settlement Agreement dated 16.1.2003 with M.R. Seetharam to Sell the said property. The said A Govindappa, his wife and children have executed a General Power of Attorney dated 16.1.2003 in favour of Lakshman appointing him as their lawful attorney to do all acts, deeds and things including sale of the said property same is Registered as Document No.334/02-03 in the office of the sub Registrar, KR Puram Bangalore.

The said A Govindappa his wife and children represented by their general power of attorney holder Lakshman along with Gowramma and M Raju have sold the said property in favour of M.R. Seetharam vide Sale deed dated 21.4.2003 same is Registered as Document No.1132/03-04 in the office of the sub Registrar, KR Puram Bangalore. It can be seen from the recitals of the said sale deed that A Govindappa has acquired title over the 33 guntas of land, under the compromise decree in OS 4223/97 and Gowramma and Raju retained title over the 2 guntas of said land, however in pursuance of the compromise decree as there was not deed of conveyance from Smt. Gowramma and Raju



in favour of A Govindappa all have joined the execution of the sale deed in favour of M.R. Seetharam conveyance clear, valid and marketable title over the entire 35 guntas of land.

The said M.R. Seetharam has sold portion of the said property measuring 12 guntas in favour of Bondu Ramaswamy @ Ramaswamy M vide Sale deed dated 28.9.2005, same is Registered as Document No.7720 of 2005-06, Book I, CD No.154, in the office of the sub Registrar, KR Puram Bangalore.

The said M.R. Seetharam in turn has purchased the said property Sy No.47/2 measuring 12 guntas from the Bondu Rangaswamy @ Ramaiah vide Sale deed dated 25.11.2010 same is Registered as Document No.5376 of 10-11, Book I, CD No.72, in the office of the sub Registrar, Banaswadi, Bangalore.

### **COMMON DOCUMENTS**

The Deed of cancellation of the Development Agreement dated 2.9.2010 shows that the present owner M.R. Seetharam had entered into Joint Development Agreement dated 13.3.2005 with the IDEB Parkway Holdings Pvt Ltd (registered as Document No.37059/04-05 in CD No.127, in the office of the sub Registrar, KR Puram and the said Joint Development Agreement dated 13.3.2005 has been cancelled as per the above Cancellation of Development Agreement dated 2.9.2010, same is Registered as Document No.3454/10-11, CD No.65, in the office of the sub Registrar, Banaswadi, Bangalore.

The Deed of cancellation of the Supplementary Joint Development Agreement dated 2.9.2010 shows that the present owner said M.R. Seetharam had also entered into supplementary Joint Development Agreement dated 8.6.2007 with the IDEB Parkway Holdings Pvt Ltd (registered as Document No.787/07-08 in CD No.127, in the office of the sub Registrar, KR Puram and the said Joint Development Agreement dated 8.6.2007 has been cancelled as per the above Cancellation of Development Agreement dated



2.9.2010, same is Registered as Document No.3455/10-11, CD No.65, in the office of the sub Registrar, Banaswadi, Bangalore.

The Deed of cancellation of Rectification deed dated 2.9.2010 shows that the present owner said M.R. Seetharam had also executed Rectification deed dated 13.3.2005 with the IDEB Parkway Holdings Pvt Ltd (registered as Document No.11135/05-06, in CD No.126, in the office of the sub Registrar, KR Puram and the said Rectification deed dated 13.3.20057 has been cancelled as per the above Cancellation of Rectification deed dated 2.9.2010, same is Registered as Document No.3457/10-11, CD No.65, in the office of the sub Registrar, Banaswadi, Bangalore.

The Deed of cancellation of GPA deed dated 2.9.2010 shows that the present owner said M.R. Seetharam had executed GPA dated 8.6.2007 in favour of IDEB Parkway Holdings Pvt Ltd (registered as Document No.48/07-08, and the said GPA deed dated 8.6.20057 has been cancelled as per the above Cancellation of GPA dated 2.9.2010, same is Registered as Document No.228/10-11, CD No.65, in the office of the sub Registrar, Banaswadi, Bangalore.

In the same way another deed of cancellation of GPA deed dated 2.9.2010 shows that the present owner said M.R. Seetharam had executed GPA dated 13.3.2006 in favour of IDEB Parkway Holdings Pvt Ltd (registered as Document No.847/04-05, and the said GPA deed dated 13.3.2006 has been cancelled as per the above Cancellation of GPA dated 2.9.2010, same is Registered as Document No.229/10-11, CD No.65, in the office of the sub Registrar, Banaswadi, Bangalore.

Subsequently the present owner M.R. Seetharm had entered into Development Agreement dated 2.9.2010 with G:CORP Homes Pvt Ltd for development of the Item No.I, II and III of subject property, same is Registered as Document No.3466/10-11, Book I, CD No.65, in the office of the sub Registrar, Banaswadi, Bangalore subject to terms and conditions mentioned therein.

The present owner M.R. Seetharm had also entered into Two Supplemental Agreements to the Development Agreement dated 30.12.2010 with G:CORP Homes Pvt





Ltd for development of the additional land of 12 guntas in Sy No.47/2 Thanisandra Village, in pursuance of the development agreement ad per the conditions mentioned therein.

Accordingly the present owner has also executed Two General Power of Attorneys dated 2.9.2010, Registered as Document No.231/10-11 and 232/10-11, Book IV, CD No.BNSD65, in the office of the sub Registrar, Banaswadi, Bangalore, in favour of the said G:CORP Homes Pvt Ltd appointing as it true and lawful attorney to do all acts, deeds and things mentioned therein including sale of property fallen to the share of developer as per the Joint Development Agreement dated 2.9.2010 in respect of Item No.I, II and III of the Schedule Property. The present owner has also executed and Un-Registered Power of Attorney dated 27.10.2010 in favour G:CORP Homes Pvt Ltd in respect of the owner share same is executed before the Notary Public in respect of Item No.I, II and III of the Schedule Property.

Accordingly the present owner has also executed two Un-Registered General Power of Attorneys dated 30.12.2010 in favour of the said G:CORP Homes Pvt Ltd appointing as him as true and lawful attorney to do all acts, deeds and things mentioned therein including sale of the portion of the property fallen to their share as per the Supplemental Joint Development Agreement dated 30.12.2010 in respect of Sy No.42/7 measuring 12 gutnas, same is Executed before Notary Public. The present owner has also executed an Un-Registered Power of Attorney dated 30.12.2010 in favour G:CORP Homes Pvt Ltd in respect of the owner share same is executed before the Notary Public in respect of Sy No.47/2 measuring 12 guntas.

In pursuance of Joint Development Agreement dated 02.09.2010 and Supplemental agreement dated 30.12.2010 the Developer G:Corp Homes Pvt Ltd. can develop the schedule property. In pursuance of General Power of Attroneys dated 02.09.2010 and 30.12.2010 executed by the present owner M.R.Seetharam in favour of developer G:Corp Homes Pvt Ltd they are entitled to do all acts, deeds and things including sale of the schedule property fallen to their share i.e. 63% as per the joint





development agreement dated 02.09.2010 and supplemental agreement dated 30.10.2010, subject to confirmation from the present owner.

The Declaration cum undertaking dated 29.12.2012 sworn to by M.R..M.R.SEETHARAM confirms the undertaking as the following :

- a) that the irrevocable Power of Attorney dated 02.09.2010 registered as Document No. 230/ 2010-11 in respect of the Developer's share shall be in full force and effect and the Developer shall be entitled to execute all documents in relation to the Developer's share.
- b) that in accordance with the power conferred under the un-registered Power of Attorney dated 27.10.2010 the Developer shall be entitled to execute all agreements for Sale/Lease/Licences and all other agreements other than the sale deeds or deeds requiring registration;
- c) that I hereby undertake to sign all sale/lease/licences deeds or other documents requiring registration involving transfer interest in the immovable property as financialised by the Developer, as and when called upon by the Developer in favour of the prospective purchasers Lessees/licences;
- d) that I also undertake to appear before the sub-registrar of assurances when called upon by the Developer to admit execution of Sale or other deeds and for registration of the same in favour of the prospective purchasers in relation to the said property in respect of owners share.

The arrangement between the Owner and Developer is that of Revenue Sharing and as such the question of identifying the flats to their respective shares in particular to the Flat intended to be purchased is not required. The Owner has undertaken to execute the Sale Deed in favour of the Intending Buyers through a Declaration cum Understanding dated 29.12.2012. The respective obligations inter se among the Owner and the Developer is as per the terms of Joint Development Agreement and other agreements and as such the same may not be relevant for individual borrower.



Subsequently the present owner **M.R.Seetharam** has entered into Supplementary Agreement to the Joint Development Agreement dated 06.08.2013, registered as Document No.BNS-1-06536/2013-14, Book I, CD No.BNSD283, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) & Second Supplementary Agreement to the Joint Development Agreement dated 09.05.2014, registered as Document No.BNS-1-2257/2014-15, Book I, CD No.BNSD311, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) with Developers **G:Corp Homes Pvt. Ltd.**, for the development of additional lands which are contiguous. In pursuance of the same the said **M.R.Seetharam** has also executed Power of Attorneys dated 06.08.2013 registered as Document No.BNS-4-00313/2013-14 & BNS-4-00314/2013-14, Book I, CD No.BNSD283, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) and Power of Attorneys dated 09.05.2014, registered as Document No.BNS-4-00105/2014-15 & BNS-4-00106/2014-15, Book I, CD No.BNSD311, on 13.05.2014 in the office of the Sub-Registrar, Shivajinagar (Banaswadi), respectively infavour of the Developers **G:Corp Homes Pvt. Ltd.**

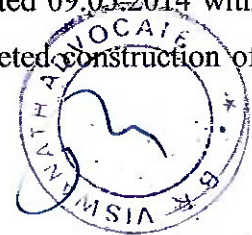
The present owner **M.R.Seetharam** had executed a Deed of Rectification to the Joint Development Agreement dated 26.07.2014, registered as Document No.BNS-1-06684/2014-15, Book I, CD No.BNSD323, in the office of the Sub-Registrar, Shivajinagar, Banaswadi, rectifying and recording the physical extent of land and Sy.Nos. forming part of the Subject Property agreed to be developed under the terms and conditions as set out in the Development Agreement, the 1<sup>st</sup> and the 2nd Supplemental Agreement, in favour of the Developers **G:Corp Homes Pvt. Ltd.** The Parties had agreed and confirmed that the land admeasuring 2 acres and 39 guntas contained in parts of Sy. Nos. 47/1, 47/2, 48/1, 48/2, 48/6, 48/8, 51, 55/5, 55/6, 55/7, 55/9, 56/2, 56/3 and 56/4 situate, lying and being at Thanisandra Village, K R Puram, Hobli, Bangalore East Talk and Sy. Nos. 128/1, 128/2, 128/3 and 128/5 situate, lying and being at Nagavara Village, K R Puram, Hobli, Bangalore East Talk shall not form part of the Project being developed pursuant to the Development Agreement, the 1st Supplemental Agreement and



the 2nd Supplemental Agreement and that the balance contiguous land admeasuring 19 acres and 11 guntas contained in Sy. Nos. 47/1 (p), 47/2(P), 48/1 (p), 48/2(p), 48/4, 48/5, 48/6(P), 48/7, 48/8(P), 48/9, 49/2(p), 50/2(p), 51(p), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5 (p), 55/6 (p), 55/7(p), 55/8, 55/9 (P), 56/1, 56/2(p), 56/3(p), 56/4(p), 58/2, 59/2 and 60/1 situate, lying and being at Thanisandra Village, K R Puram, Hobli, Bangalore East Taluk shall form part of the Project being developed pursuant to Development Agreement, the 1st Supplemental Agreement and the 2nd Supplemental Agreement.

The said **M.R.Seetharam** executed a Deed of Relinquishment dated 24.06.2015, registered as Document No.BDA-1-01636/2015-16, Book I, CD No.BDAD212, in the office of the Addl.Dist. Registrar, Bangalore, in favour of the Bangalore Development Authority, relinquishing the parks and open space and RMP Road as per modified plan and after cancellation of the earlier relinquishment deed executed on 30.03.2012. An Addendum to Deed of Relinquishment dated 24.06.2015, registered as Document No.BDA-1-02001/2015-16, Book I, CD No.BDAD212, in the office of the Addl.Dist. Registrar, Bangalore, was executed relinquishing the buffer area also in favour of BDA as per the modified development plan.

Subsequently, the present owner **M.R.Seetharam & Developers G:Corp Homes Pvt. Ltd.** have entered into a Third Supplemental Agreement to the Development Agreement dated 15.12.2020, registered as Document No.SHV-1-04291/2020-21, Book I, CD No.SHVD768, in the office of the Sub-Registrar, Shivajinagar, Bangalore, as the Developer had expressed difficulty in completion and marketing of the project to earn the targeted revenues and hence requested the Owner to allow flexibility in operations and cash flows and in all other avenues and to extend the time and modify certain terms. As per the terms of the said Agreement " the entire project/development was to be completed within the time stipulated in Clause 20 of the Development Agreement dated 02.09.2010 as modified by Clause 7 of the Second Supplemental Agreement dated 09.05.2014 with the extended period as mentioned. The Developer has so far completed construction of

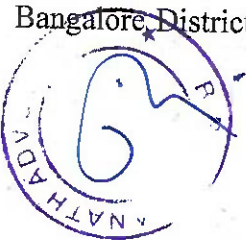


Towers A to F (construction of Towers G. to M yet to be commenced in Phase II) and Revenue Settlement (in accordance with Clause 4 & 18 of the Development Agreement dated 02.09.2010) has been made in full in respect of all apartments in Towers A to E (except for 1 Apartment in Tower D) and partial settlement in respect of 108 Apartments in Tower F ”.

In pursuance of the same, the present owner **M.R.Seetharam** & also executed an Irrevocable Power of Attorney (Addendum) dated 15.12.2020, registered as Document No.SHV-4-00226/2020-21, Book IV, CD No.SHVD768, in the office of the Sub-Registrar, Shivajinagar, Bangalore, in favour of the Developers **G:Corp Homes Pvt. Ltd.**

#### **V. POSSESSION**

- The Official Memorandum dated 18.8.2002, issued by the Office of the Deputy Commissioner, Bangalore, shows that the land bearing Sy.No.47/1, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 14.2.2003 issued by the Deputy Commissioner Bangalore District vide No.BDS.ALN.SR(E)275/02-3, shows that the land bearing Sy.No.47/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 20.8.2002 issued by the Deputy Commissioner Bangalore District in favour of N Anandamurthy vide No.ALN.SR(E)58/2008-09, shows that the land bearing Sy.No.48/1, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 2.6.2004 issued by the Deputy Commissioner Bangalore District in favour of Muniyappa vide No.ALN.SR(E)42/2004-05, shows that the land bearing Sy.No.48/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 7.12.2002 issued by the Deputy Commissioner Bangalore District in favour of K Ramachandrappa vide No.ALN.SR(E)127/2002-03,





shows that the land bearing Sy.No.48/4, has been converted from Agricultural to non-agricultural residential purpose.

- The Official Memorandum dated 19.8.2002 by the Deputy Commissioner Bangalore District in favour of B Muniyappa vide No. ALN.SR (E) 61/2002-03, shows that the land bearing Sy.No.48/4 measuring 7 guntas, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 2.6.2004 by the Deputy Commissioner Bangalore District in favour of Jayaramappa vide No. ALN.SR (E) 40/2004-05, shows that the land bearing Sy.No.48/4, measuring 3 ½ guntas, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 21.10.2008 by the Deputy Commissioner Bangalore District in favour of Hemann son of Bachanna vide No.BDS.ALN.SR (E) 141/2006-07, shows that the land bearing Sy.No.48/4, measuring 10 ½ Guntas, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 8.10.2003 by the Deputy Commissioner Bangalore District in favour of Lakshman vide No.BDS.ALN.SR (E) 90/2003-04, shows that the land bearing Sy.No.48/5, measuring 20 guntas, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 2.6.2004 by the Deputy Commissioner Bangalore District in favour of Rajanna vide No.BDS.ALN.SR (E)41/2004-05, shows that the land bearing Sy.No.48/5 measuring 4 guntas, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 19.8.2002 by the Deputy Commissioner Bangalore District in favour of Muniyappa vide No.BDS.ALN.SR (E)60/2002-03, shows that the land bearing Sy.No.48/6 measuring 11 guntas, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 3.6.2004 by the Deputy Commissioner Bangalore District in favour of Chikkarevanna vide No.BDS.ALN.SR (E)43/2004-05,





shows that the land bearing Sy.No.48/7 measuring 3 guntas, has been converted from Agricultural to non-agricultural residential purpose.

- The Official Memorandum dated 21.11.2005 by the Deputy Commissioner Bangalore District in favour of BR Ragamma vide No.BDS.ALN.SR (E)31/2005-06, shows that the land bearing Sy.No.48/8, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 19.8.2002 by the Deputy Commissioner Bangalore District in favour of Narayana Rai vide No.BDS.ALN.SR (E)57/2002-03, shows that the land bearing Sy.No.50/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 20.8.2002 by the Deputy Commissioner Bangalore District in favour of Narayana Rai vide No.BDS.ALN.SR (E)62/2002-03, shows that the land bearing Sy.No.51/2 & 53, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 19.8.2002 by the Deputy Commissioner Bangalore District in favour of Narayana Rai vide No.BDS.ALN.SR (E)59/2002-03, shows that the land bearing Sy.No.55/6 & 55/7, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 21.11.2005 by the Deputy Commissioner Bangalore District in favour of Akkayamma vide No.BDS.ALN.SR (E)30/2005-06, shows that the land bearing Sy.No.54/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 7.12.2002 by the Deputy Commissioner Bangalore District in favour of Chikkegowda and Lakshman vide No.BDS.ALN.SR (E)124/2002-03, shows that the land bearing Sy.No.52/1 & 52/7, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 2.6.2004 by the Deputy Commissioner Bangalore District in favour of R Narayanagowda vide No.BDS.ALN.SR (E)37/2004-05,



shows that the land bearing Sy.No.52/2, has been converted from Agricultural to non-agricultural residential purpose.

- The Official Memorandum dated 7.12.2002 by the Deputy Commissioner Bangalore District in favour of Munivenkatamma vide No.BDS.ALN.SR (E)126/2002-03, shows that the land bearing Sy.No.52/8, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 3.6.2004 by the Deputy Commissioner Bangalore District in favour of G Shankar and G Venkatesh vide No.BDS.ALN.SR (E)39/2002-03, shows that the land bearing Sy.No.54/1, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 3.6.2004 by the Deputy Commissioner Bangalore District in favour of Chokkappa, Munegowda and Lakshman vide No.BDS.ALN.SR (E)38/2004-05, shows that the land bearing Sy.No.54/3, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 7.12.2002 by the Deputy Commissioner Bangalore District in favour of Govindaraju and others vide No.BDS.ALN.SR (E)125/2002-03, shows that the land bearing Sy.No.54/4 & 55/9, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 4.1.2003 by the Deputy Commissioner Bangalore District in favour of BR Ragamma vide No.BDS.ALN.SR (E)150/2002-03, shows that the land bearing Sy.No.56/1 & 56/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 28.11.2002 by the Deputy Commissioner Bangalore District in favour of Sunitha vide No.BDS.ALN.SR (E)96/2002-03, shows that the land bearing Sy.No.56/3, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 2.6.2004 by the Deputy Commissioner Bangalore District in favour of Padmanabhachar vide No.BDS.ALN.SR (E)22/2004-05,



shows that the land bearing Sy.No.56/4, has been converted from Agricultural to non-agricultural residential purpose.

- The Official Memorandum dated 28.11.2002 by the Deputy Commissioner Bangalore District in favour of V Venkatamari vide No.BDS.ALN.SR (E)94/2002-03, shows that the land bearing Sy.No.58/2 & 59/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 28.11.2002 by the Deputy Commissioner Bangalore District vide No.BDS.ALN.SR (E)95/2002-03, shows that the land bearing Sy.No.60/1, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 14.2.2003 by the Deputy Commissioner Bangalore District vide No.BDS.ALN.SR(E)275/02-3 in favour of A Govindappa, shows that the land bearing Sy.No.56/1 & 47/2, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 21.3.1998 by the Deputy Commissioner Bangalore District in favour of S Narayana Rai vide No.BDS.ALN.SR (N)33/97-98, shows that the land bearing Sy.No.128/1C, has been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 26.3.1998 by the Deputy Commissioner Bangalore District in favour of S Narayana Rai vide No.BDS.ALN.SR (N)44/97-98, shows that the land bearing Sy.No.128/1A, 128/1B, 128/1D & 128/1E, have been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 21.3.1998 by the Deputy Commissioner Bangalore District in favour of S Narayana Rai vide No.BDS.ALN.SR (S)147/97-98, shows that the land bearing Sy.No.128/2, have been converted from Agricultural to non-agricultural residential purpose.
- The Official Memorandum dated 24.3.1998 by the Deputy Commissioner Bangalore District in favour of S Narayana Rai vide No.BDS.ALN.SR (S)40/97-98,



shows that the land bearing Sy.No.128/3, have been converted from Agricultural to non-agricultural residential purpose

- The Official Memorandum dated 26.3.1998, 20.8.2002 and 16.1.2003 by the Deputy Commissioner Bangalore District in favour of S Narayana Rai vide No.BDS.ALN.SR (S)51/97-98, 28/02-03 and 51/02-03, shows that the land bearing Sy.No.129/5, have been converted from Agricultural to non-agricultural residential purpose.
- The Special Notice dated 9.4.2009 issued by the BBMP shows that property bearing Sy No.47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 53, 51, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/8, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2, and 60/1 of Thanisandra totally measuring 747054 square feet (17 acres 06 guntas) has been assigned with New Municipal No.13/2 and Khata has been registered in the name of present owner M.R. Seetharam.
- The Special Notice dated 7.9.2010 issued by the BBMP shows that Khata has been registered in the name of present owner M.R. Seetharam in respect of property bearing Municipal No.27/55/1 of Thanisandra measuring 53474 square feet (2 acres 19 guntas).
- The Special Notice dated 7.9.2010 issued by the BBMP shows that Khata has been registered in the name of present owner M.R. Seetharam in respect of property bearing Municipal No.28/128/1AE/128/2/128/3,129/5 of Thanisandra measuring 39204 square feet (36 guntas).
- The Special Notice dated 15.10.2010 issued by the BBMP shows that the property bearing No.13/2, 27/55/1 and 28/128/1AE/128/2/128/3/129/5 are adjacent to each other are unified and existing Khata No.13/2 has been retained in respect of entire properties and other khata numbers assigned have been deleted from the records of BBMP, accordingly Khata No.13/2 has been continued to the entire property in the name of the present owner M.R. Seetharam.





- The Tax Paid Receipt dated 31.5.2011 issued by the Bruhat Bangalore Mahanagara Palike shows the payment of tax for the period 2011-12 by the present owner in respect of entire property.
- The Sanctioned Plan dated 3.3.2012 issued by the Bangalore Development Authority shows that plan for construction of multistoreied apartment has been approved vide Resolution No.38/2012 in respect of the above said entire property.
- The Work Order dated 4.5.2012 issued by the Bangalore Development Authority shows that group housing has been approved in favour of the present owner.
- The No Objection Certificate dated 22.11.2011 issued by the Bangalore Water Supply and Sewerage Board shows that it has no for providing water supply and underground facilities subject to the terms and conditions mentioned therein.
- The Director General of Police and Director General, Karnataka Fire and Emergency Services has issued No Objection Certificate dated 30.3.2012 subject to the terms and conditions mentioned therein in respect of the group housing project to be constructed in the above said entire property.

The Modified Plan sanction dated 11.12.2015 issued by BBMP Vide LP No. 0553/2011-2012, confirm the Sanction of plan for Cluster IV (TOWER F, G, H, I, J, K , L) Cluster 2A (Town Homes) & Cluster -2B (Club House) together with common facilities & amenities

The Commence Certificate dated 31.08.2016 issued by Bruhat Bangalore Mahanagara Palike, Bangalore confirms the sanction of Permission for the commencement of work of residential apartment building at Property No.13/2, Cluster 4, Tower -F,G & H.

The Katha Certificate dated 16.10.2015 issued by the Bruhat Bangalore Mahanagara Palike, confirms that the Katha in respect of the said property bearing No.13/2 stands in the name of Present Owner/s M.R.SEETHARAM





The Tax Demand Register Extract dated dated 16.10.2015 issued by the Bruhat Bangalore Mahanagara Palike, confirms that the Katha in respect of the said property bearing No.13/2 stands in the name of Present Owner/s M.R.SEETHARAM.

The Tax paid receipt dated 27.05.2020 issued by the Bruhat Bangalore Mahanagara Palike, shows the payment of Tax for the year 2020-21 in respect of the subject property.

The Occupancy Certificate dated 08.08.2016 has been issued by the Bruhat Bangalore Mahanagara Palike, in respect of Cluster 1- Tower A and Cluster 2- Tower B, Residential Apartment building at property No.13/2, Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

The Occupancy Certificate dated 14.12.2017 has been issued by the Bruhat Bangalore Mahanagara Palike, in respect of Cluster 3 – Towers C, D & E at Katha No.13/2, Thanisandra Village, Ward No.06, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

The project '**THE ICON NORTH**' Tower C, D & E (Cluster III), No.13/2, Thanisandra Main Road, Ward 6 , Thanisandra, Bengaluru East, , Bangalore Urban, **Developer : GCORP Homes Pvt. Ltd.** is registered with Real Estate (Regulation & Development) Authority vide No.PRM/KA/RERA/1251/446/ PR/171015/000326 on 15.10.2017.

The project '**THE ICON NORTH**' Tower F , No.13/2, Thanisandra Main Road, Ward 6 , Thanisandra, Bengaluru East, , Bangalore Urban, **Developer : GCORP Homes Pvt. Ltd.** is registered with Real Estate (Regulation & Development) Authority vide No.PRM/KA/RERA/1251/446/ PR/171016/000420 on 16.10.2017.

The project '**THE ICON NORTH**' Tower G & H (Cluster IV), No.13/2, Thanisandra Main Road, Ward 6 , Thanisandra, Bengaluru East, , Bangalore Urban, **Developer : GCORP Homes Pvt. Ltd.** is registered with Real Estate (Regulation & Development) Authority vide No.PRM/KA/RERA/1251/446/ PR/190614/002616 on 14.06.2019.



The Spot Inspection Tippani dated 10.12.2011 issued by the Deputy Commissioner Bangalore District confirm that a Spot Mahajar/Survey has been drawn in Sy.Nos.48/5, 48/6, 48/7, 48/8, 51, 54/1, 56/3, 56/4 & 55/1 of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk.

In pursuance of the Government Notification dated 13.03.2013, the B Karab in Sy.No.48/1, 48/5, 48/6, 48/7, 51, 56/3, 56/4 measuring 1 gunta each & 55/1 measuring 2 guntas in all measuring 9 guntas have been released on the condition that the same extent of canal has to be formed in Sy.No.56/1 & 56/2 measuring 10 guntas.

The Katha Certificate dated 01.09.2023 issued by the Bruhat Bangalore Mahanagara Palike, confirms that the Katha in respect of the said property bearing No.13/2 stands in the name of Present Owner/s M.R.SEETHARAM

The Tax Demand Register Extract dated 01.09.2023 issued by the Bruhat Bangalore Mahanagara Palike, confirms that the Katha in respect of the said property bearing No.13/2 stands in the name of Present Owner/s M.R.SEETHARAM.

The Tax paid receipt dated 22.06.2023 issued by the Bruhat Bangalore Mahanagara Palike, shows the payment of Tax for the year 2023-24 in respect of the said property bearing No.13/2.

Re-Modified Work Order dated 11.05.2023 issued by the Bangalore Development Authority confirms the sanction of Permission for development of Group housing at Sy.Nos.47/1(p), 47/2(p), 48/1(p), 48/2(p), 48/4, 48/5, 48/6(p), 48/7, 48/8(p), 50/2, 51(p), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/2, 55/3, 55/4, 55/5(p), 55/6(p), 55/7(p), 55/9(p), 56/1, 56/2(p), 56/3(p), 56/4(p), 58/2, 59/2 & 60/1, in all measuring 16 acres 13 guntas (excluding 17 guntas of karab) of Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk.

## **VI. ENCUMBRANCE.**

(Sy.No.47/1)

Encumbrance Certificate covering a period from 01.06.1989 to 09.04.2003, Encumbrance Certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Encumbrance



Certificate dated 28.10.2022 covering a period from 01.04.2004 to 31.03.2010, Encumbrance Certificate dated 30.05.2023 covering a period from 01.04.2010 to 31.03.2015, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.47/2)

Encumbrance Certificate dated 06.05.2003 covering a period from 01.06.1989 to 03.05.2003, Encumbrance Certificate dated 12.8.2010 covering a period from 20.10.2003 to 31.3.2004, Encumbrance Certificate dated 23.09.2022 covering a period from 01.04.2004 to 22.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.48/1)

Encumbrance Certificate dated 19.4.2003 covering a period from 01.06.1989 to 09.04.2003, Encumbrance Certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Encumbrance Certificate dated 23.09.2022 covering a period from 01.04.2004 to 22.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.48/2)

Encumbrance Certificate dated 11.8.2010 covering a period from 1.4.2004 to 9.8.2010, Encumbrance Certificate dated 23.09.2022 covering a period from 01.04.2004 to 22.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a



period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.48/4)

Encumbrance Certificates dated 19.10.2002 and 12.11.2003 covering a period from 1.6.1989 to 5.11.2003, Encumbrance Certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Encumbrance Certificate dated 23.09.2022 covering a period from 01.04.2004 to 22.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.48/5)

Encumbrance Certificate dated 19.04.2003 covering a period from 01.06.1989 to 09.04.2003, Encumbrance Certificate dated 12.08.2010 covering a period from 07.03.2003 to 31.3.2004 Encumbrance Certificate dated 17.10.2022 covering a period from 01.04.2004 to 31.03.2018, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.48/6)

Encumbrance certificate dated 19.04.2003 covering a period from 01.06.1989 to 01.04.2003, Encumbrance certificate dated 12.08.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 17.10.2022 covering a period from 01.04.2004 to 31.03.2018, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.





(Sy.No.48/7)

Encumbrance certificate dated 14.05.2004 covering a period from 01.06.1989 to 10.05.2004, Encumbrance certificate dated 12.08.2010 covering a period from 01.04.2004 to 09.08.2010, Encumbrance Certificate dated 23.09.2022 covering a period from 01.04.2004 to 22.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.48/8)

Encumbrance Certificate dated 12.08.2010 covering a period from 01.04.2004 to 09.08.2010, Encumbrance Certificate dated 22.09.2022 covering a period from 01.04.2005 to 21.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.50/2)

Encumbrance certificate dated 23.9.2002 covering a period from 1.6.1989 to 19.9.2002, Encumbrance certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.51)

Encumbrance certificate dated 12.8.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2004 to 30.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023





covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

**(Sy.No.52/1 & 52/7)**

Encumbrance certificate dated 2.3.2003 covering a period from 1.4.2002 to 29.1.2003, Encumbrance certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Encumbrance certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Show nil encumbrance in respect of the said property.

**(Sy.No.52/1)**

Encumbrance Certificate dated 22.09.2022 covering a period from 01.04.2004 to 21.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

**(Sy.No.52/2)**

Encumbrance certificate 3.4.2003 covering a period from 1.06.1989 to 31.03.2003, Encumbrance certificate dated 12.8.2010 covering a period from 01.04.2004 to 09.08.2010, Encumbrance Certificate dated 22.09.2022 covering a period from 01.04.2004 to 21.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

**(Sy.No.52/7)**

Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.



(Sy.No.52/8)

Encumbrance certificate dated 12.11.2003 covering a period from 01.06.1989 to 05.11.2003, Encumbrance certificate dated 12.8.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 22.09.2022 covering a period from 01.04.2004 to 21.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.53)

Encumbrance certificate dated 12.8.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 10.08.2010 covering a period from 01.04.2004 to 09.08.2010, Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2010 to 30.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.54/1)

Encumbrance certificate dated 03.04.2003 covering a period from 01.06.1989 to 31.03.2003, Encumbrance certificate dated 11.08.2010 covering a period from 01.04.2003 to 31.03.2004, Encumbrance certificate dated 12.08.2010 covering a period from 01.04.2004 to 09.08.2010, Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2004 to 30.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.54/2)

Encumbrance certificate dated 11.08.2010 covering a period from 01.06.1989 to 31.03.2004, Encumbrance Certificate dated 30.09.2022 covering a period from



01.04.2004 to 30.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.54/3)

Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.54/4 & 55/9)

Encumbrance certificate dated 12.11.2003 covering a period from 01.06.1989 to 05.11.2003, Encumbrance certificate dated 12.08.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance certificate dated 12.08.2010 covering a period from 05.11.2003 to 31.03.2004, Show nil encumbrance in respect of the said property.

(Sy.No.54/4)

Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2004 to 30.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.55/2)

Encumbrance Certificate dated 12.12.2022 covering a period from 01.04.2022 to 11.12.2022 (3 in No.), Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.



(Sy.No.55/3)

Encumbrance Certificate dated 12.12.2022 covering a period from 01.04.2004 to 11.12.2010, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.55/4)

Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.55/5)

Encumbrance Certificate dated 06.10.2022 covering a period from 01.04.2004 to 06.10.2022, Encumbrance Certificate dated 10.10.2022 covering a period from 01.04.2004 to 10.10.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.55/6)

Encumbrance certificate dated 12.08.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 27.09.2022 covering a period from 01.04.2004 to 27.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.





(Sy.No.55/7)

Encumbrance certificate dated 12.08.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate dated 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 26.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.55/9)

Encumbrance Certificate dated 27.09.2022 covering a period from 01.04.2004 to 27.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.56/1 & 56/2)

Encumbrance certificate dated 25.11.2002 covering a period from 1.6.1989 to 19.11.2002, Encumbrance certificate dated 12.8.2010 covering a period from 20.11.2002 to 31.3.2004, Encumbrance certificate dated 12.8.2010 covering a period from 20.11.2002 to 31.3.2004, Encumbrance certificate dated 12.8.2010 covering a period from 1.4.2004 to 9.8.2010, Encumbrance Certificate covering a period from 01.04.2004 to 31.12.2023, Show nil encumbrance in respect of the said property.

(Sy.No.56/1)

Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2004 to 30.09.2022, Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.



(Sy.No.56/2)

Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2004 to 01.04.2004 to 30.09.2022 Encumbrance Certificate dated 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.56/3)

Encumbrance certificate dated 11.11.2003 covering a period from 01.06.1989 to 05.11.2003, Encumbrance Certificate dated 30.09.2022 covering a period from 01.04.2004 to 30.09.2022, Encumbrance Certificate 21.02.2023 covering a period from 01.04.2015 to 21.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.56/4)

Encumbrance certificate dated 19.05.2004 covering a period from 01.06.1989 to 18.05.2004, Encumbrance certificate dated 12.8.2010 covering a period from 01.04.2004 to 09.08.2010, Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.58/2 & 59/2)

Encumbrance certificate dated 29.8.2002 and 12.11.2003 covering a period from 1.6.1989 to 5.11.2003, Encumbrance certificate dated 19.4.2003 covering a period from 1.6.1989 to 1.4.2003, Encumbrance certificate dated 12.8.2010 covering a period from 5.11.2003 to 31.3.2004, Show nil encumbrance in respect of the said property.



(Sy.No.58/2)

Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 28.09.2022, Encumbrance Certificate 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

(Sy.No.59/2)

Encumbrance Certificate dated 30.05.2023 covering a period from 01.04.2004 to 31.03.2015, Encumbrance Certificate 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 30.09.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

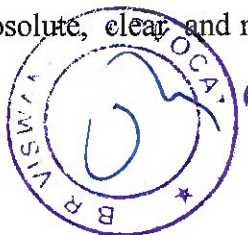
(Sy.No.60/1)

Encumbrance certificate dated 28.08.2004 and 12.11.2003 covering a period from 01.06.1989 to 05.11.2003, Encumbrance certificate dated 12.08.2010 covering a period from 05.11.2003 to 31.03.2004, Encumbrance Certificate dated 28.09.2022 covering a period from 01.04.2004 to 31.03.2015, Encumbrance Certificate 17.02.2023 covering a period from 01.04.2015 to 17.02.2023, Encumbrance Certificate dated 03.10.2023 covering a period from 01.01.2023 to 27.09.2023, Show nil encumbrance in respect of the said property.

**However the said property has been mortgaged in favour of Kotak Mahindra Investments Ltd., through a Memorandum of Deposit of Title Deeds dated 22.02.2022, Registered as Document No.SHV-1-06887/2021-22, Book I, CD No.SHVD1059, in the Sub-Registrar, Shivjainagar, Bangalore. The same has to be discharged or NOC in respect of flat intended to be purchased shall be obtained.**

## **VII. CERTIFICATE**

In view of the foregoing and based on the documents furnished and representation made thereon, I am of the opinion that the present owner **M.R.Seetharam** has an absolute, clear and marketable title over the subject property. He can convey a valid title



in respect of flats constructed in favour of the prospective purchasers with the concurrence of the Developers **G:Corp Homes Pvt. Ltd.**, subject to the production of the following:

- a) Encumbrance Certificate from 01.04.2010 in respect of the Flat in tended to be purchased.
- b) Discharge Certificate or NOC in respect of flat intended to be purchased shall be obtained from Kotak Mahindra Investments Ltd.

**PLACE : BANGALORE**

**DATE : 06.10.2023**

**SIGNATURE OF THE ADVOCATE**





