

ಇಲಾಖೆ

ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ 19

ನಮೂನೆ 15

ಪ್ರಕೃತ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ)

ಕೆ.ಎಸ್.ಎಸ್. 3000000 ಸರ್ಕಾರಿ ಸೇವೆ - 15/10/2012

34(1)

ಅರ್ಜಿ ಸಂಖ್ಯೆ 19/2012/2012

ಅರ್ಜಿ ಸಂಖ್ಯೆ 19/2012/2012

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು 34-20-1-20-20-31-3-4 ರವರಿಗೆ 15ರಲ್ಲಿ ಕೊಡಿಯಲ್ಲಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	(ಬಿ) ದಾಖಲೆಗಳ ವಿವರ	ಅಧಿಕಾರಿರ ಹೆಸರು	ಅಧಿಕಾರಿರ ಕೆಲಸ	ಸಂಖ್ಯೆ	ಮುಖ	ದಾಖಲೆಗಳ ವಿವರ
1	Radha Murthy property S.No: 11-1-20	3-7-86	Dr. Radha Murthy SK. Venkataswamy Iyengar S.V. Venkatesh	5	6	7	8
						112	777
						116	

ಸದರಿ ಆಸ್ತಿ ಸಂಬಂಧಿಸಿದಂತೆ ಸರಿಯಾದ ಮಾಹಿತಿ ಮತ್ತು ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಯಾವ (ಸಂದರ್ಭ) 3/10/12

ಸ್ಥಳ 3/10/12

ಕೊಡುಗೆ (1) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (2) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (3) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (4) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (5) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (6) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (7) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (8) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕೊಡುಗೆ (9) ಈ ಮೂಲಕ ದಾಖಲೆಗಳನ್ನು ಕೊಡಲು ಸಿದ್ಧರಾಗಿರುವುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

Print Date and Time: 08-Oct-2012

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Order No.: ANK-EC-A-0017459-2012-13

— ୧୩ —

C-0013414-2012-13

సమూహం 15 (148వ నియమం)

[illegible]

Property Schedule: Sy No. 11,

Details Of Property : Properties situated in Chodasandra, having Survey/Number : (11) and SurveyChar : 0 and SurveyHissa : 0; New Converted Survey No : (11), Details Of Receipt : Rs 115.00 Paid By Cash against Receipt Number : 13554/MR-10-2012

13565/08-10-2012

ದೂರ ಕೇಂದ್ರ ಬ್ಯಾಂಕ್ ಒಳಗಡೆ 01/11/2012 ರಿಂದ 08/01/2012 ರವರೆಗೆ 1 ರಿಂದ 2 ಲಕ್ಷದವರೆಗಿದ್ದು, ಈ ಮೊತ್ತ ಈ ಮೊದಲಿಗೆ ಬಾಕಿ ಇರುವುದಿಲ್ಲ.

[illegible]

'බිවුලියානුවන්ගේ' භූගෝලානුකූල භූ විද්‍යාත්මක සහ භූගෝලානුකූල සංස්කෘතික හා භූ විද්‍යාත්මක අර්ථය
 වන බිවුලියානු සංකල්පය හා බවුලියානුවන් විද්‍යාත්මක සංස්කෘතිය සහ භූ විද්‍යාත්මක සහ භූ විද්‍යාත්මක (ව)

'බිවුලියානුවන්ගේ'

နိုင်ငံတော်အတွက်အကျိုးရှိစေရန်

[illegible]

အသံမြည်သံများ နှိုင်း ဝှောင်း သံများများကို ကြားရ လျှင် အသံ နှိုင်း ဝှောင်း ပုံစံများကို ကြား ရမည်။

[illegible]

பெரியபுராணம்

[illegible]

2007

36(2)(3)

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<http://10.10.20.89/ECAApplication/ECAApp/ShowECReport?x=wFlw>

ಪ್ರಮಾಣವತ್ತಾದ ಸಂಖ್ಯೆ. 19...

ವಿಷಯಾನುಕ್ರಮ 15

ಚಿವಾಡ ತಾಲ್ಲೂಕು ಕೊಡಗಲ್ ಜಿಲ್ಲೆ
ಕುರಿ: 12 ರ 14

ಪ್ರವೃತ್ತ ಸಂಖ್ಯೆ 15 (148ನೇ ನಿಯಮ) ಡಿ.ಐ.ಡಿ.: 120-7/92

உதவி நாள் 19. 5. 2012

ರೂಪಕ್ಕೆ, ಮತ್ತು ಸೇವೆಯೊಂದಿಗೆ ಶ್ರಮಗಳ ವಿವರಣೆಗಳು
(ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

34(3)

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರವನ್ನು
ಮತ್ತು ಈ ಕೋಡ್‌ನಿಯಂಗೆ ಕೆಳಗೆ

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಪಾಲಕರು ದಿನಾಂಕ	(ಬಿ) ದಾಖಲೆಗಳ ಸ್ವರೂಪ ಮತ್ತು ಮಾಪ	ಬರೆಯ ಕೊಟ್ಟವರು	ಕೈರಾಲರ ಹೆಸರು	ಸಂಖ್ಯೆ	ಪುಟ	ಲೆಕ್ಕಾಚಾರದ ಉದ್ದೇಶ
	2	3	4	5	6	7	8	9
	ಖ.ನಂ.12 6-16	3-11-76	ಸೂಲಿ ಪುರವಣಿ	ಪಂಚಾಯತ್ ಉಸ್ತಾದಿ	ಪಂಚಾಯತ್ ಉಸ್ತಾದಿ	54	112	777
	514- Radha nagary 520. 54 No. 12. 6-16	3-7-86	Partition	Dr. Radha nagary Dr. Venkatesh nagary Dr. Venkatesh	Dr. Radha nagary Dr. Venkatesh nagary Dr. Venkatesh	54 112	112	777

ರಾಜ (ಪರಮವು)

Handwritten signature and date: 1890.

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[illegible]

(೧) ಈ ಕುರುಹುಗಳನ್ನು ಕಂಡುಹಿಡಿದವರು ಅಧಿಕಾರವು ಇವುಗಳಿಗೆ ಸೇರಿರುವುದು.

(೧) ಮಾತು ಈ ದರ್ಜೆಗೆ ಪಾತ್ರವಾಗಿದ್ದು ಇದುವೇ ಮೊದಲನೆಯ ಬಾರಿಗೆ ಈ ದರ್ಜೆಯನ್ನು ಪಡೆದಿದ್ದು ತಿಳಿದುಬರುತ್ತದೆ. ಈ ದರ್ಜೆಯನ್ನು ಪಡೆದಿದ್ದು ತಿಳಿದುಬರುತ್ತದೆ.

ಅವರು ಹೇಳಿದ್ದು ಸತ್ಯವೇ. ಆದರೆ ಇದು ಸತ್ಯವೇ ಎಂದು ಮನಗಾಣಿಸುವುದು ಸುಲಭವಲ್ಲ. ಆದ್ದರಿಂದ ಇದು ಸತ್ಯವೇ ಎಂದು ಮನಗಾಣಿಸುವುದು ಸುಲಭವಲ್ಲ. ಆದ್ದರಿಂದ ಇದು ಸತ್ಯವೇ ಎಂದು ಮನಗಾಣಿಸುವುದು ಸುಲಭವಲ್ಲ.

[illegible]

1 of 2

Print Date and Time : 14-Jul-2017 05:37:49

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅವಿ ಸಂಖ್ಯೆ : SHV-EC-A-0004438-2017-18

ಪ್ರಸಾರಣವಾಗುತ್ತಿರುವ ಸಂಖ್ಯೆ : GOR-EC-C-0004259-2017-18

ಸಂಖ್ಯೆ : 5368/17-18

ಸಮೂಹ 15 (148ನೇ ವಿಭಾಗ)

M.C. Boundary

ಈಗಲೇ ಅಭಿಮತ ವ್ಯಕ್ತಪಡಿಸಿರುವ ಮಾಹಿತಿಗಳು ಸರಿಯಾದವು ಮತ್ತು ಮೊದಲನೆಯದರ ಕ್ರಮಗಳ ವಿವರಗಳನ್ನು ಒಟ್ಟು ಈ ಪ್ರಸಾರಣವಾಗುತ್ತಿರುವ ಸಂಖ್ಯೆಯಲ್ಲಿ ಪ್ರಕಟಿಸಲಾಗಿದೆ. (ಅಭಿಮತ ವ್ಯಕ್ತಪಡಿಸುವವರನ್ನು ಕುರಿತು ವಿವರಿಸಲಾಗಿದೆ)

Property Schedule: -

Details Of Property : Properties situated in Chodasandra, having New Converted Survey No. : (11); New Converted Survey No. : (12); New Converted Survey No. : (13/1); New Converted Survey No. : (20). Details Of Receipt : Rs 85.00 Paid By Cash against Receipt Number 4428/14-07-2017

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 09/Oct/2012 ರಿಂದ 14/Jul/2017 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಸಲ್ಪಟ್ಟಿರುವ ಮೊದಲನೆಯ ಮತ್ತು ಈ ಮೊದಲನೆಯದರ ಕ್ರಮಗಳ ಪ್ರಕಾರವಾಗಿ ಪ್ರಕಟಿಸಲಾಗಿದೆ. (ಅಭಿಮತ ವ್ಯಕ್ತಪಡಿಸುವವರನ್ನು ಕುರಿತು ವಿವರಿಸಲಾಗಿದೆ)

ಕ್ರಮಿಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ವಿವರಣಾ ಕಾಲ	(ಬಿ) ಮಾರುಕಟ್ಟೆಯ ಮೌಲ್ಯ (In Rs.)	ಆಸ್ತಿಗಾರರ ಹೆಸರು	ಆಸ್ತಿಗಾರರ ಹೆಸರು	ಆಸ್ತಿಗಾರರ ಹೆಸರು	ಆಸ್ತಿಗಾರರ ಹೆಸರು	ಆಸ್ತಿಗಾರರ ಹೆಸರು
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name: ಚೋಡಾಸಂದ್ರ Property Schedule Description: LAND MARK Chodasandra Village, Sarjapura Hobli, Anekkal Taluk: (EAST) - (WEST) - (SOUTH) - (NORTH) - Note : (Schedule III) : A Description of the New Life Property Part I All that piece and parcel of properties bearing Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 5 acres 16 guntas and Survey No. 13/1, measuring 35 guntas, measuring in total 7 acres 32 guntas, all situated at Chodasandra Village, Sarjapura Hobli, Anekkal Taluk.	03/Feb/2017	ಆಸ್ತಿ ಮೌಲ್ಯ Market Value 0.0000 Consideration 750000000.0000	LGCL URBAN HOMES (INDIA) LLP Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LGCL PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LALITH GANDADHAR CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH	IDBI TRUSTEESHIP SERVICES LIMITED (as the SECURITY TRUSTEE) Rep by its Constituted Attorney Mr. K. V. RAMESH .	SHVD242	73	SHV-1-05755-2016-17

ಕ್ರಮ	(ಎ) ಉದ್ದೇಶ ಮತ್ತು ವಿವರ	ನಡೆಸಿದ ದಿನಾಂಕ	(ಬಿ) ಮೌಲ್ಯಮಾಪನ (ರೂ. ಲಕ್ಷ)	ಮಾನ್ಯತೆ ಪಡೆದವರು		ಮಾನ್ಯತೆ ಪಡೆದವರ ಹೆಸರು	ಮಾನ್ಯತೆ ಪಡೆದವರ ವಿವರ	ಮಾನ್ಯತೆ ಪಡೆದವರ ಸಹಿ	ಮಾನ್ಯತೆ ಪಡೆದವರ ಸಹಿ
				ಮಾನ್ಯತೆ ಪಡೆದವರು	ಮಾನ್ಯತೆ ಪಡೆದವರು				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
				PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODA, Mr. GIRISH PURAVANKARA Kartha of Girish Puravankara - HUF comprising Mrs. Rashmi Puravankara, Master Varan Puravankara & Master Ayush Puravankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puravankara Rep by their SPA holder Mr. CHANDRASHEKHARA MOODADKA, LGCL URBAN HOMES PRIVATE LIMITED REP BY ITS Authorized Signatory Mr. GIRISH PURAVANKARA Rep by his SPA holder Mr. CHANDRASHEKHARA MOODADKA, Mr. ASHOK ABRHAM KURIKOSE.					
2	Village Name: Kankol Property Schedule Description: (LAND MARK) Chooosandia Village, Sojapuroo Hobe, Anekel Taluk, (EAST) Land bearing Survey Nos. 9, 10 and 13/2, (WEST) Land	03/Feb/2017	ಮಾನ್ಯತೆ ಪಡೆದವರ ಮೌಲ್ಯ Market Value 0.0000 Consideration: 750000000.0000	LGCL URBAN HOMES (INDIA) LLP Rep by its Authorized Signatory Mr. GIRISH PURAVANKARA Rep by his SPA holder Mr. CHANDRASHEKHARA MOODADKA, LGCL	IDBI TRUSTEESHIP SERVICES LIMITED (as the SECURITY TRUSTED Rep by its Constituted Attorney Mr. K. V. RAMESH,	SHV/D242	73	SHV-1-05/75-2016-17	

ಕ್ರಮಿಕೆ	(1) ಅಗಲದ ವಿವರ	ನಿರ್ದೇಶನಾ ಅಧಿಕಾರಿ ನಾಮ	(2) ಮಾರ್ಗದರ್ಶನ ಪ್ರದಾನ ಮಾಡುವ ಮೇಲ್ಮೈ (In Rs.)	ಆಸ್ತಿಗ್ರಾಹಕರ ಹೆಸರು		ಆಸ್ತಿಮಾಲೀಕರ ಹೆಸರು	ಆಸ್ತಿಮಾಲೀಕರ ಫುಲ್ ನಾಮ	ಆಸ್ತಿಮಾಲೀಕರ ಪದ್ಧತಿ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	bearing Survey Nos. 25, 22 and 20 and road: (SOUTH) Land bearing Survey Nos. 17 and 18, (NORTH) Land bearing Survey Nos. 4 and 10; and Note : (Schedule B.) 8. Description of the New Life Property Part II Both items A and B being conjoint. All that piece and parcel of properties bearing Survey No. 12, measuring 1 acres situated at Choodasandra Village, Sarapuroo Hobli, Anekal Taluk;			PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA, LAUTH GANDADHAR CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODA, Mr. GIRISH PURAVANKARA Kartha of Girish Puravankara - HUF comprising Mrs. Rashmi Puravankara, Master Varish Puravankara & Master Ayush Puravankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puravankara Rep by their SPA Holder Mr. CHANDRASHEKHARA MOODADKA, LGCL URBAN HOMES PRIVATE LIMITED REP BY ITS Authorised Signatory Mr. GIRISH PURAVANKARA				

କ୍ରମିକ ସଂଖ୍ୟା	(1) ପ୍ରାଥମିକ ବିବରଣ	ପ୍ରାଥମିକ ବିବରଣ କ୍ରମିକ ସଂଖ୍ୟା (In Rs.)	ପ୍ରାଥମିକ ବିବରଣ		କ୍ର. ସଂଖ୍ୟା	କ୍ର. ସଂଖ୍ୟା	ପ୍ରାଥମିକ ବିବରଣ	
			କ୍ରମିକ ସଂଖ୍ୟା (In Rs.)	କ୍ରମିକ ସଂଖ୍ୟା (In Rs.)				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
3	Village Name: ଲାଉପାଟଣା Property/Schedule Description: (LAND MAP) situated at Choudamandir Village, Sarpapada Hobel, Anekal Taluk (EAST) - (WEST) - (SOUTH) - (NORTH) - (Note: (Schedule 1:) 1. Unit No.2, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 2. Unit No.3, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 3. Unit No.5, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 4. Unit No.8, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 5. Unit No.9, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 6. Unit No.10, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 7. Unit No.14, Measuring 2717 Sq. Ft. SBA	03/Feb/2017	ଶ୍ରୀ. ଲାଉପାଟଣା Market Value ———— 0.0000 Consideration ———— 750000000.0000	IGCL URBAN HOMES (P) LTD. LLP Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA : IGCL PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA - LALITH GANDADHAR CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA - Mr. GIRISH PURAVANKARA Kartha of Gish Puravankara - HUF comprising Mrs. Rashmi Puravankara, Master Vansh	IDBI TRUSTESHIP SERVICES LIMITED (as the SECURITY TRUSTED Rep by its Constituted Attorney; Mr. K. V. RAMESH	SHV/D242	73	SHV-1-05755-2016-17

ಕ್ರಮಿಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ದೇಶನ ಪಡೆದ ದಿನಾಂಕ	(ಬಿ) ಮಾರ್ಕೆಟ್ ಮೌಲ್ಯ (ರೂ. ಪ.)	ರಾಜ್ಕಾರದ ಹಕ್ಕು		ರಾಜ್ಕಾರದ ನೋಟೀಸ್	ರಾಜ್ಕಾರದ ಸಂಖ್ಯೆ
				ಆಸ್ತಿ ಮಾಲೀಕರು	ಆಸ್ತಿ ಮಾಲೀಕರ ಹಕ್ಕು	ರಾಜ್ಕಾರದ ನೋಟೀಸ್	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. & Unit No.17, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. Constructed on Sy Nos. 11, 12 & 13/1, situated at Choodasandra Village, Sarjapuram Hobli, Anekal Taluk			Puravankara & Master Ayath Puravankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puravankara Rep by their SPA Holder Mr. CHANDRASHEKHARA MOODADKA LGCL URBAN HOMES PRIVATE LIMITED REP BY ITS Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . Mr. ASHOK ABRAHAM KURAKOSE .			
4	Village Name: Sarjapuram Property Schedule Description: (LAND MARK) situated at Choodasandra Village, Sarjapuram Hobli, Anekal Taluk (EAST) (WEST) (SOUTH) (NORTH) Note : (Schedule 2) 9 Unit No.19, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. 10 Unit No.20, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. 11 Unit No.21, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in	03/Feb/2017	Market Value — 0.0000 Consideration — 750000000.0000	LGCL URBAN HOMES (INDIA) LLP Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LGCL PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LAUTH GANDADHAR	IDBI TRUSTEESHIP SERVICES LIMITED (as the SECURITY TRUSTEE) Rep by its Constituted Attorney Mr. K. V. RAMESH .	SHVD242	SHV-1-05755-2016-17

ಕ್ರಮ	(1) ವಿವರ	(2) ಉದ್ದೇಶ	ಸಾರಾಂಶ ದಿನಾಂಕ	(3) ದಾಖಲೆ ಯೋಜನೆ ಸಂಖ್ಯೆ (in Rs.)	ವಿವರಣೆ		ಸಂಖ್ಯೆ	ಪುಟ	ವಿವರಣೆ
					(4) ವಿವರಣೆ	(5) ವಿವರಣೆ			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
	Land with One Car Parking, 12 Unit No. 24, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 13 Unit No. 27, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 14 Unit No. 28, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 15 Unit No. 31, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 16 Unit No. 35, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, Constructed on Sy Nos. 11, 12 & 13/1, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk			CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorized Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASEKHARA MOODA, Mr. GIRISH PURAVANKARA Kartha of Green Puravankara - HUF comprising Mrs. Rashmi Puravankara, Master Varan Puravankara & Master Ayush Puravankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puravankara Rep by their SPA Holder Mr. CHANDRASEKHARA MOODADKA, LGCL URBAN HOMES PRIVATE LIMITED REP BY ITS Authorized Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASEKHARA MOODADKA, Mr. ASHOK APPAHAM KURAKOSE					
5	Village Name: Anekal	03/Feb/2017	ಮೊತ್ತ: 0.0000	LGCL URBAN HOMES (INDIA) LLP Rep by its Authorized Signatory Mr. GIRISH PURAVANKARA Rep by his	IDBI TRUSTEESHIP SERVICES LIMITED (as the SECURITY TRUSTEE) Rep by its Constituted Attorney	SHV/D242	73	SHV-1-05/25-2016-17	
Property Schedule Description: (LAND MARK) Constructed on Sy									

ಕ್ರಮಿಕ	(ಎ) ಊರು ಮತ್ತು ವಿವರಣೆ	ವಿವರಣೆ ದಿನಾಂಕ	(3)	(4)	ಅಧಿಕಾರಿ ಹೆಸರು		ಅಂಶಗಳು	ಅಂಶಗಳು	ಅಧಿಕಾರಿ ಹೆಸರು
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
	Village, Sarjapura Hobli, Anekal Taluk			HOMES PRIVATE LIMITED REP BY ITS Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . Mr. ASHOK ABRAHAM KURAKOSE .					
6	Village Name:ಸಾರ್ಜಪುರ Property Schedule Description: [LAND MARK] Constructed on Sy Nos. 11, 12 & 13/1, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk (EAST) (WEST) (SOUTH) (NORTH) Note : (Schedule 3:) 25 Unit No.59, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 26 Unit No.61, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 27 Unit No.62, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 28 Unit No.63, Measuring 3717 Sq. Ft. SBA along with 4742.10 Sq. Ft. UDS in Land with One Car Parking, 29 Unit No.67, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 30 Unit	03/Feb/2017	Market Value — 0.0000 Consideration — 750000000.0000	LGCL URBAN HOMES (INDIA) LLP Rep by Its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LGCL PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . JALITH GANDADHAR CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODA . Mr. GIRISH PURAVANKARA Kartha of	IDBI TRUSTEESHIP SERVICES LIMITED (as the SECURITY TRUSTEE) Rep by its Constituted Attorney Mr. K. V. RAMESH .	SHVD242	73	SHV-1-05755-2016-17	

ಕ್ರಮ	(1) ಸ್ಥಳದ ವಿವರ	(2) ಸ್ಥಳದ ವಿಸ್ತೀರ್ಣ	(3) ಸ್ಥಳದ ಮೌಲ್ಯ (ರೂ.)	(4) ಸ್ಥಳದ ಮಾಲೀಕ	(5) ಸ್ಥಳದ ಮಾಲೀಕ	(6) ಸ್ಥಳದ ಮಾಲೀಕ	(7) ಸ್ಥಳದ ಮಾಲೀಕ	(8) ಸ್ಥಳದ ಮಾಲೀಕ	(9) ಸ್ಥಳದ ಮಾಲೀಕ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Nos. 11, 12 & 13/1, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk (EAST) (WEST) (SOUTH) (NORTH) Note : (Schedule 3, J) 17 Unit No. 36, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 18 Unit No. 43, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 19 Unit No. 44, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 20 Unit No. 45, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 21 Unit No. 46, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 22 Unit No. 48, Measuring 2717 Sq. Ft. SBA along with 4742.10 Sq. Ft. UDS in land with One Car Parking; 23 Unit No. 56, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking; 24 Unit No. 57, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in land with One Car Parking			Consideration 75000000.0000	SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LGCL PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA . LAUTH GANDADHAR CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODA . Mr. GIRISH PURAVANKARA Kartha of Girish Puravankara - HUF comprising Mrs. Rohini Puravankara, Master Varsh Puravankara & Master Ayush Puravankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puravankara Rep by their SPA Holder Mr. CHANDRASHEKHARA MOODADKA.LGCL, URBAN					

ಕ್ರಮಿಕ	(ಎ) ಲಾಭದ ಮಾತಿ	ವಿವರಣಾ ಖಾತೆಯ ವಿವರ	(ಬಿ) ಬೆಂಬಲಿತ ವ್ಯಕ್ತಿ (In Rs.)	ಪಟ್ಟಣದ ಮಾತಿ		ಸಂಖ್ಯೆ	ಆದಾಯದ ವಿವರ	
				ಪರಿಶೀಲಿಸಿದ	ಪರಿಶೀಲಿಸಿದ		ವಿವರ	ಆದಾಯದ ವಿವರ
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	SBA along with 5137.98 Sq. Ft. UDS in Land with One Car Parking. 43 Unit No. 96, Measuring 3026 sq. Ft. SBA along with 3860.07 Sq. Ft. UDS in Land with One Car Parking. 44 Unit No. 97, Measuring 3026 sq. Ft. SBA along with 3860.07 Sq. Ft. UDS in Land with One Car Parking. 45 Unit No. 100, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. 46 Unit No. 101, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. 47 Unit No. 106, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. 48 Unit No. 107, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking. Constructed on Sy Nos. 11, 12 & 13/1, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk			CHANDRASHEKHARA MOODADKA, LALITH GANDADHAR CONSTRUCTIONS PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA, Mr. GIRISH PURAVANKARA Kartha of Girish Puravankara - HUF comprising Mrs. Rashmi Puravankara, Master Varish Puravankara & Master Ayush Puravankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puravankara Rep by their SPA Holder Mr. CHANDRASHEKHARA MOODADKA, LGCL URBAN HOMES PRIVATE LIMITED REP BY ITS Authorised Signatory Mr. GIRISH PURAVANKARA Rep by his SPA Holder Mr. CHANDRASHEKHARA MOODADKA, Mr. ASHOK ABRAHAM KURIKOSE.				

අංකය	(1) භූමියේ විස්තරය	භූමියේ විස්තරය	(2) භූමියේ වටපිටාව (අ. ටි.)	සහතිකයන්ගේ විස්තරය		සහතිකයන්ගේ විස්තරය	සහතිකයන්ගේ විස්තරය	සහතිකයන්ගේ විස්තරය
				සහතිකයන්ගේ විස්තරය	සහතිකයන්ගේ විස්තරය			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
No. 68, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 31 Unit No. 70, Measuring 2717 Sq. Ft. SBA along with 3465.78 Sq. Ft. UDS in Land with One Car Parking, 32 Unit No. 72, Measuring 3189 Sq. Ft. SBA along with 4028.24 Sq. Ft. UDS in Land with One Car Parking, Constructed on Sy Nos. 11, 12 & 13/1, situated at Choodaandara Village, Sojapuroa Hobli, Anekal Taluk				Girish Puraavankara - HUF comprising Mrs. Rojini Puraavankara, Master Varnish Puraavankara & Master Ayush Puraavankara (Minors) Rep by their Father & Natural Guardian Mr. Girish Puraavankara Rep by their SPA Holder Mr. CHANDRASEKHARA MOODADKA, LGCL URBAN HOMES PRIVATE LIMITED REP BY ITS Authorised Signatory Mr. GIRISH PURAIVANKARA Rep by his SPA Holder Mr. CHANDRASEKHARA MOODADKA, Mr. ASHOK ABRAHAM KURAKOSE				
7	Village Name: Sojapuroa	03/Feb/2017	භූමියේ වටපිටාව (අ. ටි.)	LGCL URBAN HOMES (INDIA) LLP Rep by its Authorised Signatory Mr. GIRISH PURAIVANKARA Rep by his SPA Holder Mr. CHANDRASEKHARA MOODADKA, LGCL PROPERTIES PRIVATE LIMITED Rep by its Authorised Signatory Mr. GIRISH PURAIVANKARA Rep by his SPA Holder Mr.	IDBI TRUSTEESHIP SERVICES LIMITED (as the SECURITY TRUSTEE) Rep by its Constituted Attorney Mr. K. V. RAMESH,	SPV/D242	73	SPV-1-05/56-2016-17
	Property Schedule Description: (LAND MARK) Constructed on Sy Nos. 11, 12 & 13/1, situated at Choodaandara Village, Sojapuroa Hobli, Anekal Taluk (EAST) (SOUTH) (NORTH) Note : (Schedule 5, 1 41, Unit No. 91, Measuring 3026 sq. Ft. SBA along with 3860.07 Sq. Ft. UDS in Land with One Car Parking, 42 Unit No. 93, Measuring 4028 sq. Ft.							

ಕ್ರಮ	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
ಕ್ರಮ	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
ಕ್ರಮ	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
8	Village Name: ಶಿವಾಡಿ Property Schedule Description: (LAND MARK) All that piece and parcel of residential property bearing Survey No. 12, measuring 1 Acre situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Converted for non-agricultural / residential use vide official Memorandum No. ALN/ASH/155/2012-13 dated 19/01/2013 issued by the Deputy Commissioner, Bangalore District Bangalore with all rights, appurtenances whatsoever (EAST) Part of Survey numbers 12 belonging to Ashok Abraham Kurakose (WEST) Survey numbers 22 and 25 (SOUTH) Survey number 22 and Part of Survey number 12 belonging of Ashok Abraham Kurakose (NORTH) Survey number 25 and part of Survey number 12 belonging to Ashok Abraham Kurakose (Schedule A:) All that piece and parcel of residential property bearing Survey No. 12, measuring 1 Acre situated at Choodasandra Village, Sarjapura Hobli, Anekal	04/Feb/2016	Market Value 0.0000 Consideration 0.0000	Dr. PRIYA VENKATESH, Shri. ATUL KISHEN and (Master ADIRANGA SETTLUR since minor represented by his natural guardian Father Shri. ATUL KISHEN) rep by their GPA Holder Smt. S.V. VIJAYA W/o of Late S. V. VENKATESH. Smt. S.V. VIJAYA W/o of Late S.V. VENKATESH.	LGCL URBAN HOMES (INDIA) LLP represented by its authorized Signatory Mr. GIRISH PURAVANKARA rep by his GPA holder Sri. CHANDRASHEKHAR MOODADKA.	A. D. ಸಿದ್ದ CMPD/153	10	CMP 1-090043-2015-16	

ಕ್ರಮ ಸಂಖ್ಯೆ	(a) ಪ್ರಸ್ತುತ ಸ್ಥಳ	ಪಡೆದ ದಿನಾಂಕ	(b) ಮಾರ್ಕೆಟ್ ಮೌಲ್ಯ (ರೂ.)	ಅಂಗೀಕರಣ ಕಾರ್ಯ			ಸಂಖ್ಯೆ	ವಿವರಣೆ
				ಅಂಗೀಕರಣ ಕಾರ್ಯ	ಅಂಗೀಕರಣ ಕಾರ್ಯ	ಅಂಗೀಕರಣ ಕಾರ್ಯ		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Taluk, Bangalore District Converted for non-agricultural / residential use vide official Memorandum No. ALN(AS)/SR/156/2012-13 dated 19/01/2013 issued by the Deputy Commissioner, Bangalore District Bangalore with all rights, appurtenances whatsoever							
9	Village Name: <u>ದಾಸಗಿರಿ</u> Property Schedule Description: <u>(LAND MARK) Residential Converted Sy No 12, Choodasandra Village, Saripura Hobli, Anekal Taluk, Bangalore District (EAST) Part of Sy No 12 belonging to Ashok Abraham Kurukose (WEST) Sy No 22 and 25 (SOUTH) Sy No 22 and Part of Sy No 12 belonging to Ashok Abraham Kurukose (NORTH) Sy No 25 and Part of Sy No 12 belonging to Ashok Abraham Kurukose</u>	11/Jul/2013	Market Value 11200000.0000 Consideration 0.0000	Dr. Phyco Venkatesh, Atul Kithan, (Adiranga Sathur being minor Rep by his Natural Guardian Father Atul Kithan) both are Rep by their GPA Holder S.V. S.V. Venkatesh, Dr. Phyco Venkatesh, Atul Kithan, (Adiranga Sathur being minor Rep by his Natural Guardian Father Atul Kithan) all are Rep by their GPA Holder S.V. Vijaya	IGCL Urban Homes (India) LLP Rep by its Authorized Signatory, Gilish Puvankara Rep by his PA Holder Chandrasekhara Moosadka.	CMPO93	54	CMR-1-00254-2013-14
10	Village Name: <u>ದಾಸಗಿರಿ</u> Property Schedule Description: <u>(LAND MARK) Sy No 11 Measuring 1</u>	24/May/2013	Market Value 8750000.0000	Ashok Abraham Kurukose	IGCL Urban Homes (India) LLP Rep by its Authorized Signatory, Gilish Puvankara Rep	CMPO86	41	CMR-1-01565-2013-14

- (ಎ) ಾರಣಿ ಈ ಪ್ರಸ್ತುತ ಅಲಯ ಪ್ರಸಾರ ಅಭಿವಾಹವು ಸ್ವತಃ ಪರಿಣಿತರು ಇಲ್ಲವೆಂದಿದ್ದ ಉರಣ ಅಭಿವಾಹನ ಸ್ವಾಧೀನ ಕೀರ್ತನೆಯನ್ನು ಉದ್ಘಾಟಿಸುವುದರೊಂದಿಗೆ ಉದ್ಘಾಟನೆ ಈ ಕೆಳಕಂಡಂತಿರುವ ಯೋಜನೆಗೆ ಕೆಳಕಂಡಂತಿರುವ ಕೀರ್ತನೆಯಲ್ಲಿ ಕೆಳಕಂಡಂತಿರುವ ಯೋಜನೆಗೆ ಒಳಿತಿ ಕಲ್ಪಿಸುವುದರೊಂದಿಗೆ
- (ಬಿ) ಾರಣಿ ಈ ಪ್ರಸ್ತುತ ಅಲಯ ಪ್ರಸಾರ ಅಭಿವಾಹವು ಸ್ವತಃ ಪರಿಣಿತರು ಇಲ್ಲವೆಂದಿದ್ದ ಉರಣ ಅಭಿವಾಹನ ಸ್ವಾಧೀನ ಕೀರ್ತನೆಯನ್ನು ಉದ್ಘಾಟಿಸುವುದರೊಂದಿಗೆ ಉದ್ಘಾಟನೆ ಈ ಕೆಳಕಂಡಂತಿರುವ ಯೋಜನೆಗೆ ಕೆಳಕಂಡಂತಿರುವ ಕೀರ್ತನೆಯಲ್ಲಿ ಕೆಳಕಂಡಂತಿರುವ ಯೋಜನೆಗೆ ಒಳಿತಿ ಕಲ್ಪಿಸುವುದರೊಂದಿಗೆ

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Jayanth M. Pattanshetti

ADVOCATE

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Date: 15/10/2013

M/s. LGCL Properties Private Limited,
No. 12/1, Rest House Road,
Near BBMP Park,
Bangalore - 560 001.

Sirs,

Sub: Scrutiny and title report with respect to properties bearing Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 6 acres 16 guntas and Survey No. 13/1, measuring 38 guntas, measuring in total 8 acres 35 guntas, all situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk.

DESCRIPTION OF PROPERTY

All that piece and parcel of properties bearing Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 6 acres 16 guntas and Survey No. 13/1, measuring 38 guntas, measuring in total 8 acres 35 guntas, all situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk:

East by : Land bearing Survey Nos. 9, 10 and 13/2;
West by : Land bearing Survey Nos. 25, 22 and 20 and road;
North by : Land bearing Survey Nos. 4 and 10; and
South by : Land bearing Survey Nos. 17 and 18.

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title and interest of the owner to the Subject Properties.

Doc. No.	Date of execution/issue	Description of Documents
1.	05/03/1961	Order passed in Case No. 3/59-60, by the Special Deputy Commissioner for Inams, Bangalore.
2.	21/04/1961	Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore.

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Doc. No.	Date of execution/ issue	Description of Documents
3.	-	Register VIII.
4.	03/07/1986	Deed of Partition executed by Sri. S. K. Venkataranga Iyengar and in favour of Smt. Radhamurthy, Sri. S. V. Venkatesh and Sri. S. V. Ranga Swamy, registered vide Document No. 777/1986-87 of Book I, Volume 1428, at Pages 112 to 116, in the office of the Sub-Registrar, Anekal.
5.	05/03/1991	Panchayath Partition entered between Smt. Radha Murthy, Sri. N. Krishnamurthy, Sri. N. Sudharshan, Sri. N. Harish, Smt. Sridevi, Smt. Kalpana Meghanath, Sri. N. Giridhar Srinivas and Sri. S. V. Venkatesh.
6.	10/10/1998	Mutation Register extract in serial No. 10/97-98 issued by the Office of the Thasildar, Anekal Taluk.
7.	27/09/2001	Order passed in Revision Petition No. 149/99-2000 by the Special Deputy Commissioner, Bangalore District, Bangalore.
8.	11/10/2005	Deed of Absolute Sale executed by Smt. Radha Murthy and her children in favour of Mr. Ashok Abraham Kuriakose, son of Late C. T. Kuriakosse, registered vide Document No. 9432/2005-06 of Book I, stored in C. D. No. 81, in the office of the Sub-Registrar, Anekal.
9.	09/10/2012	Mutation Register extract in serial No. 12/2005-06 issued by the Village Accountant, Computer Centre, Taluk Office, Anekal.
10.	-	RTCs for the period 1969-70 to 1988-89 and 1994-95 to 2011-12 with respect to Survey No. 11.
11.	-	RTCs for the period 1969-70 to 1988-89 and 1994-95 to 2011-12 with respect to Survey No. 12.
12.	-	RTCs for the period 1969-70 to 1988-89 and 1994-95 to 2011-12 with respect to Survey No. 13/1.
13.	22/02/2013	Endorsement in No R. K. C. R./4578/2012-13 issued by the Thasildar, Anekal Taluk.
14.	11/10/2012	Akarband with respect to the Subject Properties, issued by the Thasildar, Anekal Taluk.
15.	18/10/2012	Endorsement in No. R.K/C.R./ /2012-13, issued by the Thasildar, Anekal Taluk, Anekal.



Doc. No.	Date of execution/issue	Description of Documents
16.	19/10/2012	Endorsement in No. R. R. T. /Copy/C. R/06/2012-13, issued by the Special Thasildar, Anekal Taluk, Anekal.
17.	24/09/2012	Endorsement in No. LRF 79 (A) (B)/CR/(Sarjapura) 109/2012-13 issued by the Deputy Commissioner, Bangalore South Sub-Division, Bangalore.
18.	07/12/2012	Endorsement in No. BDA/LAQ/GL/305/2012-13, issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore.
19.	26/02/2013	Endorsement in No. KHB/SPLAO/496/2012-13, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
20.	27/03/2013	Endorsement in No. Bangalore/SLAO-2/7996/2012-13, issued by the Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board, Bangalore.
21.	11/10/2012	R. R. Pakka Balabhadra Nakalu issued by the Thasildar, Anekal Taluk, Anekal.
22.	19/09/2005	Tippary with respect to Survey Nos. 11, 12 and 13/1 issued by the Thasildar, Anekal Taluk, Anekal.
23.	25/10/2012	Survey Sketch of Survey Nos. 11, 12 and 13/1 issued by the Thasildar, Anekal Taluk, Anekal.
24.	19/09/2005	Atlas with respect to Survey No. 13/1 issued by the Thasildar, Anekal Taluk, Anekal.
25.	-	Village Map of Choodasandra.
26.	28/12/2012	Commencement Certificate in No. BDA/TP/CLU-185/5497/2012-13 issued by the Commissioner, Bangalore Development Authority, Bangalore.
27.	19/01/2013	Official Memorandum in No. ALN [ASH] SR/156/2012-13, issued by the Deputy Commissioner, Bangalore District, Bangalore.
28.	24/05/2013	Joint Development Agreement executed between Sri. Ashok Abraham Kuriakose with LGCL Urban Homes (India) LLP, registered vide Document No. 1565/2013-14 of Book I, stored in C. D. No. 86, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.



Doc. No.	Date of execution/issue	Description of Documents
29.	24/05/2013	General Power of Attorney executed by Sri. Ashok Abraham Kuriakose in favour of LGCL Urban Homes (India) LLP, registered vide Document No. 69/2013-14 of Book IV, stored in C. D. No. 86, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
30.	12/06/2013	General Power of Attorney executed by Dr. Priya Venkatesh, daughter of Sri. S. V. Venkatesh in favour of her mother Smt. S. V. Vijaya.
31.	11/06/2013	General Power of Attorney executed by Sri. Atul Kishen Venkatesh Setlur, son of Sri. S. V. Venkatesh in favour of his mother Smt. S. V. Vijaya.
32.	11/07/2013	Joint Development Agreement executed between Sri. S. V. Venkatesh, Smt. Priya Venkatesh, Sri. Atul Kishen with LGCL Urban Homes (India) LLP, registered vide Document No. 3254/2013-14 of Book I, stored in C. D. No. 93, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
33.	11/07/2013	General Power of Attorney executed by Sri. S. V. Venkatesh, Smt. Priya Venkatesh, Sri. Atul Kishen in favour of LGCL Urban Homes (India) LLP, registered vide Document No. 163/2013-14 of Book IV, stored in C. D. No. 93, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore.
34.	08/10/2012	Encumbrance Certificate in S. A. No. 12526/12-13 for the period 01/04/1970 to 31/03/2004, issued by the Sub-Registrar, Anekal with respect to Survey No. 11.
	08/10/2012	Encumbrance Certificate in S. A. No. 13543/12-13 for the period 01/04/2004 to 08/10/2012, issued by the Sub-Registrar, Anekal with respect to Survey No. 11.
	08/10/2012	Encumbrance Certificate in S. A. No. 12525/12-13 for the period 01/04/1970 to 31/03/2004, issued by the Sub-Registrar, Anekal with respect to Survey No. 12.
	08/10/2012	Encumbrance Certificate in S. A. No. 13544/12-13 for the period 01/04/2004 to 08/10/2012, issued by the Sub-Registrar, Anekal with respect to Survey No. 12.
	08/10/2012	Encumbrance Certificate in S. A. No. 12527/12-13 for the period 01/04/1970 to 31/03/2004, issued by the Sub-Registrar, Anekal with respect to Survey No. 13/1.



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Doc. No.	Date of execution/ issue	Description of Documents
08/10/2012		Encumbrance Certificate in S. A. No. 13545/12-13 for the period 01/04/2004 to 08/10/2012, issued by the Sub-Registrar, Anekal with respect to Survey No. 13/1.
10/09/2013		Encumbrance Certificate in S. A. No. 3704/2013-14 for the period 01/10/2012 to 07/09/2013, issued by the Sub-Registrar Basavanagudi, (Sarjapura) with respect to Survey No. 11, 12 and 13/1.

Title of Mr. Ashok Abraham Kuriakose, son of Late C. T. Kuriakosse and Sri. S. V. Venkatesh, son of Sri. S. K. Venkataranga Iyengar.

On perusal of the above documents, it is observed that the properties bearing Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 6 acres 16 guntas and Survey No. 13/1, measuring 38 guntas, measuring in total 8 acres 35 guntas, all situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk ("Subject Properties"), was earlier owned and possessed by Sri. S. K. Venkataranga Iyengar. Subsequent to the abolition of Inams and enactment of The Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954, Sri. S. K. Venkataranga Iyengar applied to the Special Deputy Commissioner for Inams Abolition for grant of occupancy rights. An enquiry was conducted in Case No. 3/59-60 and it was found that the Subject Properties were not coming under any of the disqualifications mentioned under Section of the Act and hence Sri. S. K. Venkataranga Iyengar was registered as an occupant of the Subject Properties. The copy of the Order dated 05/03/1961 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore could be evidenced from Document No. 1.

Pursuant to the aforesaid order the Endorsement dated 21/04/1961 was issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore, registering Sri. S. K. Venkataranga Iyengar as an occupant of the Subject Properties. The copy of the said Endorsement dated 21/04/1961 could be evidenced from Document No. 2.

The name of Sri. S. K. Venkataranga Iyengar was entered in Register VIII as the owner of the Subject Properties and the assessment payable by him to the Government was also fixed. The copy of the Register VIII could be evidenced from Document No. 3.



Sri. S. K. Venkataranga Iyengar, by the Deed of Partition dated 03/07/1986 registered vide Document No. 777/1986-87 of Book I, Volume 1428, at Pages 112 to 116, in the office of the Sub-Registrar, Anekal, settled the joint family properties amongst his children, namely: Smt. Radhamurthy, Sri. S. V. Venkatesh and Sri. S. V. Ranga Swamy. It is recited in the Deed that Sri. S. V. Srinath, the other son of Sri. S. K. Venkataranga Iyengar, got separated from the joint family by taking his share and has executed the Release Deed dated 01/07/1978 and the properties were settled only among his other children, Smt. Radhamurthy, Sri. S. V. Venkatesh and Sri. S. V. Ranga Swamy. The properties listed under the Schedule 'A' valued at Rs. 70,000/- was settled upon Sri. S. K. Venkataranga Iyengar; the properties listed under the Schedule 'B' valued at Rs. 60,000/- was settled upon Smt. Radhamurthy and the properties listed under the Schedule 'C' valued at Rs. 40,000/- was settled upon Sri. S. V. Venkatesh. The properties bearing Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 6 acres 16 guntas, Survey No. 13/1, measuring 38 guntas, Survey No. 17 measuring 5 acres 13 guntas and Survey No. 15 measuring 3 acres 18 guntas, were settled upon Smt. Radhamurthy. The copy of the Deed of Partition dated 03/07/1986 could be evidenced from Document No. 4.

That on 05/03/1991, Smt. Radha Murthy, her husband, children and brother, namely; Sri. N. Krishnamurthy, Sri. N. Sudharshan, Sri. N. Harish, Smt. Sridevi, Smt. Kalpana Meghanath, Sri. N. Giridhar Srinivas and Sri. S. V. Venkatesh, respectively, partitioned few properties owned and possessed by Smt. Radha Murthy, before the Panchayathdars and the properties bearing Survey Nos. 11, 12, 13/1, 81/8, 81/47 and 81/49, were divided among the parties. An extent of 1 acre in Survey No. 12 was allotted to the share of Sri. S. V. Venkatesh (the brother of Smt. Radha Murthy) and the balance 5 acres 16 guntas was divided between the children of Smt. Radhamurthy, whereunder an extent of 2 acres 16 guntas was allotted to share of Sri. N. Sudharshan and 1 acre each was allotted to the shares of Sri. N. Harish, Smt. Sridevi and Smt. Kalpana Meghanath. The Survey No. 13/1 measuring 38 guntas, was allotted to the share of Sri. N. Sudharshan and Survey No. 11, measuring 1 acre 21 guntas was allotted to the exclusive share of Sri. N. Giridhar Srinivas. Further, provision for road access for Survey No. 11 was made through the property bearing Survey No. 12 allotted to the share of Sri. N. Sudharshan from the available road access in Survey No. 13/1. The copy of the Panchayath partition could be evidenced from



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Document No. 5. It is further observed that Smt. Radha Murthy and her husband Sri. N. Krishna Murthy were not allotted any share in the properties.

Pursuant to the settlement the Katha/ Mutation were transferred and registered in the names of the respective owners in the revenue records vide serial No. 10/97-98 of the Mutation Register. The copy of the Mutation Register extract could be evidenced from Document No. 6.

It may be noted that the properties were allotted to Smt. Radhamurthy under the Deed of Partition dated 03/07/1986, executed by her father Sri. S. K. Venkataranga Iyengar and the said properties were owned and possessed by her absolutely. The said Panchayath Partition was disputed by Sri. N. Sudharshan, one of the sons of Smt. Radhamurthy, as could be evidenced from the copy of the order dated 27/09/2001, passed by the Special Deputy Commissioner, Bangalore District, Bangalore in Revision Petition No. 149/99-2000 by upholding the order dated 17/01/2000 of the Assistant Commissioner passed in RA(A) 66/99-2000, mutating the name of Sri. S. V. Venkatesh with respect to 1 acre of land in Survey No. 12. The Deputy Commissioner granted liberty to seek appropriate relief to the right and title of Sri. N. Sudharshan with respect to the properties before the jurisdictional Civil Court. It seems that no action has been taken by Sri. N. Sudharshan thereafter, and has accepted the title of Sri. S. V. Venkatesh to the 1 acre of land in Survey No. 12, which was allotted to him under the Panchayath Partition dated 03/07/1986. Sri. S. V. Venkatesh from the date of Panchayath Partition has been in uninterrupted possession and enjoyment of the said land as the owner thereof and has perfected his title to the same. The copy of the Order dated 27/09/2001 of the Special Deputy Commissioner, Bangalore District, Bangalore could be evidenced from Document No. 7.

By the Deed of Absolute Sale dated 11/10/2005, Smt. Radha Murthy and her children, namely; Sri. N. Sudarshan, Sri. N. Harish, Smt. N. Sridevi, Smt. N. Kalpana Meghanath and Sri. N. Giridhar Srinivas conveyed the Subject Property bearing Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 5 acres 16 guntas and Survey No. 13/1, measuring 38 guntas, measuring in total 7 acres 35 guntas in favour of Mr. Ashok Abraham Kuriakose, son of Late C. T. Kuriakosse. It is observed that N. Krishna Murthy, husband of Smt. Radha Murthy was dead at the time of execution of the Sale Deed. The



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said Sale Deed is registered vide Document No. 9432/2005-06 of Book L stored in C. D. No. 81, in the office of the Sub-Registrar, Anekal and the copy of the same could be evidenced from Document No. 8.

It is observed in the aforementioned Deed of Sale that a right of way measuring 15 meters in width was created on the extreme edge of Survey No. 13 and 12, in favour of Major Mahesh the purchaser of the property bearing Survey No. 9 of Choodasandra Village and who in turn has conveyed the property to Sri. Venkataswamy and others. Further, Sri. S. V. Srinath, the brother of Smt. Radhamurthy who had earlier separated from the family of Sri. S. K. Venkataranga Iyengar has attested his signature as consenting witness to affirm and confirm that the vendors are the absolute owners of the Subject Properties and he do not have any sort of right, title or interest therein.

Pursuant to the aforementioned Sale Deed the Katha/Mutation with respect to the said portion of the Subject Property has been transferred in the name of Mr. Ashok Abraham Kuriakose, vide serial No. 12/2005-06 of the Mutation Register. The copy of the Mutation Register extract could be evidenced from Document No. 9.

On perusal of the RTCs with respect to Survey No. 11, for the period 1969-70 to 1988-89 and 1994-95 to 2011-12 the total extent of land is 1 acre 22 guntas, including 1 gunta of 'B' Karab land. For the period 1969-70 to 1983-84 the name of Sri. S. K. Venkataranga Iyengar is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 1984-85 to 1989-90 the name of Sri. S. K. Venkataranga Iyengar is rounded off and the name of Smt. Radhamurthy is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 1994-95 to 1996-97 the name of Sri. N. Giridhar Srinivas is entered as the owner in column No. 9 and the name of Smt. Radhamurthy is entered as the cultivator in column No. 12; for the period 1997-98 to 2004-05 the name of Sri. N. Giridhar Srinivas is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 2005-06 to 2011-12 the name of Ashok Abraham Kuriakose is entered as owner and cultivator in Column Nos. 9 and 12. The copies of the RTCs could be evidenced from Document No. 10.

On perusal of the RTCs with respect to Survey No. 12, for the period 1969-70 to 1988-89 and 1994-95 to 2011-12 the total extent of land is 6 acre 24 guntas, including 8 gunta of 'B' Karab land. For the period 1969-70 to 1983-84 the name of Sri. S. K. Venkataranga Iyengar

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is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 1984-85 to 1989-90 the name of Sri. S. K. Venkataranga Iyengar is rounded off and the name of Smt. Radhamurthy is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 1994-95 to 1996-97 the name of Sri. N. Sudharshan, Sri. N. Harish, Smt. Sridevi, Smt. Kalpana Meghanath, Sri. N. Girdhar Srinivas and Sri. S. V. Venkatesh are entered as the owners in column No. 9 and the name of Smt. Radhamurthy is entered as the cultivator in column No. 12; for the period 1997-98 to 2004-05 the names of Sri. N. Sudharshan, Sri. N. Harish, Smt. Sridevi, Smt. Kalpana Meghanath, Sri. N. Girdhar Srinivas and Sri. S. V. Venkatesh are entered as the owners and cultivators in Column Nos. 9 and 12; for the period 2005-06 to 2011-12 the names of Sri. S. V. Venkatesh and Sri. Ashok Abraham Kuriakose are entered as owners and cultivators in Column Nos. 9 and 12. The copies of the RTCs could be evidenced from Document No. 11.

On perusal of the RTCs with respect to Survey No. 13/1, for the period 1969-70 to 1988-89 and 1994-95 to 2011-12 the total extent of land is 38 guntas, without any Karab land. For the period 1969-70 to 1983-84 the name of Sri. S. K. Venkataranga Iyengar is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 1984-85 to 1989-90 the name of Sri. S. K. Venkataranga Iyengar is rounded off and the name of Smt. Radhamurthy is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 1994-95 to 1996-97 the name of Sri. N. Sudharshan is entered as the owner in column No. 9 and the name of Smt. Radhamurthy is entered as the cultivator in column No. 12; for the period 1997-98 to 2004-05 the name of Sri. N. Sudarshan is entered as the owner and cultivator in Column Nos. 9 and 12; for the period 2005-06 to 2011-12 the name of Ashok Abraham Kuriakose is entered as owner and cultivator in Column Nos. 9 and 12. The copies of the RTCs could be evidenced from Document No. 12.

The Thasildar, Anekal Taluk, Anekal, vide Endorsement No R. K. C. R./4578/2012-13 dated 22/02/2013 has certified that the RTCs for the period 1989-90 to 1993-94 with respect to the Subject Properties are not available and hence the same cannot be issued. The copy of the said Endorsement could be evidenced from Document No. 13.

The total extent of land in Survey No. 11 as per the Akarband is 01 acre 22 guntas, out of which cultivable land is 01 acre 21 guntas and a portion measuring 01 gunta falls under 'B'

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Karab. The total extent of land in Survey No. 12 as per the Akarband is 06 acre 24 guntas, out of which cultivable land is 06 acres 16 guntas and a portion measuring 08 guntas falls under 'B' Karab. The total extent of land in Survey No. 13/1 as per the Akarband is 38 guntas and there is no Karab land in the said Survey number. The copy of the Akarband produced could be evidenced from Document No. 14.

The Thasildar, Anekal Taluk, Anekal, vide Endorsement No. R. K/ C.R./ /2012-13 dated 18/10/2012 has certified that the Index of Lands and Record of Rights, with respect to the Subject Properties are destroyed and the same could not be issued. The copy of the Endorsement dated 18/10/2012 could be evidenced from Document No. 15.

The Special Thasildar, Anekal Taluk, Anekal, vide Endorsement No. R. R. T./Copy/C. R/06/2012-13 dated 19/10/2012, has certified that the M. R. No. 3/86-87 with respect to the Subject Properties is not available in the office records and hence the certified copy of the same could not be issued. The copy of the Endorsement dated 19/10/2012 could be evidenced from Document No. 16.

The Deputy Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement No. LRF 79 (A) (B)/CR/(Sarjapura)109/2012-13 dated 24/09/2012, has certified that that there are no violation of Sections 79A and 79B of the Karnataka Land Reforms Act and that there are no proceeding initiated or pending under the Sections 79A and 79B of the Karnataka Land Reforms Act. The copy of the Endorsement dated 24/09/2012 could be evidenced from Document No. 17.

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, vide Endorsement No. BDA/LAQ/GL/305/2012-13 dated 07/12/2012 has certified that the Subject Properties have not been notified or acquired for any its developmental activities. The copy of the Endorsement dated 07/12/2012 could be evidenced from Document No. 18.

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, vide Endorsement No. KHB/SPLAO/496/2012-13 dated 26/02/2013 has certified that the Subject Property have not been notified or acquired for any its developmental activities. The copy of the Endorsement dated 26/02/2013 could be evidenced from Document No. 19.

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The Special Land Acquisition Officer - 2, Karnataka Industrial Area Development Board, Bangalore, vide Endorsement No. Bangalore/SLAO-2/7996/2012-13 dated 27/03/2013, has certified that the Subject Property have not been notified or acquired for any its developmental activities. The copy of the Endorsement dated 27/03/2013 could be evidenced from Document No. 20.

On perusal of the R. R. Pakka Balabhadaga Nakalu with respect to Survey No. 13, it is observed that the name of Sri. S. K. Venkataranga Iyengar is entered as the Hissedar with respect to the said land. The copy of the R. R. Pakka Balabhadaga Nakalu could be evidenced from Document No. 21.

On perusal of the Tippy and Survey Sketch with respect to Survey Nos. 11, 12 and 13/1, it is observed that, the said portions owned by Sri. S. K. Venkataranga Iyengar. The Survey sketch provided confirms the shapes and location of the properties in the Village Map. The copies of the Hissa Tippy and Survey Sketch could be evidenced from Document Nos. 22 and 23.

The Atlas with respect to Survey No. 13/1, produced confirms its shape and location in the Village Map and the copies of the Atlas and the Village map could be evidenced from Document Nos. 24 & 25.

The Commissioner, Bangalore Development Authority, Bangalore vide Commencement Certificate in No. BDA/IP/CLU-185/5497/2012-13 dated 28/12/2012 had accorded permission for change of land use with respect to Survey No. 12 and 13/1 measuring 6 acres 16 guntas and 38 guntas respectively from Industrial (Hi-tech) use to Residential use. Survey No 11 measuring 1 acre 21 guntas, remains to be in Hi-tech Zone. The copy of the Commencement Certificate dated 28/12/2012, could be evidenced from Document No. 26

The Survey Nos. 12 and 13/1 have been converted from industrial (high-tech) use to residential use and the Survey No. 11 has been converted agricultural use to non-agricultural/industrial (high-tech) use by the Deputy Commissioner, Bangalore District, Bangalore vide Official Memorandum No. ALN[ASH]SR/156/2012-13 dated 19/01/2013 and the copy of the said Official Memorandum could be evidenced from Document No. 27.

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The Owner, Sri. Ashok Abraham Kuriakose has entered into the Joint Development Agreement dated 24/05/2013 with LGCL Urban Homes (India) LLP, ("Developer") for development of the properties Survey No. 11, measuring 1 acre 21 guntas, Survey No. 12, measuring 5 acres 16 guntas, and Survey No. 13/1, measuring 38 guntas, measuring in total 7 acres 35 guntas. Under the said Development Agreement, the Developer has agreed to develop the said properties by constructing residential luxurious residential row houses/villas and it is further agreed between the parties that Sri. Ashok Abraham Kuriakose is entitled to 33% share in the total super built-up area in the residential complex, along with proportionate car parking spaces, terrace area, garden area and proportionate undivided share in the said properties and the Developer having agreed to develop the said properties at its cost and expense is entitled to the balance 67% of the total super built area in the residential complex, along with proportionate car parking spaces, terrace area, garden area and proportionate undivided share in the said properties. The said Joint Development Agreement dated 24/05/2013 is registered vide Document No. 1565/2013-14 of Book I, stored in C. D. No. 86, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore and a copy of the same could be evidenced from Document No. 28.

Sri. Ashok Abraham Kuriakose by virtue of the General Power of Attorney dated 24/05/2013 have empowered the Developer to develop the said properties by obtaining necessary sanctions and permissions and also to sell and deal with the Developer's share of 67% undivided share in the said properties. The said General Power of Attorney is registered vide Document No. 69/2013-14 of Book IV, stored in C. D. No. 86, in the office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore and a copy of the same could be evidenced from Document No. 29.

Dr. Priya Venkatesh, daughter of Sri. S. V. Venkatesh has executed the General Power of Attorney dated 12/06/2013 in favour of her mother Smt. S. V. Vijaya, whereunder she has authorised and empowered her to sell, enter into Joint Development of the properties owned by her, including the power of sub-delegation. The said General Power of Attorney is attested by, Hae R. Choi, Notary Public, California and is certified by the Deputy Commissioner (Stamps) and District Registrar, Gandhinagar, Bangalore. The copy of the General Power of Attorney dated 12/06/2013 could be evidenced from Document No. 30.

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Sri. Atul Kishen Venkatesh Setlur, son of Sri. S. V. Venkatesh, has executed the General Power of Attorney dated 11/06/2013, in favour of his mother Smt. S. V. Vijaya, whereunder he has authorised and empowered her to sell, enter into Joint Development of the properties owned by him, including the power of sub-delegation. The said General Power of Attorney is attested by, Barbara M Merrill, Notary Public, State of Illinois and is certified by the Deputy Commissioner (Stamps) and District Registrar, Gandhinagar, Bangalore. The copy of the General Power of Attorney dated 11/06/2013 could be evidenced from Document No. 31.

The Owners, namely: S. V. Venkatesh - HUF, by its Kartha (1) Shri. S. V. Venkatesh, son of late Shri. S. K. Venkataranga Iyengar, and members (2) Dr. Priya Venkatesh, daughter of Shri. S. V. Venkatesh, wife of Shri. Ram Melkote, (3) Shri. Atul Kishen, son of Shri. S. V. Venkatesh, and (4) Master Adiranga Setlur, son of Shri. Atul Kishen, represented by his natural guardian, father, Shri. Atul Kishen have entered into the Joint Development Agreement dated 11/07/2013 with LGCL Urban Homes (India) LLP, (Developer) for development of the property bearing Survey No. 12, measuring 1 acre. Under the said Development Agreement, the Developer has agreed to develop the property bearing Survey No. 12, measuring 1 acre by constructing residential luxurious residential row houses/villas and it is further agreed between the parties that the Owner is entitled to 35% share in the total super built-up area in the residential complex, along with proportionate car parking spaces, terrace area, garden area and proportionate undivided share in the property bearing Survey No. 12, measuring 1 acre and the Developer having agreed to develop the property bearing Survey No. 12, measuring 1 acre at its cost and expense is entitled to the balance 65% of the total super built area in the residential complex, along with proportionate car parking spaces, terrace area, garden area and proportionate undivided share in the property bearing Survey No. 12, measuring 1 acre. The said Joint Development Agreement dated 11/07/2013 is registered vide Document No. 3254/2013-14 of Book I, stored in C. D. No. 93, in the Office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore and a copy of the same could be evidenced from Document No. 32.

S. V. Venkatesh - HUF, by its Kartha and members by virtue of the General Power of Attorney dated 11/07/2013 have empowered the Developer to develop the property



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bearing Survey No. 12, measuring 1 acre by obtaining necessary sanctions and permissions and also to sell and deal with the Developer's share of 65% undivided share in the property bearing Survey No. 12, measuring 1 acre. The said General Power of Attorney is registered vide Document No. 163/2013-14 of Book IV, in the office of the Sub-Registrar, Basavanagudi (Chamarajapete), Bangalore and a copy of the same could be evidenced from Document No. 33.

We have perused the Encumbrance Certificates for the period 01/04/1970 to 07/09/2013 with respect to Subject Properties, and could observe that there are five entries appearing in the Encumbrance Certificate/s for the period with respect to the Subject Property, the first entry being the execution and registration of the discharge receipt dated 03/11/1976, by the Thasildar in favour of Sri. S. K. Venkataranga Iyengar; the second entry being the execution and registration of the Partition Deed dated 03/07/1986 by Sri. S. K. Venkataranga Iyengar and his children; the third entry being the execution and registration of the Sale Deed dated 11/10/1995, by Smt. Radha Murthy and her children in favour of Mr. Ashok Abraham Kuriakose; the fourth entry being the execution and registration of the Joint Development Agreement dated 24/05/2013 by Sri. Ashok Abraham Kuriakose in favour of LGCL Urban Homes (India) LLP, the fifth entry being the execution and registration of the Joint Development Agreement 11/07/2013, by S. V. Venkatesh - HUF, by its Kartha and members with LGCL Urban Homes (India) LLP. Except the above said entries, there no other entries for having encumbered the Schedule Properties hence we could construe that there are no other registered encumbrances on the Subject Properties during the said period. The copies Encumbrance Certificates could be evidenced from Document No. 34.

OPINION

On perusal of the above documents, I am of the opinion that:

- a) Sri. Ashok Abraham Kuriakose, son of Late C. T. Kuriakosse is the absolute owner having clear marketable, right, title and interest with respect to the properties bearing Survey No. 11, measuring 1 acre 21 guntas, converted for industrial (high-tech) use, Survey No. 12, measuring 5 acres 16 guntas and Survey No. 13/1, measuring 38 guntas, converted for residential purposes, measuring in total 7 acres



35 guntas, all situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, subject to the easementary rights granted to the owner of Survey No. 9, through Survey No. 12 and 13 of Choodasandra Village. In terms of the Joint Development Agreement dated 24/05/2013 LGCL Urban Homes (India) LLP, is entitled to 67% of the total saleable super built area in the residential complex to be constructed on the said properties and 67% of the proportionate undivided right, title and interest in the said properties and the Owner is entitled to 33% of the saleable super built area in the residential complex to be constructed and retain 33% of the proportionate undivided right, title and interest in said properties.

- b) S. V. Venkatesh - HUF, by its Kartha Sri. S. V. Venkatesh, son of Sri. S. K. Venkataranga Iyengar and members, Dr. Priya Venkatesh, Shri. Atul Kishen, and Master Adiranga Setlur, are the absolute owner having clear marketable, right, title and interest with respect to the residentially converted property bearing Survey No. 12, measuring 1 acre, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk. Further, in terms of the Joint Development Agreement dated 11/07/2013 LGCL Urban Homes (India) LLP, is entitled to 65% of the total saleable super built area in the residential complex to be constructed on the residentially converted property bearing Survey No. 12, measuring 1 acre and 65% of the proportionate undivided right, title and interest in the residentially converted property bearing Survey No. 12, measuring 1 acre and the Owners are collectively entitled to 35% of the saleable super built area in the residential complex to be constructed and retain 35% of the proportionate undivided right, title and interest in residentially converted property bearing Survey No. 12, measuring 1 acre.



Jayanth M. Pattanshetti
Advocate