



FORM 4 CC
ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT
(Holding Certificate of Practice)
Report and Certification of Completion under RERA

RERA Registration Number-	PRM/KA/RERA/1251/309/PR/170916/000151
Project Name-	Co-Operative Northern Star
Project Address-	Sy 86, Sampige Hall Road, Chokkanahalli village Jakkur, Post, Chokkanahalli, Bengaluru, Karnataka 560064
Promoter Name and Address-	A76 2nd Floor, 80 Feet Rd, 6th Block Koramangala, Bengaluru, Karnataka 560095

SUBJECT: Report and certification of completion with respect to K RERA registered project (project name) developed by (promoter name) having RERA Registration Number-PRM/KA/RERA/1251/309/PR/170916/000151

- This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017
- I/We have obtained all necessary information and explanation from the promoter, during the course of our review, which in my/our opinion are necessary for the purpose of this review and certificate.
- I/We hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and relevant records of [Promoter] for the project for the period from 29-07-2017 to 31-12-2019
- I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers' etc to form the opinion and issue of this report and certificate.
- Details of the project and observations / qualifications-

Sl No	Details	Details/Observation / Qualification		
1	Type and Nature of the project -	Residential apartment		
2	Number of units/inventory as per sanctioned plan	130		
3	Date of RERA Registration as per registration certificate	29.07.2017		
4	End Date as per RERA registration certificate	31.03.2021		
4(a)	Extension End date			
4(b)	Covid Extension End date	31.12.2021		
5	Project Start date as per Registration application	19.12.2016		
6	Nature of Ownership of Land	Own / Joint Development / Others (mention the details)		
7	Total Estimate Cost of Construction as per registration	490000000		
8	Total Estimated Land Cost as per registration	220000000		
9	Total Cost of the Project as per registration	710000000		
10	Project Designated Bank Account as per RERA registration	Prior to RERA :-015106200000073 Post RERA:- 54017 652899 Post Construction Finance :- 918020050868467		
11	Has the promoter deposited (minimum 70 % of the money realized from the allottees into the project designated bank account from time to time in accordance with Sec 4(2)(I)(D) of the Act	Yes		
12	Details of Applicable Quarterly Updates as per the Sec 11 E of the Act and Rule 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date
		Q1-2018	Jul-18	Jul-18
		Q2-2018	Oct-18	Oct-18
		Q3-2018	Jan-19	Jan-19
		Q4-2018	Apr-19	Apr-19
		Q1-2019	Jul-19	Jul-19
		Q2-2019	Oct-19	Oct-19
13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the proviso 3 to Sec 4(2)(I)(D) of the Act	Year ended	Due Date	Actual Filing Date
		31.3.2019	30.9.2019	20.06.2019 (As per CA Certificate)
		31.3.2020	30.9.2020	N/A. As project is already started
14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table	Details		Details (amounts In Rs.)
		Name of the Lender		LIC HFL
		Amount Borrowed		400000000
		Balance Amount outstanding /payable as on date of certificate		265000000
		Security details against the borrowings as per sanction letter / conditions		Document Attached
		Attach the copy of the hypothecation / mortgage of the project land		Flats
		If the amount is repaid or settled. Attach copy of release / discharge letter / NOC from the lender.		Not yet
15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	Details of encumbrance		Details
		Nature of pending Encumbrance on the project land		N/A
		Name of person having charge on property		N/A
		Additional Details		N/A



		Name of person having charge on property	N/A																																																																																																																		
		Additional Details	N/A																																																																																																																		
		Any liability due to such encumbrance - if so, amount there on	N/A																																																																																																																		
		Attach copy of release / discharge letter / NOC from the Interested party	N/A																																																																																																																		
16	Summary of amount Realised, incurred in case of Ongoing Project as per Sec 4(2)(i)(D) of the Act	Refer Table -A																																																																																																																			
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table -B																																																																																																																			
18	Details of commission / brokerage paid to Real Estate Agents -	Refer Table -C																																																																																																																			
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of Pending Work	Estimated cost to complete the pending work																																																																																																																		
		100% Project is completed																																																																																																																			
20	Weather all agreed services, facilities, amenities are completed including all phases in case of phase wise construction of the project in accordance with the Agreement for sale, Marketing collaterals and promises made by the promoter.	If not completed mention the details there on Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	100% Completion Yes / No																																																																																																																		
		<table><thead><tr><th>Amenities</th><th>FACILITIES</th><th></th></tr></thead><tbody><tr><td>1. Cricket Practice Pitch</td><td>1. 4 High Speed Elevators of reputed make</td><td>100%</td></tr><tr><td>2. Badminton Court</td><td>2. Surveillance camera (CCTV)</td><td>100%</td></tr><tr><td>3. Dribble Court</td><td>3. 100% DG Back up for common areas</td><td>100%</td></tr><tr><td>4. Skating Rink</td><td>4. Provision to connect DTH of your choice (clutter free)</td><td>100%</td></tr><tr><td>5. Trampoline</td><td>5. Water Softener Plant</td><td>100%</td></tr><tr><td>6. Climbing Wall for kids</td><td>6. Grey Water Treatment Plant</td><td>100%</td></tr><tr><td>7. Children's Play Area</td><td>7. Sewage Treatment Plant</td><td>100%</td></tr><tr><td>8. Water Stream</td><td>8. Advanced Water Treatment Plant</td><td>100%</td></tr><tr><td>9. Artificial Waterfall</td><td>9. Solid Waste Converter</td><td>100%</td></tr><tr><td>10. 18th pond</td><td>10. Rain Water Harvesting</td><td>100%</td></tr><tr><td>11. Tree top trail</td><td>11. Intercom connectivity</td><td>100%</td></tr><tr><td>12. Chalk Gallery</td><td>12. Vehicle charging bays</td><td>100%</td></tr><tr><td>13. Ample lung spaces with seating</td><td>13. Car Wash Bays</td><td>100%</td></tr><tr><td>14. Yoga corner</td><td>14. Round the clock security</td><td>100%</td></tr><tr><td>15. Amphitheatre</td><td>15. Restrooms for support staff</td><td>100%</td></tr><tr><td>16. Elders Nook</td><td>16. Maintenance Office Cabin</td><td>100%</td></tr><tr><td>17. Campfire</td><td>17. Security Cabin at entrance plaza</td><td>100%</td></tr><tr><td>18. Cycling Track / Jogging Track</td><td>18. Disabled friendly community</td><td>100%</td></tr><tr><td>19. Reflexology Path</td><td>19. Sensor and timer controlled LED lights for entire common area lighting</td><td>100%</td></tr><tr><td>20. Pick-up Drop-off point</td><td>20. Solar panels and Windmills for common area lighting</td><td>100%</td></tr><tr><td>21. Hopscotch</td><td></td><td>100%</td></tr><tr><td>22. Gamebo</td><td></td><td>100%</td></tr><tr><td>23. Stylish Entrance plaza</td><td></td><td>100%</td></tr><tr><td colspan="2">Amenities on the 13th floor</td><td>100%</td></tr><tr><td>1. Rooftop Swimming Pool</td><td></td><td>100%</td></tr><tr><td>2. Toddler's Pool</td><td></td><td>100%</td></tr><tr><td>3. Poolside Jacuzzi</td><td></td><td>100%</td></tr><tr><td>4. Air conditioned Multi purpose hall with attached Pantry</td><td></td><td>100%</td></tr><tr><td>5. Well-equipped Air-conditioned Gymnasium</td><td></td><td>100%</td></tr><tr><td>6. Steam room</td><td></td><td>100%</td></tr><tr><td>7. Table Tennis</td><td></td><td>100%</td></tr><tr><td>8. Billiards</td><td></td><td>100%</td></tr><tr><td>9. Indoor games room</td><td></td><td>100%</td></tr><tr><td>10. Meditation zone with a soothing waterbody</td><td></td><td>100%</td></tr><tr><td>11. Pool side bar counter</td><td></td><td>100%</td></tr><tr><td>12. Sky Garden</td><td></td><td>100%</td></tr><tr><td>13. Sky Deck</td><td></td><td>100%</td></tr></tbody></table>	Amenities	FACILITIES		1. Cricket Practice Pitch	1. 4 High Speed Elevators of reputed make	100%	2. Badminton Court	2. Surveillance camera (CCTV)	100%	3. Dribble Court	3. 100% DG Back up for common areas	100%	4. Skating Rink	4. Provision to connect DTH of your choice (clutter free)	100%	5. Trampoline	5. Water Softener Plant	100%	6. Climbing Wall for kids	6. Grey Water Treatment Plant	100%	7. Children's Play Area	7. Sewage Treatment Plant	100%	8. Water Stream	8. Advanced Water Treatment Plant	100%	9. Artificial Waterfall	9. Solid Waste Converter	100%	10. 18th pond	10. Rain Water Harvesting	100%	11. Tree top trail	11. Intercom connectivity	100%	12. Chalk Gallery	12. Vehicle charging bays	100%	13. Ample lung spaces with seating	13. Car Wash Bays	100%	14. Yoga corner	14. Round the clock security	100%	15. Amphitheatre	15. Restrooms for support staff	100%	16. Elders Nook	16. Maintenance Office Cabin	100%	17. Campfire	17. Security Cabin at entrance plaza	100%	18. Cycling Track / Jogging Track	18. Disabled friendly community	100%	19. Reflexology Path	19. Sensor and timer controlled LED lights for entire common area lighting	100%	20. Pick-up Drop-off point	20. Solar panels and Windmills for common area lighting	100%	21. Hopscotch		100%	22. Gamebo		100%	23. Stylish Entrance plaza		100%	Amenities on the 13 th floor		100%	1. Rooftop Swimming Pool		100%	2. Toddler's Pool		100%	3. Poolside Jacuzzi		100%	4. Air conditioned Multi purpose hall with attached Pantry		100%	5. Well-equipped Air-conditioned Gymnasium		100%	6. Steam room		100%	7. Table Tennis		100%	8. Billiards		100%	9. Indoor games room		100%	10. Meditation zone with a soothing waterbody		100%	11. Pool side bar counter		100%	12. Sky Garden		100%	13. Sky Deck		100%	
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21	Sold and Unsold units / inventory	Refer Table -D																																																																																																																			
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	They have constructed has per the plan approval																																																																																																																			
23	Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the association	"Standard Fire & Special Perils Insurance" from SBI General (From: 01/06/2018 (00:00 Hrs) To: 31/05/2019 Midnight) Obtained - Yes Transferred to association - No																																																																																																																			
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	<table><thead><tr><th>Yes / No -</th><th>No</th></tr></thead><tbody><tr><td>1</td><td>Name of the Association</td></tr><tr><td>2</td><td>Date of registration</td></tr><tr><td>3</td><td>Registration number</td></tr><tr><td>4</td><td>Registration authority</td></tr></tbody></table>		Yes / No -	No	1	Name of the Association	2	Date of registration	3	Registration number	4	Registration authority																																																																																																								
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	Attach copy of such Insurance policy	Attachment																																																																																																																			
25	Whether promoter registered the Deed of Declaration (DoD)	<table><thead><tr><th>Yes / No -</th><th>No</th></tr></thead><tbody><tr><td>1</td><td>Date of Deed of Declaration</td></tr><tr><td>2</td><td>Date of registration of DoD</td></tr><tr><td>3</td><td>Registration number</td></tr><tr><td>4</td><td>Registration authority</td></tr></tbody></table>		Yes / No -	No	1	Date of Deed of Declaration	2	Date of registration of DoD	3	Registration number	4	Registration authority																																																																																																								
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26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table - E Maintenance not yet Started																																																																																																																			
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table - F Still Association not yet formed																																																																																																																			



28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	N/A
29	Any other information in relation to the promoter and project which may be of importance to the Authority	Nil

TABLE A -
In case of Ongoing Project -

Summary of amount Realised, incurred and in case of Ongoing Project as per U/s, 4(2)(I)(D) of the Act -

Details	Note	Amount in Rs. (100%)
Total Money Realised from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	Project 100% Completed
70 % of the amount realized	B = A*70%	Project 100% Completed
Money incurred / utilized towards for construction of the project or the land cost for the project as required U/s. 4(2)(I)(D) of the Act till the date of application for registration of project	C	Project 100% Completed
Excess / (Short)	D=B-C	Project 100% Completed
Amount deposited in accordance with Rule 4(5) - (promoter has deposited 70 % of the excess money collected within 3 months from application date is in accordance with Rule 4(5) of the K RERA Rule -		Project 100% Completed

If amount is not deposited within 3 months from the date of application, mention such non-compliance / quality in Bold and Italics -

TABLE B -

Summary of Money Realised, incurred for the project from the inception of the Project -

Details	Note	Amount in Rs.
Total 70 % of Money Realised from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	0
Total 70 % of Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	255325482
TOTAL	C=A+B	255325482
Money incurred / utilized for construction of the project and the land cost of the project as required U/s. 4(2)(I)(D) of the Act till date -	D	877050972
a. Land cost		200565172
b. Approval /NOC's		19434828
c. On Site Costs		310000000
d. Off Site Costs including Architect, engineer, consultants Cost		180000000
e. Administrative Costs		0
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through		0
g. Financial cost - interest etc (Principal sum and interest payable to financial institution)		167050972
h. Any other costs		0
Surplus / (Deficit)	E=C-D	-621725490

We certify that the Mr. Suhail Rahman has utilized the amounts collected for CoEvolve Northern Star project only for that project and the withdrawal from the designated band account(s) of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

TABLE C -

Details of commission / brokerage paid to Real Estate Agents -

Financial Year	Total Amount of commission / brokerage paid to RERA Registered Agents (Amount in Rs.)	Total Amount of commission / brokerage paid to Others (Amount in Rs.)	TOTAL (Amount in Rs.)
	A	B	C=A+B
FY 2017-18	0	0	0
FY 2018-19	280401	0	280401
FY 2019-20	0	0	0
TOTAL	280401	0	280401

Note - Above values shall match / tally with the financial statements of the project of the promoter.

TABLE D -

Sold and Unsold Inventory in the project (total number of units in this table shall tally with the total number of units as per sanctioned plan)

1 Sold Inventory - As on 31/12/2019

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment (Incl of Sales Value and GST)	Received Amount	Balance Receivable	Date of Agreement of Sale	Registered Sale Deed Yes / No
1	67 Flats	5272	464593327	364750688	99842639		

1. Unsold Inventory Valuation - As on 31/12/2019
Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs.39,719/- persq.mts.



Sr. No.	Flat No.	Carpet Area (in sq.mts.)(A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B) [(Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs.3690/- Plus Car parking @ Rs.2,50,000/- per sq.foot of SBA)]
1	A001	77	3690	4869510
2	A002	78	3690	4844050
3	A003	77	3690	4839310
4	A004	64	3690	4869510
5	A101	77	3690	4869510
6	A102	78	3690	4844050
7	A104	64	3690	4839310
8	A106	75	3690	4910470
9	A201	39	3690	4083910
10	A202	77	3690	2773960
11	A205	78	3690	4869510
12	A206	75	3690	4844050
13	A306	39	3690	4910470
14	A502	39	3690	2773960
15	A503	78	3690	2773960
16	A505	75	3690	4844050
17	A606	39	3690	4910470
18	A702	78	3690	2773960
19	A705	75	3690	4844050
20	A801	77	3690	4910470
21	A804	64	3690	4869510
22	A806	39	3690	4083910
23	A905	75	3690	2773960
24	A1002	78	3690	4910470
25	A1004	64	3690	4844050
26	A1006	39	3690	4083910
27	A1102	78	3690	2773960
28	A1103	77	3690	4844050
29	A1104	64	3690	4489810
30	A1106	39	3690	4083910
31	A1201	77	3690	2773960
32	A1204	64	3690	4869510
33	A1205	75	3690	4083910
34	A1304	43	3690	4910470
35	B003	92	3690	3738900
36	B102	100	3690	5825590
37	B103	92	3690	6220420
38	B104	88	3690	5825590
39	B202	100	3690	5545150
40	B203	92	3690	6220420
41	B204	88	3690	5825590
42	B301	102	3690	5545150
43	B303	92	3690	6379090
44	B504	88	3690	5825590
45	B602	100	3690	5545150
46	B604	88	3690	6220420
47	B701	102	3690	5545150
48	B702	100	3690	6379090
49	B703	92	3690	5825590
50	B704	88	3690	5545150
51	B801	102	3690	6379090
52	B802	100	3690	5825590
53	B803	92	3690	6220420
54	B1002	100	3690	5825590
55	B1003	92	3690	6220420
56	B1101	102	3690	5825590
57	B1102	100	3690	6220420
58	B1103	92	3690	5825590
59	B1202	100	3690	6220420
60	B1203	92	3690	5825590
61	B1204	88	3690	5545150
62	B1301	100	3690	6220420
63	B1302	100	3690	6220420
Total				314793100

Table E -

Advance Maintenance charges collected from the allottees, spent and balance there on -

Sl No	Number of allottees paid the Advance Maintenance charges	Total Advance Maintenance charges collected from the allottees in Rs. (Sum of the amounts collect and sum of the amounts yet to collect)	Collected for the period upto	Amount spent towards Maintenance charges as on date of certificate	transferred to the Association	Balance with the promoter	Remarks
1	47 flats	2951640	1 Year	0	0	2951640	We have not started the Maintenance

Note - mention net of GST or any other taxes

Any observation / qualification

Table F - As on DD/MM/YYYY

Deposits (under various heads including club house maintenance deposit / fund etc) collected from the allottees and transferred to association there on -

Sl No	Total Deposits collected from the allottees Sum of the amounts collect and sum of the amounts yet to collect	Nature of Deposits / Head	Transferred to the Association	Balance with the Promoter	Remarks
1	3350000	Seeking fund	0	3350000	Association not yet formed

Any observation / qualification

This is to certify that the (promoter Name, address) has completed 100 %/XX% development in the real estate (project Name) as defined U/A 2(i) Real Estate (Regulation and Development) Act, 2016 and promoter has time to time complied with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development) Rules, 2017

Any qualifications / observations shall be in - Bold and Italic



Place: Bangalore
Date: 6/1/2020



(Signature and Stamp/Seal of the Signatory CA)

for M.V. RAO & ASSOCIATES

CA. Venkateshwar Rao
Address: W.A-13, 2ND MAIN ROAD
GEF BLOCK, RAJAJNAGAR INDL.
TOWNSHIP, BANGALORE 560010
No. 012033
9886255853
mmvrao2005@yahoo.com

Name of the signatory:

Full Address:
FIRM Reg.
Contact No:
E mail:

UDIN: 2

UDIN : 21991266AAAA3U8931

Note:

- 1) UDIN is mandatory
- 2) This report and certificates shall be certified by a CA holding COP
- 3) If there is no Qualification / Observations - mention NIL
- 4) If Promoter has deposited money in other than the RERA Designated bank account (refer registration details in www.rera.karnataka.gov.in) report such deviation under Qualification / Observations
- 5) Please ensure information shall match with the information provided during registration or amended subsequently.
- 6) Sold included booked apartment/plots/units
- 7) Refer all circulars, notifications etc issued by the Authority

BK I P-2516

18-19

ಈ ದಸ್ತಾವೇಜು 32 ಪುಟಗಳನ್ನು ಹೊಂದಿದೆ
ಅಂದವೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2201
18-19
ಉಪ ವಿಭಾಗದ ಅಧಿಕಾರಿಗಳು

--:MEMORANDUM OF DEPOSIT OF TITLE DEEDS:-

This Memorandum of Deposit of Title Deeds executed on this 20th Day of July, 2018 (20-07-2018) at Bangalore:

BY:

COEVOLVE ESTATES PRIVATE LIMITED, formerly known as M/s.Asset Handlers Private Limited, a company, incorporated under the provisions of the Companies Act, 1956, having its registered office at: No.476, 2nd Floor, 80 Ft. Road, 6th Block, Koramangala, Bangalore- 560095, represented by its Managing Director Mr.Suhail Rahman. **Referred to as "MORTGAGOR"** (which term shall wherever the context requires mean and include executors, assigns, representatives, administrators) of the **ONE PART:**

IN FAVOR OF:

LIC HOUSING FINANCE LIMITED,

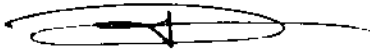
A Company incorporated under Companies Act, 1956
Having its Corporate office at:131, 13th Floor,
Maker Tower, F Premises, Cuffe Parade, Mumbai and
Its Regional Office at:15/1, 2nd Floor, Hayes Centre,
Hayes Road, Bangalore-560025.

**REPRESENTED BY ITS DY. REGIONAL MANAGER,
SRI.A.GOPAKUMAR**

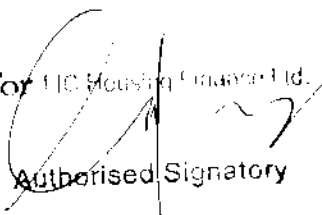
Hereinafter referred to as (the "**Lenders**")

WHEREAS, the Mortgagor is the owner of immovable properties described in Schedule Property hereto and hereafter referred to as Schedule "A" Property.

For CoEvolve Estates Pvt. Ltd.


Director

For LIC Housing Finance Ltd.


Authorised Signatory

Page | 1

...ದಿ...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ೧೨೦೧
18-19

ಉಚಿತ ಮೊಬೈಲ್‌ನಲ್ಲಿ ಕಾರಿಗಟು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಬೈಲ್ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ COEVOLVE ESTATES PRIVATE LIMITED Formerly Known as M/s. Asset Handlers Private Limited Rep by its Managing Director Mr. Suhail Rahman , ಇವರು 800000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	800000.00	DD No 701407, dated 18/07/2018, Drawn On Dhanlaxmi Bank Limited, Koramangala (151), Bangalore
ಒಟ್ಟು :	800000.00	

ಸ್ಥಳ : ಗಾಂಧಿನಗರ

ದಿನಾಂಕ : 23/07/2018


ಸುಹೈಲ್ ರಹಮಾನ್, ಮುಖ್ಯ ನಿರ್ದೇಶಕರು
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ACTS Pune.

3-11-2020, 2201
u

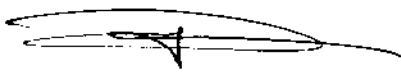
WHEREAS, the FIRST PARTY/BORROWER is engaged in the Business of Construction, Development and sale of apartments and other Real Estate Businesses. **Whereas**, FIRST PARTY/BORROWER have approached the lenders and requested them to sanction a project loan for the completion of the construction of **"COEVOLVE NORTHERN STAR"**, a Residential apartment complex and towards the re-payment of the loan the borrower has agreed to offered security to the lenders. That the borrower has represented that they are empowered to mortgage the unsold unit constructed on schedule "A" property which is morefully described in Schedule "B" Property hereunder and schedule "C" title documents to raise loan.

In the circumstances, the Mortgagor has offered the schedule "B" property as security, by depositing the original title documents more fully described in the schedule "C" hereunder hereinafter referred to as the Schedule in favor of the LENDER.

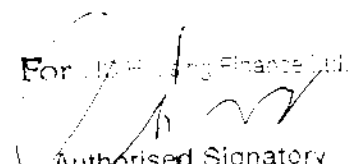
Therefore, with intent to create charges framed/ created only on the title deed of the property for the purpose of securing repayment to the Mortgagee, all the amounts owing to the Mortgagee, under advances made/ to be made from time to time to the Mortgagor by Mortgagee by way of any Construction Finance loan not exceeding or aggregating to **Rs.40,00,00,000/- (Rupees Forty Crores Only)** together with interest of 13.80% and Cost, charges thereon and also to secure all other indebtedness of the Mortgagor to the Mortgagee that may arise in the future and shall remain deposited till such indebtedness remains due and payable, the mortgagor has this day deposited with the Mortgagee, the documents of title mentioned in 'Schedule-C hereunder.

The Mortgagor agree that whenever requested by the Mortgagee, the Mortgagor will, at their own cost, to execute a legal mortgage with respect to the 'Schedule-B Property', in such form and manner as the Mortgagee may reasonably secured by the aforementioned mortgage by deposit of title deeds.

For CoEvolve Estates Pvt. Ltd.


Director

For [illegible] Finance Ltd.


Authorised Signatory

Page | 2



ನೀ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2201
18-19

Print Date & Time : 23-07-2018 04:11:35 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-2516 2201/18-19

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು

ಗಾಂಧಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-07-2018 ರಂದು 03:49:55 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	25000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	1225.00
	ಒಟ್ಟು :	26225.00

ಶ್ರೀ COEVOLVE ESTATES PRIVATE LIMITED Formerly Known as M/s. Asset Handlers Private Limited Rep by its Managing Director Mr. Suhail Rahman ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ COEVOLVE ESTATES PRIVATE LIMITED Formerly Known as M/s. Asset Handlers Private Limited Rep by its Managing Director Mr. Suhail Rahman			For CoEvolve Estates Pvt. Ltd. Director

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	COEVOLVE ESTATES PRIVATE LIMITED Formerly Known as M/s. Asset Handlers Private Limited Rep by its Managing Director Mr. Suhail Rahman . (ಬರೆದುಕೊಡುವವರು)			For CoEvolve Estates Pvt. Ltd. Director

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕಲಂ 88(i) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ Authorised Signatory, For LIC Housing Finance Limited, Hayes Road, Bangalore-25, (as per letter dated 20/07/2018) . ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.

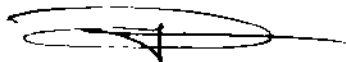
**NOW THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS WITNESSTH
AS FOLLOWS:**

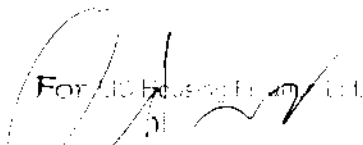
1. The Mortgagor has this day deposited the Originals and Photocopies of title deeds relating to 'Schedule-A Property' and mentioned in 'Schedule-C', with an intent to create security on the 'Schedule-B Property', for the amount received by the Mortgagor from the Mortgagee.
2. The Mortgagor agrees to pay, on the principal amount, interest at the rate of 13.80% per annum and pay components of principal and interest, in installments set down by the Mortgagee.
3. On demand by the Mortgagee, the Mortgagor agree and undertake to execute a legal mortgagee of the Schedule-B Property at their cost, in such form and containing such covenants and provisions as it may reasonably require.
4. The Mortgagor further agree and undertake to give such Declaration, Undertaking and other writings as may be required by the Mortgagee or its solicitor and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Mortgagee in respect of 'Schedule Properties'.
5. The Mortgagor shall hereby undertake to clear the said loan with interest to the Mortgagee.
6. The applicable Stamp Duty and Registration Fee on this Memorandum is paid by the Mortgagor.

:- AMOUNT OF THE LOAN PROVIDED BY THE LENDER:

Sl. No.	Name of the Lender	Rate of Interest and Nature of the Facility	Amounts of Respective Facility (Rs. In Cr.)
1.	LIC Housing Finance Ltd	Interest for the Construction Finance facility at the rate of 13.80% per annum payable monthly Linked to Project LHPLR with current Project LHPLR @ 15.3% P.A	40.00
	Total		40.00

For CoEvolve Estates Pvt. Ltd.


Director


For LIC Housing Finance Ltd.
Authorised Signatory

6.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2018-19

ಗುರುತಿಸುವವರು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Kishore M S/o Maregowda No 476, 14th Cross, Koramangala, Bangalore-95	
2	Bharath K S/o Kitta Jattan No 18/2, 1st Main, 2nd Cross, Chamaraipet, Bangalore	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಗುರುತಿಸಿದರು, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACTS, Pune

 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ GAN-1-02201-2018-19 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ GAND311 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 24-07-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಗುರುತಿಸಿದರು, ಬೆಂಗಳೂರು)	
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Designed and Developed by C-DAC, ACTS, Pune

ಮಹಾನಗರಪಾಲಿಕೆ ಅಧಿಕಾರಿಗಳು

:- SCHEDULE "A" PROPERTY :-
(Description of Entire property)

All that piece and parcel of an Immovable residential property bearing Municipal/Khatha No.166/86/1 measuring 35,937 Sq.Ft. and property bearing Municipal Khatha No.167/86, measuring 35,937 Sq.Ft. totally measuring 71,874 Sq.Ft. earlier Bearing Sy.No.86 totally measuring 1 Acre and 26 Guntas situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk and bounded on:

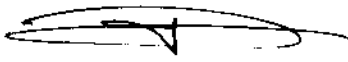
East by : Land bearing Sy.No.78,
West by : land earlier forming part of Sy.No.86,
North by : Road,
South by : Portion of lands bearing Sy.Nos.77 and 87.

:- SCHEDULE "B" PROPERTY:-**List of unsold units Mortgaged to LIC HFL.**

Description of flats at "COEVOLVE NORTHERN STAR" built on land described in 'Schedule-A property' in accordance with the letter of License and Sanctioned Building Plan Vide L.P.No.Addl.Com/YLK/LP/ 0524/2016-17, Dt. 27-04-2017 issued by BBMP, together with car parking spaces and open spaces in the building.

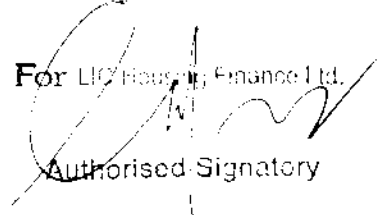
<u>Sl.No.</u>	<u>Flat No.</u>	<u>Flat Type</u>	<u>SBA in Sq.Ft.</u>	<u>UDS</u>
1	A001	2BHK	1279	547.20
2	A002	2BHK	1245	532.65
3	A003	2BHK	1149	491.58
4	A101	2BHK	1279	547.20
5	A102	2BHK	1245	532.65
6	A103	2BHK	1149	491.58
7	A105	2BHK	1263	540.35

For CoEvolve Estates Pvt. Ltd.



Director

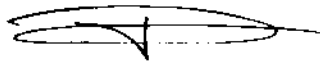
For LIC Housing Finance Ltd.



Authorised Signatory

8	A106	1BHK	684	292.64
9	A201	2BHK	1279	547.20
10	A202	2BHK	1245	532.65
11	A203	2BHK	1149	491.58
12	A204	2BHK	1039	444.52
13	A205	2BHK	1263	540.35
14	A206	1BHK	684	292.64
15	A301	2BHK	1279	547.20
16	A302	2BHK	1245	532.65
17	A303	2BHK	1149	491.58
18	A304	2BHK	1039	444.52
19	A306	1BHK	684	292.64
20	A401	2BHK	1279	547.20
21	A403	2BHK	1149	491.58
22	A405	2BHK	1263	540.35
23	A501	2BHK	1279	547.20
24	A502	2BHK	1245	532.65
25	A503	2BHK	1149	491.58
26	A505	2BHK	1263	540.35
27	A506	1BHK	684	292.64
28	A601	2BHK	1279	547.20
29	A602	2BHK	1245	532.65
30	A605	2BHK	1263	540.35
31	A606	1BHK	684	292.64
32	A701	2BHK	1279	547.20
33	A702	2BHK	1245	532.65
34	A703	2BHK	1149	491.58
35	A801	2BHK	1279	547.20
36	A803	2BHK	1149	491.58
37	A804	2BHK	1039	444.52
38	A805	2BHK	1263	540.35
39	A806	1BHK	684	292.64
40	A901	2BHK	1279	547.20
41	A902	2BHK	1245	532.65
42	A903	2BHK	1149	491.58
43	A904	2BHK	1039	444.52
44	A905	2BHK	1263	540.35
45	A906	1BHK	684	292.64

For CoEvoIve Estates Pvt. Ltd.



Director

For Housing Finance Ltd.

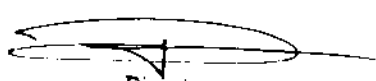


Authorised Signatory

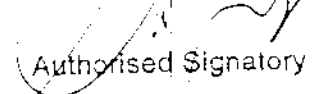
Page | 5

46	A1001	2BHK	1279	547.20
47	A1002	2BHK	1245	532.65
48	A1003	2BHK	1149	491.58
49	A1004	2BHK	1039	444.52
50	A1005	2BHK	1263	540.35
51	A1006	1BHK	684	292.64
52	A1101	2BHK	1279	547.20
53	A1102	2BHK	1245	532.65
54	A1103	2BHK	1149	491.58
55	A1104	2BHK	1039	444.52
56	A1105	2BHK	1263	540.35
57	A1106	1BHK	684	292.64
58	A1201	2BHK	1279	547.20
59	A1204	2BHK	1039	444.52
60	A1205	2BHK	1263	540.35
61	A1206	1BHK	684	292.64
62	A1304	1BHK	810	346.55
63	B003	3BHK	1511	646.46
64	B101	3BHK	1661	710.63
65	B102	3BHK	1618	692.24
66	B103	3BHK	1511	646.46
67	B104	3BHK	1435	613.94
68	B201	3BHK	1661	710.63
69	B202	3BHK	1618	692.24
70	B203	3BHK	1511	646.46
71	B204	3BHK	1435	613.94
72	B301	3BHK	1661	710.63
73	B302	3BHK	1618	692.24
74	B303	3BHK	1511	646.46
75	B304	3BHK	1435	613.94
76	B401	3BHK	1757	751.70
77	B402	3BHK	1618	692.24
78	B403	3BHK	1511	646.46
79	B404	3BHK	1435	613.94
80	B501	3BHK	1757	751.70
81	B504	3BHK	1435	613.94
82	B601	3BHK	1697	726.03
83	B602	3BHK	1618	692.24

For COEVO Real Estate Pvt. Ltd.


Director

For COEVO Real Estate Pvt. Ltd.

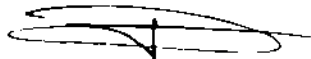

Authorised Signatory

84	B604	3BHK	1435	613.94
85	B701	3BHK	1661	710.63
86	B702	3BHK	1618	692.24
87	B703	3BHK	1511	646.46
88	B704	3BHK	1435	613.94
89	B801	3BHK	1661	710.63
90	B802	3BHK	1618	692.24
91	B803	3BHK	1511	646.46
92	B804	3BHK	1435	613.94
93	B901	3BHK	1661	710.63
94	B902	3BHK	1618	692.24
95	B903	3BHK	1511	646.46
96	B904	3BHK	1435	613.94
97	B1001	3BHK	1661	710.63
98	B1002	3BHK	1618	692.24
99	B1003	3BHK	1511	646.46
100	B1004	3BHK	1435	613.94
101	B1103	3BHK	1511	646.46
102	B1104	3BHK	1435	613.94
103	B1201	3BHK	1757	751.70
104	B1203	3BHK	1511	646.46
105	B1204	3BHK	1435	613.94
106	B1301	3BHK	1757	751.70
107	B1302	3BHK	1618	692.24

:- SCHEDULE C :-

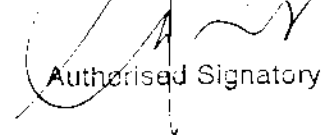
Sl. No.	LIST OF DOCUMENTS DEPOSITED	Original/ Certified Copy /photocopy
1.	Order copy in Case No.11/1957 dated 15-10-1958, passed by the Special Deputy Commissioner for Inam abolition of lands, in respect of property bearing Sy.No.86 in the name of Sri.Muniyappa.	Certified copy
2.	Endorsement dated 23-01-1959, issued by the Special Deputy Commissioner for Inam abolition of lands, in the name of Sri.Muniyappa, in respect of property bearing Sy.No.86.	Certified copy

For CoEvolve Estates Pvt. Ltd.



Director

For LIC Housing Finance Ltd.



Authorised Signatory

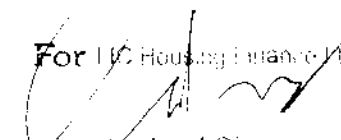
Page | 7

3.	R.T.C. for the period of 1966-67 to 2001-02 issued by Shirstedar, Bangalore North Taluk, in respect of Sy.No.86.	Photo Copy
4.	I.H.C.No.6/1980-81 issued by Thasildar, Bangalore North Taluk, in respect of property measuring 2 Acres and 19 Guntas in Sy.No.86.	Certified copy
5.	R.T.C. for the period of 1996-97,2000-01,2005-06 to 2015-16 issued by Village Accountant, Bangalore North Taluk, in respect of Sy.No.86.	Originals
6.	Irrevocable General Power of Attorney dated: 15-07-1992 jointly executed by Sri.Motappa & Others in favour of Sri.Narayana & Others, in respect of property measuring 1 Acre and 26 Guntas in Sy.No.86.	Original
7.	Sale deed dated 04-09-1995 executed by Sri.Motappa & Others in favor of Sri.M.Raj Gopal, registered as document No.3985/ 1995-96, in respect of property measuring 1 Acre and 15½ Guntas (Out of 2 Acres and 19 Guntas) in Sy.No.86.	Original
8.	Sale deed dated 23-11-1996 executed by Sri.Motappa & Others, represented by their GPA Holder Sri.Narayana & Others in favor of Sri.M.Raj Gopal, registered as document No.3532/1996-97, in respect of property measuring 10½ Guntas (Out of 1 Acre and 26 Guntas) in SY.No.86.	Original
9.	M.R.No.9/1996-97 issued by Village Accountant, Bangalore South Taluk, in respect of property measuring 10½ Guntas in Sy.No.86.	Certified copy
10.	Sale deed dated 13-09-2001 executed by Sri.M.Raj Gopal in favour of Sri.Vikas, registered as document No.4230/2001-02, in respect of property measuring 33 Guntas (1 Acre and 15 ½ Guntas) in Sy.No.86.	Original
11.	M.R.No.20/2000-01 issued by Village Accountant, Bangalore North Taluk, in respect of property bearing Sy.No.86.	Original
12.	Order dated 25-10-2008, passed by the Asst. Commissioner Court, in Case No.LRF(83)(BNA)45/2004-05, filed by The Government against Sri.Vikas, in	Photocopy

For CoEvolve Estates Pvt. Ltd.

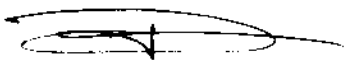

Director

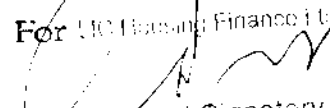
For Housing Finance Pvt. Ltd.


Authorised Signatory

	respect of above said property.	ಉತ್ತರ ಮಂಡಳಿ ಸಾರಿಗೆ
13.	M.R.No.44/2008-09 issued by Village Accountant, Bangalore North Taluk, in respect of property bearing Sy.No.86.	Original
14	Order dated 21-01-2014, in Apl.No.656/2009, filed by the Sri.Vikas against Assistant Commissioner & The Thasildar.	Certified copy
15	Order dated 22-04-2015, passed by the Asst. Commissioner, Bangalore, in Case No.LRF(BNA)37/2014-15, filed by the Government against Sri.Vikas.	Photocopy
16	M.R.No.H16/2014-15 issued by Village Accountant, Bangalore North Taluk, in respect of property bearing Sy.No.86.	Original
17	Endorsement dated 19-11-2015, issued by the Asst. Commissioner, Bangalore, in respect of above said property under PTCL Act.	Photocopy
18	No Tenancy Certificate dated:10-12-2015, issued by Special Thasildar, Bangalore North Taluk, in respect of above said property	photocopy
19	Endorsement dated 22-12-2015, issued by the Asst. Commissioner, Bangalore, in respect of above said property under LRF Act.	Photocopy
20	Preliminary Certificate dated 06-02-2016, issued by BDA, in respect of property bearing Sy.No.86, for an extent of 33 Guntas.	Photocopy
21	Endorsement dated 06-02-2016, issued by Land Acquisition officer, Bangalore in respect of property bearing Sy.No.86, for an extent of 33 Guntas	Photocopy
22	Endorsement dated 08-02-2016, issued by Land Acquisition officer, KIADB, in respect of property bearing Sy.No.86, for an extent of 33 Guntas.	Original
23	i. Conversion Demand Note dated 16/03/2016 bearing No. ALN(NAY)SR: 139/2015-16, issued by the by the Deputy Commissioner, Bangalore District, in the name of Sri.Vikas, in respect of	Originals

For CoEvolve Estates Pvt. Ltd.

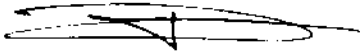

Director

For CoEvolve Estates Pvt. Ltd.

Authorised Signatory

	property bearing Sy.No.86 measuring 33 Guntas.	
	ii. Conversion Order dated 23-03-2016, bearing No.ALN(NAY)SR: 139/2015-16, issued by the Deputy Commissioner, Bangalore District, in the name of Sri.Vikas, in respect of property bearing Sy.No.86 measuring 33 Guntas. ii. Conversion Sketch bearing Sy.No.86 measuring 33 Guntas.	
24	Khatha Certificate dated 01-09-2016, issued by BBMP, in the name of Sri. Vikas, in respect of Property bearing Sy.No.86 measuring 33 Guntas.	Original
25	Khatha Extract dated 01-09-2016, issued by BBMP, in the name of Sri. Vikas, in respect of property bearing Sy.No.86 measuring 33 Guntas.	Original
26	Sale deed dated 24-09-2001, executed by Sri.M.Raj Gopal in favour of Sri.Prashanth, registered as document No.4495/2001-02, in respect of property measuring 33 Guntas in Sy.No.86.	Original
27	M.R.No.21/2000-01 issued by Village Accountant, Bangalore North Taluk, in respect of property bearing Sy.No.86.	Original
28	i. Conversion order dated 01-04-2009, bearing No.ALN(NAY)SR: 213/2008-09 issued by the Deputy Commissioner, Bangalore District, in the name of Sri.Prashanth, in respect of property bearing Sy.No.86 measuring 33 Guntas. ii. Conversion Sketch	Originals
29	Khatha Certificate dated 01-09-2016, issued by BBMP, in the name of Sri. Prashanth, in respect of property bearing Sy.No.86 measuring 33 Guntas.	Original
30	Khatha Extract dated 01-09-2016, issued by BBMP, in the name of Sri. Prashanth, in respect of property bearing Sy.No.86 measuring 33 Guntas	Original
31	Non-Tenancy Certificate issued by Thasildar, Bangalore North Taluk, in respect of property bearing Sy.No.86,	photocopy

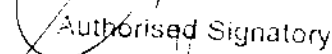
	measuring 33 Guntas.	ಅವ ನೋಂದಣಾಧಿಕಾರಿಗಳು
32	Endorsement dated 20-12-2016, issued by Land Acquisition officer, BDA, in respect of property bearing Sy.No.86, for an extent of 33 Guntas	photocopy
33	Family Tree of Late Mota Muniyappa i. Dated 16/03/2016 signed by Munivenkatamma ii. Dated 8/03/2016 signed by Muniraju iii. Dated 17/03/2016 signed by Muniraju	Originals
34	Plaint Copy in O.S.No.1634/2012, filed by the Smt. Munirathnamma & Others against Sri.Chikkathayamma & Others, before the Court of the Sr.Civil Judge(Rural) at Bangalore.	photocopy
35	Order sheet in O.S.No.1634/2012, filed by the Smt. Munirathnamma & Others against Sri.Chikkathayamma & Others, before the Court of the Sr.Civil Judge(Rural) at Bangalore.	photocopy
36	Order sheet in O.S.No.1064/2013, filed by the Smt. MuniPapamma & Others against Sri.Chikkathayamma & Others, before the Court of the Sr.Civil Judge at Bangalore	photocopy
37	Memo for Withdrawal in O.S.No.1064/2013.	photocopy
38	Plaint Copy in O.S.No.621/2016 filed by the Sri.Munikrishna against Sri.M.Rajgopal & Others, before the Court of the Sr.Civil Judge(Rural) at Bangalore.	Certified copy
39	Order sheet in O.S.No.621/2016 filed by the Sri.Munikrishna against Sri.M.Rajgopal & Others, before the Court of the Sr.Civil Judge(Rural) at Bangalore.	Certified copy
40	Confirmation deed dated 18-03-2016, executed by Smt.Munirathnamma & Others in favour of Sri.Vikas, registered as document No.7765/2015-16, in respect of property measuring 33 Guntas in Sy.No.86.	Original

For CoEvolve Estates Pvt. Ltd.



Director

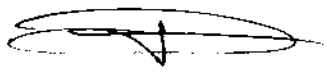
For LCC Housing Finance Ltd.



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41	Confirmation deed dated 18-03-2016, executed by Smt.Munirathnamma & Others in favour of Sri.Prashanth, registered as document No.7768/2015-16, in respect of property measuring 33 Guntas in Sy.No.86	Original
42	Confirmation deed dated 18-03-2016, executed by Smt.Munipapamma & Others in favour of Sri.Vikas, registered as document No.7763/2015-16, in respect of property measuring 33 Guntas in Sy.No.86	Original
43	Confirmation deed dated 18-03-2016, executed by Smt.Munipapamma & Others in favour of Sri.Prashanth, registered as document No.7770/2015-16, in respect of property measuring 33 Guntas in Sy.No.86	Original
44	Agreement to Sell dated 23-03-2016, have entered into Sri. Vikas & Sri.Prashanth and M/s.Asset Handlers Private Limited, A Company represented by its Director Sri.Suhali Rahman, registered as document No.4292/2015-16, in respect of property bearing Sy.No.86, for an extent of 33 Guntas and 33 Guntas.	Original
45	Confirmation deed dated 28-03-2016, executed by Sri.Naveen Kumar R., in favour of Sri.Vikas, in respect of property bearing Sy.No.86, for an extent of 33 Guntas.	Original
46	Confirmation deed dated 28-03-2016, executed by Sri.Naveen Kumar R., in favour of Sri.Prashanth, in respect of property bearing Sy.No.86, for an extent of 33 Guntas .	Original
47	Confirmation deed dated 18-08-2016, executed by Sri.Munikrishna in favour of Sri.Vikas, registered as document No. 3415/2016-17 in respect of property bearing Sy.No.86, for an extent of 33 Guntas	Original
48	Confirmation deed dated 18-08-2016, executed by Sri.Munikrishna in favour of Sri.Prashanth, registered as document No.3416/2016-17 in respect of property bearing Sy.No.86, for an extent of 33 Guntas.	Original
49	Confirmation deed dated 20-08-2016, executed by Sri.M.Manu & Others in favour of Sri.Vikas, in respect	Original

For CoEvolve Estates Pvt. Ltd.


Director

Page | 12

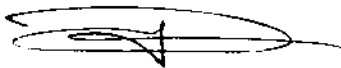
For the CoEvolve Estates Pvt. Ltd.

Authorised Signatory

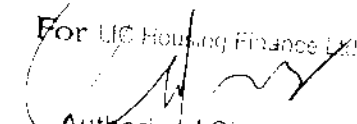
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	of property bearing Sy.No.86, for an extent of 33 Guntas	
50	Confirmation deed dated 20-08-2016, executed by Sri.M.Manu & Others in favour of Sri.Prashanth, in respect of property bearing Sy.No.86, for an extent of 33 Guntas	Original
51	Supplementary Agreement dated 14-09-2016, entered into between Sri.Vikas & Sri.Prashanth and M/s.Asset Handlers Private Limited, A Company, represented by its Director Sri.Suhali Rahman, registered as document No.2871/2016-17, in respect of property bearing Sy.No.86, for an extent of 33 Guntas and 33 Guntas.	Original
52	Sale deed dated 13-10-2016, executed by Sri. Vikas & Sri. Prashanth, in favor of M/s. Asset Handlers Private Limited, A Company, represented by its Director Sri. Suhail Rahman, registered as document No.2872/2016-17, in respect of Sy.No.86.	Original
53	Khata Charges Paid Receipt dated 23-11-2016,Ref: KTRNO-213/16-17/23/11/2016 issued by BBMP, in respect of above said properties.	Original
54	Special Notice dated 23-11-2016, issued by BBMP, for Clubbed Khatha, in respect of above said property.	Original
55	Khatha certificate dated 24-11-2016, issued by BBMP, in the name of M/s. Asset Handlers Private Limited, in respect of Sy.No.86.	Original
56	Khatha Extract dated 23-11-2016, issued by BBMP, in the name of M/s. Asset Handlers Private Limited, in respect of Sy.No.86.	Original
57	Approved Building Plan dated 27-04-2017, bearing No. Addl. Com/YLK/LP/0524/2016-17, issued by BBMP, in the name of M/s. Asset Handlers Private Limited, in respect of above said property.	photocopy
58	Articles of Associates of Coevolve Estates Private Limited (Formerly known as Asset Handlers Private Limited).	photocopy
59	Memorandum of Associates of Coevolve Estates Private Limited (Formerly known as Asset Handlers Private	photocopy

For CoEvolve Estates Pvt. Ltd.

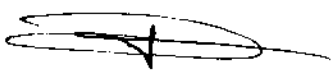

Director

For LIC Housing Finance Ltd.


Authorised Signatory

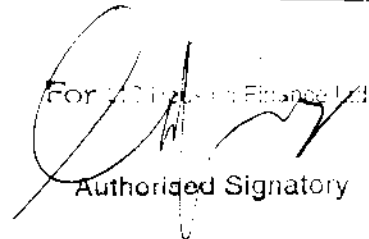
	Limited	
60	Certificate of Incorporation pursuant to Change of name of Coevolve Estates Private Limited (Formerly known as Asset Handlers Private Limited.	photocopy
61	Tax Paid receipt for the period of 2018-19 issued by BBMP, in respect of above said property.	photocopy
62	Encumbrance Certificate dated 17-07-2016 under S.A. No. 47148/2015-16, for the period of 50 years from 01-06-1940 to 31-05-1989 in form No.16 issued by Sub-registrar, Peenya, Bangalore.	photocopy
63	Encumbrance Certificate dated 14-12-2016 under S.A.No.97/ 2016-17, for the period of 15 years from 01-06-1989 to 31-03-2004 in form No.15 issued by Sub-registrar, Yelahanka, Bangalore	photocopy
64	Encumbrance Certificate dated 09-12-2016 under S.A.No.5323 /2016-17, for the period of 12 years from 01-04-2004 to 08-12-2016 in form No.15 issued by Sub-registrar, Halasur, Bangalore	photocopy
65	Encumbrance Certificate dated 06-07-2018 under S.A.No.9334 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B801.	Original
66	Encumbrance Certificate dated 06-07-2018 under S.A.No.9335 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B802.	Original
67	Encumbrance Certificate dated 06-07-2018 under S.A.No. 9337/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A805	Original
68	Encumbrance Certificate dated 06-07-2018 under S.A.No.9336 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore	Original

For CoEvolve Estates Pvt. Ltd.



Director

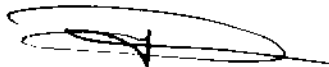
For CoEvolve Estates Pvt. Ltd.



Authorized Signatory

	for Flat No.A806.	ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
69	Encumbrance Certificate dated 06-07-2018 under S.A.No.9352 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A606.	Original
70	Encumbrance Certificate dated 06-07-2018 under S.A.No.9355 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A601.	Original
71	Encumbrance Certificate dated 06-07-2018 under S.A.No.9348 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A701.	Original
72	Encumbrance Certificate dated 06-07-2018 under S.A.No.9347 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A702	Original
73	Encumbrance Certificate dated 06-07-2018 under S.A.No.9345 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B701.	Original
74	Encumbrance Certificate dated 06-07-2018 under S.A.No.9308 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A302.	Original
75	Encumbrance Certificate dated 06-07-2018 under S.A.No.9322 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A903.	Original
76	Encumbrance Certificate dated 06-07-2018 under S.A.No.9287 /2018-19, for the period of 01 year from	Original

For CoEvolve Estates Pvt. Ltd.


Director

For LIC Housing Finance Ltd.

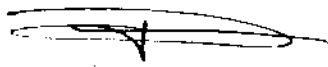
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Encumbrance Certificate

	27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B402	
77	Encumbrance Certificate dated 06-07-2018 under S.A.No.9350 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B602.	Original
78	Encumbrance Certificate dated 06-07-2018 under S.A.No.9340/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A801.	Original
79	Encumbrance Certificate dated 06-07-2018 under S.A.No.9346 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A703	Original
80	Encumbrance Certificate dated 06-07-2018 under S.A.No.9342/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B703.	Original
81	Encumbrance Certificate dated 06-07-2018 under S.A.No.9349 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B604	Original
82	Encumbrance Certificate dated 06-07-2018 under S.A.No.9356/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1302.	Original
83	Encumbrance Certificate dated 06-07-2018 under S.A.No.9360 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B1203	Original

For CoEvolve Estates Pvt. Ltd.

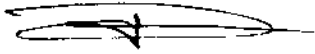

Director

For CoEvolve Estates Pvt. Ltd. Page | 16


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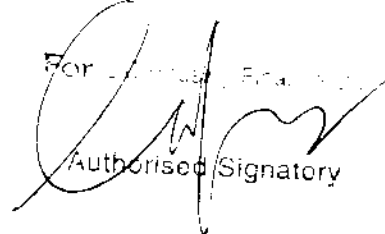
84	Encumbrance Certificate dated 06-07-2018 under S.A.No.9294 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A205.	Original
85	Encumbrance Certificate dated 06-07-2018 under S.A.No.9369 / 2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1105.	Original
86	Encumbrance Certificate dated 06-07-2018 under S.A.No.9368 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1106.	Original
87	Encumbrance Certificate dated 06-07-2018 under S.A.No.9318 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B302	Original
88	Encumbrance Certificate dated 06-07-2018 under S.A.No.9297/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A202	Original
89	Encumbrance Certificate dated 06-07-2018 under S.A.No.9378 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1006.	Original
90	Encumbrance Certificate dated 06-07-2018 under S.A.No.9380 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1004.	Original
91	Encumbrance Certificate dated 06-07-2018 under S.A.No.9313 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore	Original

For CoEvolva Estates Pvt. Ltd.



Director

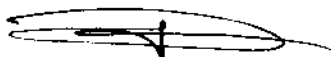
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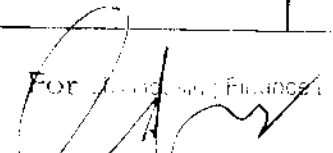
Authorised Signatory

	27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B403	
100	Encumbrance Certificate dated 06-07-2018 under S.A.No.9314 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A306.	Original
101	Encumbrance Certificate dated 06-07-2018 under S.A.No.9351 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B601.	Original
102	Encumbrance Certificate dated 06-07-2018 under S.A.No.9353 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A605.	Original
103	Encumbrance Certificate dated 06-07-2018 under S.A.No.9354 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A602	Original
104	Encumbrance Certificate dated 06-07-2018 under S.A.No.9338 /2018-19, for the period of 01 year from 27-03-2017 to 06-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B804	Original
105	Encumbrance Certificate dated 06-07-2018 under S.A.No.9320 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A905	Original
106	Encumbrance Certificate dated 06-07-2018 under S.A.No.9332 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B804.	Original

For CoEvolve Estates Pvt. Ltd.

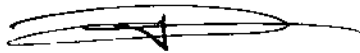

Director

For CoEvolve Estates Pvt. Ltd.


Authorized Signatory

107	Encumbrance Certificate dated 06-07-2018 under S.A.No.9335 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B802	Original
108	Encumbrance Certificate dated 06-07-2018 under S.A.No.9355 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B803	Original
109	Encumbrance Certificate dated 06-07-2018 under S.A.No.9298 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A201.	Original
110	Encumbrance Certificate dated 06-07-2018 under S.A.No.9360 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A904.	Original
111	Encumbrance Certificate dated 06-07-2018 under S.A.No.9331 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A901.	Original
112	Encumbrance Certificate dated 06-07-2018 under S.A.No.9359 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A902	Original
113	Encumbrance Certificate dated 06-07-2018 under S.A.No.9288 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B401.	Original
114	Encumbrance Certificate dated 06-07-2018 under S.A.No.9307 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore	Original

For CoEvolve Estates Pvt. Ltd.



Director

For LIC Housing Finance Ltd.

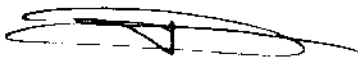


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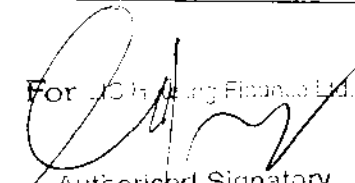
Page | 20

	for Flat No.A303.	ಉಪ ನಿರ್ದೇಶಕರ ಕಛೇರಿಗಳು
115	Encumbrance Certificate dated 06-07-2018 under S.A.No.9316 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B304	Original
116	Encumbrance Certificate dated 06-07-2018 under S.A.No.9306 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A304	Original
117	Encumbrance Certificate dated 06-07-2018 under S.A.No.9379 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1005.	Original
118	Encumbrance Certificate dated 06-07-2018 under S.A.No.9377 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B1001.	Original
119	Encumbrance Certificate dated 06-07-2018 under S.A.No.9376/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1002	Original
120	Encumbrance Certificate dated 06-07-2018 under S.A.No.9343 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B702.	Original
121	Encumbrance Certificate dated 06-07-2018 under S.A.No.9341 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.B704.	Original
122	Encumbrance Certificate dated 06-07-2018 under S.A.No.9339 /2018-19, for the period of 01 year from	Original

For CoEvolve Estates Pvt. Ltd.

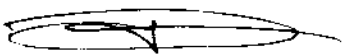

Director

For CoEvolve Estates Pvt. Ltd.


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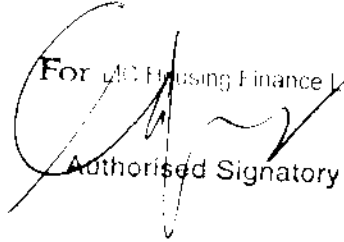
	27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A803.	
123	Encumbrance Certificate dated 06-07-2018 under S.A.No.9305 /2018-19, for the period of 01 year from 27-03-2017 to 04-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A103.	Original
124	Encumbrance Certificate dated 06-07-2018 under S.A.No.9303/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A106.	Original
125	Encumbrance Certificate dated 06-07-2018 under S.A.No.9289/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A101.	Original
126	Encumbrance Certificate dated 06-07-2018 under S.A.No.9290/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B003.	Original
127	Encumbrance Certificate dated 06-07-2018 under S.A.No.9291/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A003.	Original
128	Encumbrance Certificate dated 06-07-2018 under S.A.No.9292/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A002	Original
129	Encumbrance Certificate dated 06-07-2018 under S.A.No.9293/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A001.	Original

For CoEvolve Estates Pvt. Ltd.



Director

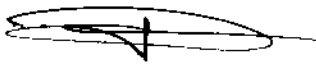
For Housing Finance Ltd.



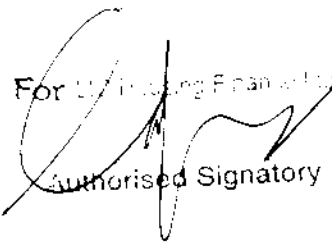
Authorised Signatory

130	Encumbrance Certificate dated 06-07-2018 under S.A.No.9358 /2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1304	Original
131	Encumbrance Certificate dated 06-07-2018 under S.A.No.9359/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1204	Original
131	Encumbrance Certificate dated 06-07-2018 under S.A.No.9357/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1301.	Original
132	Encumbrance Certificate dated 06-07-2018 under S.A.No.9370/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1104.	Original
133	Encumbrance Certificate dated 06-07-2018 under S.A.No.9361/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1201.	Original
134	Encumbrance Certificate dated 06-07-2018 under S.A.No.9335/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1206.	Original
135	Encumbrance Certificate dated 06-07-2018 under S.A.No.9302/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B101.	Original
136	Encumbrance Certificate dated 06-07-2018 under S.A.No.9324/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore	Original

For CoEvolve Estates Pvt. Ltd.


Director

For Authorised Signatory

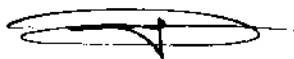

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Page | 23

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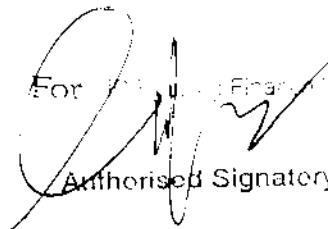
	for Flat No.B501	
137	Encumbrance Certificate dated 06-07-2018 under S.A.No.9317/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B303	Original
138	Encumbrance Certificate dated 06-07-2018 under S.A.No.9299/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B104.	Original
139	Encumbrance Certificate dated 06-07-2018 under S.A.No.9295/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A204.	Original
140	Encumbrance Certificate dated 06-07-2018 under S.A.No.9296/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A203.	Original
141	Encumbrance Certificate dated 06-07-2018 under S.A.No.9310/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B204.	Original
142	Encumbrance Certificate dated 06-07-2018 under S.A.No.9375/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1003.	Original
143	Encumbrance Certificate dated 06-07-2018 under S.A.No.9344/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1205	Original
144	Encumbrance Certificate dated 06-07-2018 under S.A.No.9319/2018-19, for the period of 01 year from	Original

For CoEvolve Estates Pvt. Ltd.



Director

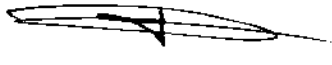
For CoEvolve Estates Pvt. Ltd.

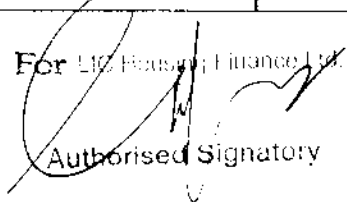


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	27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.301	ಅನುದಾನಾಧಿಕಾರಿಗಳು
145	Encumbrance Certificate dated 06-07-2018 under S.A.No.9363/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1204	Original
146	Encumbrance Certificate dated 06-07-2018 under S.A.No.9364/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1201	Original
147	Encumbrance Certificate dated 06-07-2018 under S.A.No.9281/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A503.	Original
148	Encumbrance Certificate dated 06-07-2018 under S.A.No.9282/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A102.	Original
149	Encumbrance Certificate dated 06-07-2018 under S.A.No.9284/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B404.	Original
150	Encumbrance Certificate dated 06-07-2018 under S.A.No.9283/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A501.	Original
151	Encumbrance Certificate dated 06-07-2018 under S.A.No.9304/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A105.	Original

For CoEvolve Estates Pvt. Ltd.

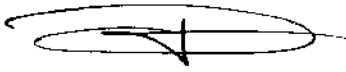

Director

For LIG Housing Finance Ltd.

Authorised Signatory

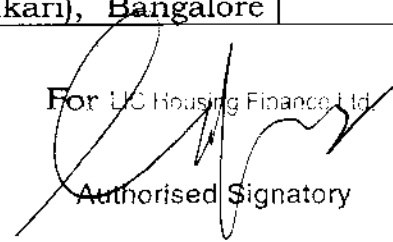
Page | 25

152	Encumbrance Certificate dated 06-07-2018 under S.A.No.9366/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1103	Original
153	Encumbrance Certificate dated 06-07-2018 under S.A.No.1965/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1104	Original
154	Encumbrance Certificate dated 06-07-2018 under S.A.No.7327/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A405	Original
155	Encumbrance Certificate dated 06-07-2018 under S.A.No.9328/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A403	Original
156	Encumbrance Certificate dated 06-07-2018 under S.A.No.9329/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A401	Original
157	Encumbrance Certificate dated 06-07-2018 under S.A.No.9326/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A505	Original
158	Encumbrance Certificate dated 06-07-2018 under S.A.No.9325/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A506.	Original
159	Encumbrance Certificate dated 06-07-2018 under S.A.No.9385/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore	Original

For CoEvolve Estates Pvt. Ltd.


Director

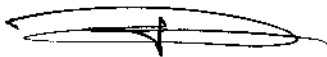
For U.C Housing Finance Ltd.


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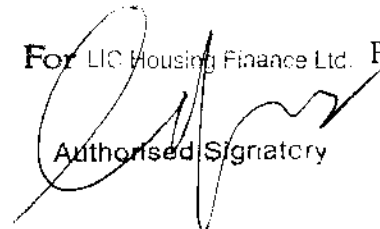
Page | 26

	for Flat No.B903.	
160	Encumbrance Certificate dated 06-07-2018 under S.A.No.9387/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B901	Original
161	Encumbrance Certificate dated 06-07-2018 under S.A.No.9388/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A906	Original
162	Encumbrance Certificate dated 06-07-2018 under S.A.No.9301/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B102	Original
163	Encumbrance Certificate dated 06-07-2018 under S.A.No.9300/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B103.	Original
164	Encumbrance Certificate dated 06-07-2018 under S.A.No.9384/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B904	Original
165	Encumbrance Certificate dated 06-07-2018 under S.A.No.9321/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B504	Original
166	Encumbrance Certificate dated 06-07-2018 under S.A.No.9315/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A206	Original
167	Encumbrance Certificate dated 06-07-2018 under S.A.No.9312/2018-19, for the period of 01 year from	Original

For CoEvolve Estates Pvt. Ltd.


Director

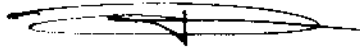
For LIC Housing Finance Ltd. Page | 27


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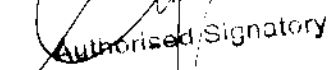
	27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B202	
168	Encumbrance Certificate dated 06-07-2018 under S.A.No.9374/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.B1004	Original
169	Encumbrance Certificate dated 06-07-2018 under S.A.No.9373/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi(Banashankari), Bangalore for Flat No.A1101	Original
170	Encumbrance Certificate dated 06-07-2018 under S.A.No.9372/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1102	Original
171	Encumbrance Certificate dated 06-07-2018 under S.A.No.9371/2018-19, for the period of 01 year from 27-03-2017 to 05-07-2018 in form No.16 issued by Sub-registrar Basavanagudi (Banashankari), Bangalore for Flat No.A1103.	Original

For CoEvolve Estates Pvt. Ltd.



Director

For CoEvolve Estates Pvt. Ltd.



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18-19

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IN WITNESS WHEREOF, the Borrowers above named have set their hands unto this **MEMORANDUM OF DEPOSIT OF TITLE DEEDS** on the day, month and year first above written at Bangalore in the presence of the following witnesses:

WITNESSES:

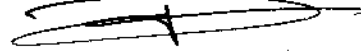
1.

KESHAVIE.NI
#476
KODMANUR
BANK-560095

2. ಭರತ ಕೆ.
#001/2, Chamrpet
Bangalore

MORTGAGORS

For CoEvolve Estates Pvt. Ltd.


Director

COEVOLVE ESTATES PRIVATE LIMITED formerly known as M/s. Asset Handlers Private Limited represented by its Managing Director Mr.Suhail Rahman.

For LIC Housing Finance Ltd.
Authorised Signatory
MORTGAGEE

For LIC Housing Finance Limited,
Represented by its Dy.Regional Manager, **Mr. A. GOPAKUMAR**

Drafted By:


V.S. Raj & Associates,
LAW FIRM
#23, "Venkatadri", 2nd Floor,
6th Main, 5th Cross, Sampangiramanagar,
Opp. Corporation School, Bangalore-560 027
Mob: 9844155041, Off: 080-22223949.

BK 2201

18-19



July 20, 2018

The Sub Registrar
Gandhinagar, Bangalore

Dear Sir,

I, Mr. A. Gopa Kumar, Dy. Regional Manager of LIC Housing Finance Ltd., Bangalore Regional Office do hereby state that I am exempted from appearing for registration of the enclosed Memorandum of Deposit of Title Deeds under section 88 of the Registration Act.

I request you to kindly register the document pertaining to Memorandum for Deposit of Title Deeds in respect of Project "CoEvolve Northern Star" bearing Municipal/Khatha No.166/86/1 measuring 35,937 Sq.Ft. and property bearing Municipal Khatha No.167/86, measuring 35,937 Sq.Ft. totally measuring 71,874 Sq.Ft. earlier Bearing Sy.No.86 totally measuring 1 Acre and 26 Guntas situated at Chokkanahalli Village, Yelahanka Hobli, Bangalore North Taluk brought by the bearer of this letter in the name of LIC Housing Finance Ltd.

Thanking you,

Yours faithfully,

For LIC Housing Finance Ltd

Mr. A. Gopa Kumar
Dy. Regional Manager

Regional Office : No. 15/1, 2nd Floor, Hayes Centre, Hayes Road, Bengaluru - 560 025.
Phone No : +91 80 22960502 / 504 / 505 E-mail : RO.Southcentral@lichousing.com | www.lichousing.com

Corporate Office : LIC Housing Finance Limited., 131, Maker Tower, 'F' Premises, 13th Floor, Cuffe Parade, Mumbai - 400 005.
Tel : +91 22 2217 8600 Fax : 022 22178777. Email : lichousing@lichousing.com | www.lichousing.com

Registered Office : LIC Housing Finance Limited., Bombay Life Bldg., 2nd Floor, 45/47, Veer Nariman Road, Fort, Mumbai - 400 001.
Tel : +91 22 2204 9682 / 2204 9799 / 2204 0006, Fax : 022 2204 9839. Email : lichousing@lichousing.com | www.lichousing.com

CIN : L65922MH1989PLC052257