

REF: MVK-BG/MDKR/LSR/4384/15

DATED: 28/04/2015

To:

CAPACITE,
Infraprojects Ltd.,
Shrikant Chambers, Phase - I,
6th Floor, Adjacent to R.K. Studio,
Sion - Trombay Road, Chembur,
Mumbai - 400071.

TITLE INVESTIGATION REPORT**A). NAME OF THE BORROWER: M/s. Asutosh Trade Links.****B). NAME OF THE MORTGAGOR/OWNERS : M/s. Asutosh Trade Links.**

Sir,

We, M.V. Kini & Co., Advocates, have investigated the title of M/s Asutosh Trade Links, in respect of immovable property, more fully described herein below on the basis of the title deed/s and other documents, Encumbrance Certificates and search carried out by us in the office of the Sub-Registrar.

Our Report on the title is as under:

1). Description of the Immovable Property:**SCHEDULE "A" PROPERTY****(Entire Property)**

All that piece and parcel of residentially converted land bearing Survey No.7, measuring 3 Acres 3.5 Guntas, Survey No.16 measuring 2 Acres 29 Guntas, Sy.No.3/1B, measuring 15.75 Guntas and Survey No.3/2 measuring 35.85 Guntas, totally

32/12, 3A, Alsa Glenridge, Opp. St. Joseph College, Langford Road, Bangalore 560 025.

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measuring 7 Acres 3.5 Guntas and physically measuring 6 Acres 37.85 Guntas or 3,02,580.56 Sq.Ft. situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. Presently bearing BBMP Khatha No.2/3/1B, 3/2/, 7, 162 and bounded as follows.

East by : By Survey No.8 of Haralur Village.

West by : Road.

North by : By Survey No.6, and 3/3 of Haralur Village

South by: By Survey No.9, Portion Survey No.7 and thereafter Survey No.2, No.3/2 and part of Survey No.3/1B of Haralur Village.

Schedule "B" Property

An undivided 0.31% share, right, title and interest in the Schedule 'A' property (i.e., 783.07 Sq.ft.).

Schedule 'C' Property

All that piece and parcel of the THREE BEDROOM apartment bearing No.E-2104, on the TENTH FLOOR in the apartment building known as 'SOBHA CLASSIC' constructed in the schedule "A" property with a built-up area of 1719.76 Square feet and 340.86 Square feet of proportionate share in common area with one car parking space in the limited common area of basement.

The said apartment has RCC roofing, vitrified flooring, wooden doors and Aluminum doors and windows.

List of title deeds / documents perused: (Xerox copies only)



Sy. No. 3/1

SL.NO.	DESCRIPTION OF THE DOCUMENT
1	Order dated 29.10.1962 passed by Special Deputy Commissioner Inams Abolition Bangalore in case No.24/1960-61 in favour of Ramaiah S/o. Subbaiah.
2	Endorsement dated 11.12.1964 in favour of Ramesh in respect of sy.no.3/1 to an extent of 1 Acre 15 Guntas.
3	Sale Deed dated 02.02.1972 executed by Ramaiah, Chikka Ramaiah, and Govindappa (Brothers of Ramaiah) in favour of Ramaiah S/o. Abbaiah registered as document No.6761/71-72, Book-I, volume No.915, Page 190-192 before the Sub-Registrar, Bangalore South.
4	Mutation Registrar Extract in MR.7/1989-90/ (in respect of Sy.No. 3/1 to an extent of 22 Guntas.
5	Sale Deed dated 20-06-1973 executed by Ramaiah in favour of Chowdamma registered as Document No.1851/73-74, Book - I, Volume No.1004, at pages 234-237, before the Sub-Registrar, Bangalore South Taluk.
6	Mutation Registrar Extract in MR.8/89-90 (in respect of sy.no.3/1 to an extent of 22 Guntas).
7	Resurvey Sketch of sy.no.3/1
8	Sale Deed dated 06-04-1991 executed by Chowdamma in favour of K.G.Kodandamma registered as Document No.125/1991-92 in the Book - I, Volume 3364 at page no.33-41, before the Sub-Registrar Bangalore South Taluk to an extent of 22 Guntas in sy.no.3/1B.
9	Mutation Registrar Extract in MR 6/1991-92 (in respect of Sy.No.3/1/B to an extent of 22 Guntas).
10	Azeez Khan in favour of M.P. Somaprasad & K.L. Suneja registered as document No.186/93-94, book-4, volume - 17, Pages 13-18 before the Sub-Registrar Bangalore South Taluk.
11	Power of Attorney dated 16.04-2004 executed by K.L. Suneja in favour of Roopa registered as document No.51/04-05, book-4, CD No. 51, before the Sub-Registrar Bangalore South Taluk.
12	Official Memorandum dated 15.10.2005 bearing No.B.DIS.ALN(E)VB/SR(SA) 20/-05-06 issued by the

	special Deputy Commissioner, Bangalore District sy.no.3/2 measuring 1 acre 9 Guntas.
13	Sale Deed dated 31.01.2005 executed by Bibi Jhan and others through GPA holder in favour of H.P. Rama Reddy and A. Rama Reddy registered as document No.28269/2004-05 of book 1, in the office of Sub-registrar, Bangalore South (In respect of sy.no.3/2 measuring 1 acre 29 Guntas).
14	Official Memorandum dated 26.02.2007 bearing No.B.DIS.ALN(E)VB/SR(SA) 20/05-06 issued by the special Deputy Commissioner, Bangalore District sy.no.3/2 measuring 1 acre 9 Guntas.
15	Sale Deed dated 27.03.2008 executed by G. Kodandarama through GPA holder in favour of H.P. Rama Reddy and A. Rama Reddy registered as document No.6781/2007-08 of book 1, in the office of Sub-registrar, Varthur, Bangalore (In respect of sy.no.3/1B measuring 15.75 Guntas).

Sy. No. 7

SL.NO.	DESCRIPTION OF THE DOCUMENT
1	Order dated 31.10.1962 passed by Special Deputy Commissioner Inams Abolition Bangalore in case No.27 & 28/1960-61 in favour of Nanjappa & Venkataramanappa.
2	Re-grant order dated 29.07.1970 bearing No.HDA(S)9/1, 1969-70 by Assistant Commissioner Bangalore Sub-Division, Bangalore
3	Family tree of Nanjappa & Venkataramanappa.
4	Mutation Register Extract in MR No.11/2001-02 in favour of Ramakka & Munirathnamma both wife of Thimmarayappa, Krishnappa, Jayamma & Gangamma.
5	Mutation Registrar Extract in No.2/1991-92.
6	Sale Deed dated 29-07-1995 executed by Munithayama W/o. late Mukareddy (son of Nanjappa) in favour of V. Muniraju registered as Document No.3283/1995-96 in the Book - I, Volume 4304 at page no.158-163, before the Sub-Registrar Bangalore South Taluk.(in respect of

	Sy.no.7 measuring 24.5 Guntas).
7	Mutation Registrar Extract in MR 15/1996-97 in favour of V. Muniraju.
8	MR.No.8/2002-03/
9	Sale deed dated 09-02-2005 executed by a) Ramakka, Srinivasa, Rathnamma, b) Venkataramanappa (Wife and children of Thimmarayappa) c) Krishnappa S/o Venkataramanappa, Nanjamma, Girijamma, Mahadeva Venkatesh, Mallesha, Devika (wife of children of Krishnappa) d) Jayamma, Nagaraj, Venugopal wife & Sons late Muniyappa e) Gangamma, Manjula, Meena (wife and children of late Somashekar) through GPA holder in favour of H.P.Rama Reddy & A. Rama Reddy registered as document no.28261/2004-05 of book-1, in the office of the Sub-registrar, Bangalore.
10	Confirmation deed dated 18.02-2005 executed by Ramakka, Srinivasa, Rathnamma (first wife & children of late Thimmarayappa) (b) Munirathnamma, Geetha, Venkatesh, Babu, Venkataramanappa (wife's and children of Thimmarayappa) c) Krishnappa S/o. Venkataramanappa, Nanjamma, Girijamma, Mahadeva Venkatesh, Mallesha, Devika (wife & children of Krishnappa) d) Jayamma, Nagaraj, Venugopal, (wife & sons late Muniyappa) e) Gangamma, Manjula, Meena (wife and children of late Somshekar) in favour of H.P.Rama Reddy & A. Rama Reddy registered as document No.292381/2004-05 book 1, in the office of sub-registrar, Bangalore South Taluk.
11	Mutation Register Extract in M.R.46/2004-05 in favour of H.P.Rama Reddy & A. Rama Reddy.
12	Official Memorandum dated 22.02.2008 bearing Nos.B.DIS.ALN(E)VH/SR 23 & 106, 95/06-07 issued by the special Deputy Commissioner, Bangalore District (2 acres 19 Guntas out of 2 acres 22.5 Guntas in Sy.No.7 belonging to H.P.Rama Reddy & A. Rama Reddy & an extent of 24.5 Guntas in Sy.No.7 belonging to V. Muniraju.
13	General Power of Attorney executed by V. Muniraju in favour of H.P.Rama Reddy & A. Rama Reddy dated 10.03.2006 registered as document No.BAS-4-01 120 in

	the office of Sub-registrar, Bangalore South Taluk.
14	Sale Deed dated 27.03.2008 executed by H.P.Rama Reddy & A. Rama Reddy & V. Muniraju (through GPA Holder) and others in favour of Sobha Developers Ltd registered as document No.6776/2007-08 of book - 1, in the office of Sub-registrar, Varthur, Bangalore.
15	Records of Rights in respect of Sy.No.7 for the period of 1977-78 to 1980-81, 1982-83 to 1984-1985, 1987-88 to 1988-89, 1990-91 to 1993-94, 1994-95 to 1998-99, 1998-99 to 2000-01, 2001-02 to 2002-03, 2003-04 to 2004-05, 2005-06 to 2006-07, 2007-08 to 2009-10.

Sy.No. 162

SL.NO.	DESCRIPTION OF THE DOCUMENT
1	Order dated 09.10.1963 passed by Special Deputy Commissioner Inams Abolition Bangalore in case No.58/1960-61 in favour of H. Srinivasa Reddy.
2	Order bearing No.ASLR 29611/ 1969-70.
3	Sale Deed dated 25-04.1971 executed by H. Srinivasa Reddy in favour of Krishna Reddy registered as document no.526/71-72 of book - 1, volume 867, Page 53-55 in the office of sub-registrar, Bangalore South (in respect of Sy.No.162 (Old No.Sy. 8/1) measuring 2 Acres 29 Guntas).
4	Mutation Register Extract in MR No.8/1971-72.
5	Mutation Registrar Extract in MR. 4/1988-89.
6	Sale Deed dated 20-08-1992 executed by Eramma Babu Reddy, Ganesh (wife & Sons of late Krishna Reddy) in favour of K. Vasudeva S/o. Krishna Reddy registered as Document No.2758/1993-94 in the Book - I, Volume 3610 at page no.165-169, before the Sub-Registrar Bangalore South Taluk.(in respect of Sy.no.162 (old No.sy.8/1) measuring 20 Guntas out of 1 acre 39 Guntas).
7	Mutation Registrar Extract in MR 10/1991-92 in favour of K. Vasudeva S/o Krishna Reddy.
8	Sale Deed dated 20.08.1992 executed by Eramma in favour of CV. Babu Reddy registered document No.2759/92-93 of Book 1, volume No.3610, Page 169-

	172 in the office of sub-registrar, Bangalore South (in respect of Sy.No.162 (Old No.Sy.8/1) measuring 20 Guntas out of 1 acre Guntas (Western).
9	Mutation Register Extract in MR 611 1993-94 in favour of C.V. Babu Reddy
10	General Power of Attorney dated 13.08.2003 executed by K.Vasudeva in favour of Syed Waheed Ahmed Managing Partner of K.V. Builders registered as Document No.256/2003-04 in the office of sub-registrar, Bangalore South.
11	General Power of Attorney dated 13.08.2003 executed by C. Babu Reddy in Favour of Syed Waheed Ahmed registered as Document No.257/2003-04 in the office of Sub-registrar, Bangalore South.
12	Sale Deed dated 09-02-2005 executed by K.Vasudeva, C.V. Babu Reddy both through GPA holder Syed Waheed Ahmed, Kamakshamma, Umesha, Swarnalatha (Wife & Children of late Ananda Reddy, H.K. Babu Reddy (Son of Late Krishna Reddy, H.B. Pushpa (D/o. H.K.Babu Reddy), H.B.Krian (minor rep by father H.K.Babu Reddy), Ganesh @ Ganesh Reddy (Sub-rep. by father K.Ganesh) in favour of H.P.Rama Reddy & A. Rama Reddy registered as document No.28265/2004-05 in the office of Sub-registrar, Bangalore South (in respect of Sy.No.162 measuring 2 Acres 29 Guntas).
13	Mutation Register Extract in MR 45/2004-05
14	Sale Deed dated 14.12.2005 executed by H.P.Rama Reddy & A. Rama Reddy in favour of N. Somashekar registered as document No.11287/2005-06 of Book - 1, in the office of Sub-registrar, Bangalore South (in respect of Sy.No.162 (Old No.Sy.8/1) measuring 35 Guntas out of 2 acre 29 Guntas.
15	Mutation Register Extract in MR 16/2005-06.
16	General Power of Attorney dated 08.02.2007 executed by N. Somashekar in favour of H.P.Rama Reddy & A. Rama Reddy registered as Document No.1105/2006-07 in the office of Sub-registrar, Bangalore South,.
17.	Confirmation Deed dated 14.09.2007 executed by Komalamma & Sulochana (both D/o late Krishna Reddy) in favour of H. P.Rama Reddy & A. Rama Reddy

	registered as Document No.174/2007-08 in the office of Sub-registrar, Bangalore South.
18	Official Memorandum dated 22.02.2008 bearing No.B.DIS. ALN (E) VH/SR 23 & 106, 95/06-07 issued by the special Deputy Commissioner, Bangalore district (2 acres 29 Guntas in Sy.No.162.
19	Sale Deed dated 27.03.2008 executed by H.P.Rama Reddy & A. Rama Reddy & N. Somashekar in favour of Sobha Developers Ltd registered as document No.6779/2007-08 of book -1, in the office of sub-registrar, Varthur, Bangalore,.
20	Records of Rights in respect of Sy.No.7 for the period of 1977-78 to 1980-81, 1982-83 to 1984-1985, 1987-88 to 1988-89, 1990-91 to 1993-94, 1994-95 to 1998-99, 1998-99 to 2000-2001, 2001-02 to 2002-03. 2003-04 to 2004-05, 2005-06 to 2006-07, 2007-08 to 2009-10.
21	Endorsement dated 14.02.2006 bearing LRF.CR.315/2005-06 issued by Tahasildar, Bangalore East.
22	Endorsement dated 4.01.2007 bearing LRF.CR.502/2006-07 issued by Assistant Commissioner Bangalore.
23	Endorsement dated 05.12.2006 bearing No.1207/ 2006-07 issued by Bangalore Development Authority.
24	No Objection Certificate issued by BSNL, BWSSB, Pollution Control Board, Survey of India, Ministry of Environment & Forests.
25	Khatha Certificate dated 18.03.2010 BBMP & Tax paid receipt for 2009-10 Bangalore Period.
26	License & Approved Plan dated 26.08,2010 bearing No.NaMa/AaSa/AA 3/50/E/2010-11 & Commencement Certificate issued by Bangalore Development Authority.
27	Tax paid receipt for the year 2010-11, 2011-12, 2013-14.
28	Encumbrance 31.03.2005, Certificate for the period 1.04.2004 to 10.08.2007, 1.04.1975, 1.04.2007 to 6.09.2009, 1.04.2009 to 29.08.2010.

DEVOLUTION OF TITLE:

RE: Survey No.3/1B, measuring 15.75 Guntas of Haralur Village:

- I. WHEREAS originally all that agricultural lands in Survey No.3/1 situated at Haralur Village, Varthur Hobli, Bangalore South Taluk, measuring 1 Acre 15 Guntas, which is hereinafter referred to as 'SURVEY NO.3/1,' belonged to one Ramaiah son of Subbaiah, he having been conferred occupancy rights and registered as permanent Tenant, under the provisions of Mysore (Religious and Charitable) , Inams Abolition Act 1954, by virtue of Order dated 29-10-1962 in case bearing No.24/1960-61, passed by Special Deputy Commissioner Inams Abolition, Bangalore and was registered as Hiduvalidar and Khatedar as per the Endorsement dated 11-12-1964 issued by the special Deputy Commissioner, Inams Abolition Bangalore. Though Ramaiah was granted occupancy rights for an extent of 1 Acre 15 Guntas in Sy.No.3/1, he was in uninterrupted possession and enjoyment for an extent of 1 Acre 24 Guntas of land in Sy.No.3/1 for more than 15 years as reflected in the RTC/Pahani from 1978-79 onwards. Thus the said Ramaiah son of Subbaiah became the absolute owner in possession of all that piece and parcel of land measuring 1 Acre 24 Guntas in Sy.No.3/1 of Haralur Village, Varthur Hobli, Bangalore South Taluk.



II. WHEREAS the said Ramaiah son of Subbaiah along with his brothers Chikka Ramaiah and Govindappa conveyed portion of Sy.No.3/1, measuring 22 Guntas to Ramaiah Son of late Abbaiah under a Deed of Sale dated 02-02-1972 (registered as Document No.6761/1971-72 in Book-I, Volume 915 at Pages 190 to 192, in the office of the Sub-Registrar, Bangalore South Taluk); and Khata with regard to 22 Guntas in Survey No.3/1, stood transferred in the name of Ramaiah son of Abbaiah vide Mutation Register Extract bearing No.7/1989-90 and was registered as owner and Khatedar in the revenue pertaining to 22 Guntas in Sy.No.3/1.

III. WHEREAS the said Ramaiah son of Abbaiah conveyed 22 Guntas in Sy.No.3/1, held by him to Chowdamma wife of Chikka Ramaiah under a Deed of Sale dated 20-06-1973 (registered as No.1851/1973-74, in Book-I, Volume 1004 at Pages 234 to 237, in the office of the Sub-Registrar, Bangalore South Taluk); and Khata with regards to 22 Guntas in Sy.No.3/1, stood transferred in the name of Chowdamma vide Mutation Register Extract No.8/1989-90 and was registered as owner and Khatedar in the revenue records pertaining to 22 Guntas in Sy.No.3/1;

IV. WHEREAS by an Order of Duster bearing No.MPR (P) V11/1990-91, the lands in Sy.No.3/1 was phodied and on such phodi, the northern portion of Sy.No.3/1 held by

Chowdamma wife of Chikka Ramaiah measuring 22 Guntas was assigned Sy.No.3/1B, hereinafter referred to as SURVEY NO.3/1B".

V. WHEREAS Chowdamma wife of Chikka Ramaiah joined by her son Krishnappa as consenting witness conveyed Sy.No.3/1B to K.G. Kodandarama, son of Late Giddanna Reddy, under Deed of Sale dated 06-04-1991 (registered as Document No.125/1991-92 in Book-I, Volume No.3364 at Pages 33 to 41, in the Office of the Sub-Registrar,. Bangalore South Taluk); and Khata with regard to Sy.No.3/1B stood transferred in the name of K.G.Kodandarama vide Mutation Register Extract bearing No.6/1991-92 and is registered as owner and Khatedar in the revenue records pertaining to Sy.No.3/1B.

Vi. WHEREAS the said K.G. Kodandarama, made an application for the conversion of Sy.No.3/1B, from agricultural to non-agricultural use and the Special Deputy Commissioner Bangalore District, Bangalore has vide his official Memorandum bearing No.B.DIS.ALN(E)V:SR:24/2005-06 dated 5-10-2005, has converted all that piece and parcel of agricultural and in Sy.No.3/1B, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring 22 Guntas, from agricultural to non-agricultural commercial use;



VII. WHEREAS the Mutation was effected recording the conversion of Sy.No.3/1B from agricultural to non-agricultural commercial use in the name of the K.G. Kodandarama herein vide Mutation Register Extract bearing No.23/2005-06; Whereas the K.G. Kondandarama herein thus became the absolute owner of all that piece and parcel of commercially converted land bearing Sy.Nop.3/1B, situated at Haralur Village Hobli, Bangalore East Taluk, in all measuring 22 Guntas.

VIII. WHEREAS the said K.G.Kodandarama son of late Giddanna Reddy by a power of attorney dated 31-01-2005 (registered as document No.929/2004-05 in Book-IV, stored in CD No.132, in the office of the Sub-Registrar, Bangalore South Taluk) appointed and authorized H.P.Rama Reddy Son of late Chikka Pappaiah and A. Rama Reddy Son of A. R. Ashwathanarayana Reddy as his attorney holders to act on behalf of him jointly severally interalia to deal with and dispose of the said 22 Guntas in Sy.no.3/1B, or any portion thereof;

IX WHEREAS the said K.G. Kodandarama (duly represented by his GPA holders H.P.Rama Reddy and A. Rama Reddy) conveyed a portion of commercially converted lands measuring 6.25 Guntas (out of 22 Guntas) in Sy.no.3/1B along with H.P.Rama Reddy and A. Rama Reddy, (who sold their residentially converted lands measuring 33.75 Guntas)

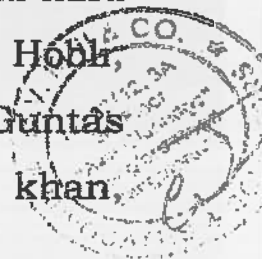


in sy.no.3/2) to H.V.Shantharama, Son of H.Venktachalika vide sale deed dated 11-10-2005, (registered on 24-12-2005, as Document No.11745/2004-05 in Book I, stored in C.D.No.BASD 201, in the office of the Sub-Registrar, Bangalore South Taluk). The said K.G. Kodandarama after conveying 6.25 Guntas continued to be in ownership and possession of the remaining extent of commercially converted land measuring 15.75 Guntas (out of 22 Guntas) in sy.no.3/1B, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk.

X. WHEREAS the said K.G. Kodandarama (duly represented by his GPA holders H.P.Rama Reddy and A.Rama Reddy) along with H.P.Rama Reddy and A. Rama Reddy, had an arrangement to sell and thus under a deed of sale dated 27-03-2008, (registered as document No.6781/2007-08 in Book No.I, CD. No.VRTD24, in the office of the Sub-Registrar, Varthur Bangalore South Taluk)., conveyed 15.75 Guntas in Sy.No.3/1B, in favour of the vendor cum developer herein.

B. RE: Survey No.3/2 measuring 35.25 Guntas of Haralur Village

XI WHEREAS all that piece and parcel of the agricultural land bearing sy.no.3/2, Haralur Village, Varthur Hobli, Bangalore South Taluk measuring 1 Acres 15 Guntas originally belonged to one Aziz Khan son of Suleman Khan,



he having been conferred occupancy rights and registered as permanent tenant of sy.no.3/2, measuring 1. Acre 15 Guntas, under the provisions of Mysore (Religious and Charitable) , Inams Abolition Act 1954, by virtue of order dated 29-10-1962 in case bearing No.67/1960-61, passed by Special Deputy Commissioner, Inams Abolition, Bangalore and was registered as Hiduvalidar and Khathedar as per the endorsement dated 12-12-1964 issued by the special Deputy Commissioner, Inams Abolition, Bangalore. Though Aziz Khan was granted occupancy rights for an extent of 1 Acre 15 Guntas in Sy.No.3/2, he was in uninterrupted possession and enjoyment for an extent of 1 Acre 29 Guntas of land in Sy.No.3/2 for more than 15 years as reflected in the RTC/Pahani from 1978-79 onwards. Thus the said Aziz Khan son of Suleman Khan became the absolute owner in possession of all that piece and parcel of land measuring 1 Acre 29 Guntas in Sy.No.3/2 of Harahur Village, Varthur, Hobli, Bangalore South Taluk.

- XII. WHEREAS the said Aziz Khan and his wife died intestate leaving behind his two sons, Gafar Khan and Mohammed Sulean Khan as their only legal heirs. Garfar Khan son of late Aziz Khan died intestate leaving behind his wife Bibi Jan and sons, Akbar Khan, Ahmed Khan, Rahman Khan, Asadulla Khan, Asgar Khan and daughters Shakira Jan and Musrath Khan, and his brother Mohammed Suleman Khan as the only surviving legal heirs; and whereas on the

application made for the transfer of Khata, the Khata with regard to Survey No.3/2 measuring 1 Acre 29 Guntas and stood transferred in the name of Bibi Jan wife of late Gaffar Khan and Mohammed Suleman Khan son of late Aziz Khan, vide Mutation register Extract bearing No.4/1992-93. Thus Bibi Jan along with her family members became the absolute owners and Khatedar in revenue records for Sy.No.3/2 measuring 1 Acre 29 Guntas of Haralur Village Hobli, Bangalore South Taluk.

XIII. WHEREAS the said Bibi Jan wife of late Gaffar Khan joined by her children Akbar Khan, Ahmed Khan, Rahman Khan, Asadulla Khan, Shakira Jan, Mushrath Khan, Asgar Khan and Mohammed Suleman Khan alias Basha son of late Aziz Khan, executed a Power of Attorney on 03-06-1993 (registered as Document No.186/1993-94) in Block - IV, Volume 17 at Pages 133 to 138, in the office of the Sub-Registrar, Bangalore South Taluk), Inter alia for sale and transfer of Sy.No.3/2 or any portions thereof, subsequent thereto, K.L.Suneja, delegated the powers under the said Power of Attorney dated 03-06-1993 in favour of Roopa wife of K.G.Kodandarama under a Power of Attorney dated 03-06-1993 in favour of Roopa wife of K.G.Kodandarama under a Power of Attorney dated 16-04-2004 (registered as Document No.51/2004-05 in Book-IV, stored in C.D.No.47, in the office of the Sub-Registrar, Bangalore South Taluk).

XIV. WHEREAS Mohammed Suleman Khan son of late Aziz Khan made an application for the conversion of lands in Sy.No.3/2 from agricultural to non-agricultural use and whereas the Special Deputy Commissioner, Bangalore District, has vide his official Memorandum bearing No.ALN:(E) (VB)SR-20/2005-06 dated 15-10-2005 converted the lands measuring 38 Guntas to Residential use and converted 16 Guntas to commercial use and the remaining 15 Guntas to Public and Semi Public use.

XV. WHEREAS Bibi Jan wife of late Gafar Khan joined by her children, Akabar Khan, Ahmed Khan, Rahman Khan, Asadulla Khan, Shakira Khan, Musrath Khan, Asgar Khan and Mohammed Suleman Khan son of late Aziz Khan (represented by their Attorney Holder Roopa), under a Deed of Sale dated 31-01-2005 (registered as Document No.28269/2004-05 in Book I, CD No.136, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed Sy.No.3/2, measuring 1 Acre 29 Guntas to H.P.Rama Reddy and A. Rama Reddy and whereas Khata with regard to Sy.No.3/2 stood transferred jointly in the names of H.R.Rama Reddy and A.Rama Reddy vide Mutation Register Extract bearing No.44/2004-05 and are registered as owners and Khatedars in the revenue records pertaining to Sy.No.3/2.



XVI. WHEREAS H.P.Rama Reddy and A.Rama Reddy, on the lands in survey No. 3/2 coming into the residential zone, made an application for the conversion of Survey No.3/2, from agricultural to non-agricultural use and whereas, the Special Deputy Commissioner, Bangalore District, Bangalore, has on the receipt of requisite conversion charges, vide his Official Memorandum bearing No. B. Dis. ALN(E) (V.B)/ SR- 2005-06 dated 26.02.2007, converted all that piece and parcel of land bearing Survey No.3/2 situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 1 Acre 29 Guntas, from agricultural to non-agricultural Residential use;


XVII. WHEREAS the H.P.Rama Reddy and A.Rama Reddy conveyed a portion of residentially converted lands measuring 33.75 Guntas (out of 1 Acre 29 Guntas) in Survey No.3/2 along with K.G.Kodandarama (who conveyed his portion of commercially converted lands measuring 6.25 Guntas in Survey No.3/1B) to H.V.Sitharam, son of H.Venktachalika vide Sale Deed dated 11-10-2005 (registered as Document No.11745/2004-05 in Book I, stored in CD No.201, in the Office of the Sub-Registrar, Bangalore South Taluk). Thus the said H.P. Rama Reddy and A.Rama Reddy continued to be in ownership and possession of the remaining extent, in Survey No.3/2, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 35.25 Guntas (out of 1 Acre 29 Guntas);

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XVIII. WHEREAS H.P.Rama Reddy and A. Rama Reddy along with K.G.Kodandarama (represented by his duly constituted attorney H.P.Rama Reddy and A. Rama Reddy) Had an arrangement to sell and thus under a Deed of Sale dated 27.03.2008 (registered as Document No.6781/2007-08 in Book I, CD No. VRTD24, in the Office of the Sub-Registrar, Varthur, Bangalore South Taluk), conveyed the remaining extent of 35.25 Guntas in Sy.No.3/2 of Haralur Village, Varthur Hobli, Bangalore East Taluk in favour of the Vendor-cum-Developer herein;

XIX. WHEREAS Zahira Khatoon, daughter of late Abdul Ajeez Khan and wife of late Syed Basha who was unable to join the sale deed dated 31.01.2005 (Doc.No. 28269/2004-05) executed by Bibi Jan and others in favour of H.P. Rama Reddy and A.Rama Reddy, by way of Deed of Confirmation dated 24-06-2008 in favour of the Vendor -cum- Developer herein, registered as document no.1164/08-09, Book-I, stored in CD No.VRTD29 at the office of the Sub-Registrar, Varthur, confirmed the execution of the sale deed dated 31.01.2005 and also Sale deed dated 27-03-2008.

WHEREAS (i) Rehman Shariff, son of Mohammed Amir @ Hussain Shariff, (ii) Ashraf Unnisa @ Asraf Bi, wife of Mohammed Sanaula, (iii) Kurshid Begam @ Kursheed Bi, wife of Ansar Pasha, (iv) Khizar Shariff, son of Hussain Shariff, (v) Hyder Shareef son of Hussain Shariff, (vi)



Ameena Bi, wife of Mohammed Baksh, (vi) Ahmed Shariff, son of Hussain Shariff, expressing their inability to attend the execution of the Sale Deed dated 31-01-2005 due to unavoidable reasons executed a Deed of Confirmation dated 17-03-2011 in favour of the Vendor-cum-Developer herein, registered as document no.8316/10-11, Book-I, stored in CD No.VRTD103 at the office of the Sub-Registrar, Varthur, confirming the execution of sale deed dated 31-01-2005 and sale deed dated 27-03-2008.

XX. WHEREAS Mahboob Shariff, son of Mohammed Amir @Hussain Shariff expressing his inability to attend the execution of the Sale Deed 3-.01-2005 due to unavoidable reasons executed a Deed of Confirmation dated 03-03-2012 in favour of the Vendor-cum-Developer herein, registered as document no.7867/11-12, Book-I, stored in CD No.VRTD144 at the office of the Sub-Registrar, Varthur, confirming the execution of sale deed dated 31-01-2005 and sale deed dated 27-03-2008.

XXI. WHEREAS thus the Vendor cum Developer herein became absolute owner in possession of all that piece and parcel of land measuring 35.25 Guntas in Sy.No.3/2 of Haralur Village, Varthur Hobli, Bangalore East Taluk.

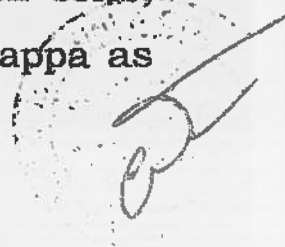


c. RE: Survey No.7 measuring 3 Acres and 3.5 Guntas of Haralur Village

XXII. WHEREAS originally lands in Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 3 Acres 07 Guntas, belonged to Nanjappa son of Maka Reddy and Venkatramanappa son of Thimmarayappa, they having been conferred occupancy rights and registered as occupants by Special Deputy Commissioner, Inams Abolition, Bangalore, vide his Order dated 31-10-1962 in case bearing No.27 and 28/1960-61 under the Provisions of Mysore(Religious and Charitable) Inams Abolition Act, 1954.

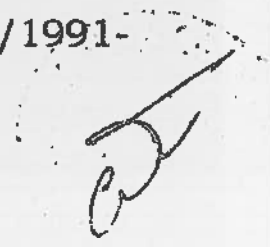
XXIII. WHEREAS Survey No.7 was attached to Thoti and Neerganti Office, the said survey number and other lands were re-granted to the said Nanjappa son of Makareddy and Venkataramanappa son of Thimmarayappa, on 29-07-1970 in case bearing No.HOA(S)9/1969-70 by the Assistant Commissioner, Bangalore Sub-Division, Bangalore, under the Provisions of the Village Offices Abolition Act;

XXIV. WHEREAS Nanjappa son of Makareddy and his wife Muniyamma died intestate leaving behind them their sons, Marappa, Bachappa, Mooka Reddy and Muniswamappa as the only surviving legal heirs.



XXV. WHEREAS Venkataramanappa died intestate on 01-06-1989 leaving behind his wife Muniyamma and sons, Thimmarayappa, Krishnappa, Muniyappa, Somappa @ Somashekaras the only surviving legal heirs.

XXVI. WHEREAS on the death of said Nanjappa and Venkataramanappa, the family members of Nanjappa and the family members of Venkataramanappa, effected a Memorandum of Panchayath Partition on 01-02-1975 of the re-granted properties jointly held by Nanjappa and Venkataramanappa including Sy.No.7 in the presence of the Panchayathdars and on such partition an extent of 24 ½ Guntas was allotted to the share of Marappa, Bachappa, Munithayamma and Munishamappa under Schedule A therein and 2 Acres, 22.5 Guntas in Survey No.7 was allotted to Muniyamma wife of late Venkataramanappa and her children viz., Thimmarayappa, Krishnappa, Muniyappa and Somappa@ Somashekar under Schedule B therein and on such Partition, Khata with regard to extent measuring 24.5 Guntas stood transferred in the name of Muni Thimmamma wife of Muka Reddy (family members of Nanjappa) and for an extent measuring 2 Acres 22.5 Guntas stood transferred in the name of Muniyamma and her children vide Mutation Register Extract bearing No. 2/1991-92.



XXVII. WHEREAS the said Munithayamma, wife of late Mooka Reddy joined by her sons Venkataraju, Muniraju and Nandeeshha as consenting witnesses, by a Deed of Sale dated 29-07-1995 (registered as Document No.3283/1995-96 in Book I, Volume 4304, at Pages 158-163, in the Office of the Sub-Registrar, Bangalore South Taluk), conveyed 24.5 Guntas in Survey No.7 to V.M. Muniraju son of Venkatagiriyappa and whereas Khata with regard to 24.5 Guntas in Survey No.7 stood transferred in the name of V. Muniraju vide Mutation Register Extract bearing No.15/1996-97 and V. Muniraju was registered as owner and Khatedar in the revenue records pertaining to 24.5 Guntas in Survey No.7;

XXVIII. WHEREAS Somappa @ Somashekar son of late Venkataramanappa died on 16-09-1994, leaving behind his wife Gangamma and daughters Meena and Manjula, mother Muniyamma, Thimmarayappa son of late Venkataramanappa died intestate on 05.05.1996, leaving behind his first wife, Ramakka and children, Srinivas and Munirathnamma and Second wife, Munirathnamma and children Geetha, Venkatesh, Babu and Venkataramanappa and mother Muniyamma, Muniyamma wife of late Venkataramanappa died on 27-01-2001 leaving behind her sons, Krishnappa & family, Muniyappa and daughters Ramakka, Srinivas, Munirathnamma, first wife and children of late Thimmarayappa and Munirathnamma, Geetha,

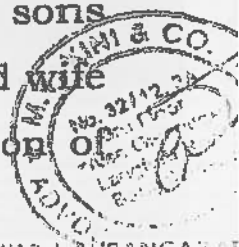
Venkatesh, Babu, second wife and children of Thimmarayappa and Gangamma Meena, Manjula, wife and children of Somappa @ Somashekar as the surviving legal heirs Muniyappa son of late Venkataramanappa died on 28-10-2001 leaving behind his wife Jayamma and sons, Nagaraj and Venugopal, as the only surviving legal heirs;

XXIX. WHEREAS 2 Acres 22.5 Guntas in Sy.No. 7 stood transferred in the joint names of Ramakka and Munirathnamma, both wives of late Thimmarayappa, Krishnappa son of late Venkataramanappa, Jayamma wife of late Muniyappa and Gangamma wife of late Somappa@ Somashekar vide Inheritance Register Extract bearing No.11/2001-02 and whereas On the death of Somappa @ Somashekar, Ramakka, Munirathnamma, Krishnappa, Jayamma and Gangamma wife of late Somappa @ Somashekar, Ramakka, Munirathnamma, Krishnappa, Jayamma and Gangamma wife of late Somappa@Somashekar became entitled to inherit the land in Survey No.7 and were registered as Khatedars with regard to 2 Acres 22.5 Guntas in Survey No.7 vide Mutation Register Extract bearing No.8/2002-03, by virtue of law of inheritance and thus became the absolute owners of 2 Acres 22.5 Guntas in Survey No.7.

XXX. WHEREAS by a Deed of Sale dated 09.02.2005 (registered as Document No.28261/2004-05 in Book-I, stored. in CD

No.136, in the Office of the Sub-Registrar, Bangalore South Taluk) (a) Ramakka, Srinivas, Rathnamma first wife and children of late Thimmarayappa (b) Munirathnamma (for self and as natural guardian mother of her minor sons Babu, Venkataramanappa), Geetha, Venkatesh, , second wife and children of late Thimmarayadpa (c) Krishnappa son of late Venkataramanappa (for self and as father and natural guardian of his minor children Mallesha, Diveka), Nanjamma, Girijamma, Mahadeva, Venkatesh, ,wife and children of Krishnappa (d) Jayamma, Nagaraj, Venugopal wife and children of late Muniyappa (e) Gangamma, Meena and Manjula, wife and children of late Somappa@ Somashekar (all represented by their Attorney Holder Syed Waheed Ahmed son of late S.A. Khayum authorized under General Power of Attorney dated 25-08-2003 registered as document no.271/03-04 in Book-IV, stored in C.D.No.115, in the Office of the Senior Sub-Registrar, Bangalore South Taluk), conveyed an extent of 2 Acres 22.5 Guntas (which is inclusive of 3.5 Guntas of Kharab) in Survey No.7 to H.P.Rama Reddy son of Chikka Papaiah and A. Rarma Reddy son of A. Ashwathnarayana Reddy.

XXXI. WHEREAS(a) Ramakka, Srinivas, Rathnamma, first wife and children of late Thimarayappa (b) Munirathnamma (for self and as natural guardian mother of her minor sons Babu, Venkataramanappa), Geetha, Venkatesh, second wife and children of late Thimmarayappa (c) Krishnappa son of



late Venkataramanappa, Nanjamma, Girijamma, Mahadeva, Venkatesh, Mallesh, wife and children of Krishnappa (d) Jayamma, Nagaraj, Venugopal wife and sons of late Muniyappa (e) Gangamma, Meena@ Munilakshmi, Manjula, wife and daughters of late Somappa @ Somashekar, by a Deed of Confirmation dated 18.02.2005 (registered as Document No.29381/2004-05 in Book-I, stored in C.O.No.139, in the Office of the Sub-Registrar, Bangalore South Taluk), have confirmed and ratified the Sale Deed dated 09.02.2005 registered as Document No.28261/ 2004-05, in Book-I, Stored in 136, In the Office of the Sub-Registrar, Bangalore South Taluk), executed by their Attorney Holder Sayed Waheed Ahmed in favour of H.P.Rama Reddy and A.Rama Reddy with regard to 2 Acres 22.5 Guntas in Survey No.7.

XXXII.WHEREAS thereafter Khata with regard to 2 Acres 22.5 Guntas in Survey No.7 stood transferred in the name of H.P.Rama Reddy and A.Rama Reddy vide Mutation Register Extract bearing No.46/2004-05 and H.P.Rama Reddy and A.Rama Reddy were registered as owners and Khatedars in the revenue records pertaining to 2 Acres 22.5 Guntas in Survey No.7.

XXXIII. WHEREAS H.P.Rama Reddy and A.Rama Reddy and V. Muniraju made an application for conversion of land measuring 2 Acres 19 Guntas and 24.5 Guntas held by

them in Survey No.7, from agricultural to non-agricultural use and whereas the same has been granted by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No. **ALN (E) V.B.SR: 23/2006-2007, ALN (EVH) SR 106/2006-07, ALN (EVH) SR 95/2006-07** dated 22-02-2008 and as such, the change of land use with regard to portion of Survey No.7, measuring 2 Acres 19 Guntas and 24.5 Guntas has been granted to residential use;

XXXIV. WHEREAS H.P.Rama Reddy and A.Rama Reddy thus jointly became the absolute owners of all that piece and parcel of residentially converted lands being portion of Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 2 Acres 19 Guntas (exclusive of 3.5 Guntas of unconverted land), and V. Muniraju thus became the absolute owner of all that piece and parcel of residentially converted land being portion of Survey No.7~situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 24.5 Guntas.

XXXV. WHEREAS H.P.Rama Reddy, A. Rama Reddy and V. Muniraju (represented by his duly appointed attorney holders, H.P.Rama Reddy and A.Rama Reddy, under registered Power of Attorney dated 09-03-2006 registered as document No.1120/2005-06 in Book IV, stored in CD. No.225 had an arrangement to sell and thus under a Deed

of Sale dated 27-03-2008 & (registered as Document No.6776/2007-08 in Book I, CD No. VRTD24, in the Office of the Sub-Registrar, Varthur, Bangalore South Taluk), conveyed Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 2 Acres 19 Guntas and all that piece and parcel of residentially converted land being portion of Survey No.7, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 24.5 Guntas in favour of the Developer-cum-Vendor herein.

D. RE: Survey No. 162, measuring 2 Acres 29 Guntas of Haralur Village

XXXVI. WHEREAS originally lands in Survey No.8/1, situated at Haralur Village, referred to as "SURVEY NO.8/1", belonged to one H. Srinivasa Reddy son of Hanuma Reddy, he having been conferred occupancy rights and registered as occupant by Special. Deputy Commissioner, Inams Abolition, Bangalore, vide his Order dated 09.01.1963 in case bearing No.58/1960-61 under the Provisions of Mysore (Religious and Charitable) Inams Abolition Act confirmed by the Endorsement dated 11-12-1963 and Form VIII Registrar Extract issued by the Office of the Tahsildar, Bangalore East Taluk, Krishnarajapura.

XXXVII. WHEREAS on the Survey and phodi being done of lands in Survey No.8/1 as on 19-04-1969 and by virtue of order

bearing No.ASLR BSMPR/296/1969-70, H. Srinivas Reddy son of Hanuam Reddy in Sy.No.8/1, measuring 2 Acres 29 Guntas has been assigned new Sy.No.162.

XXXVIII. WHEREAS the said H.Srinivas Reddy son of Hanuma Reddy, by sale deed dated 25-04-1971, registered as Document No. 126/1971-72, in Book No.1, Volume No.867, at Page No.53 to 55 , in the office of the Sub-registrar, Bangalore South Taluk. Conveyed to an extent of 2 Acres and 29 Guntas in Sy.No.162, measuring 2 Acres 29 Guntas stood transferred in the name of said Krishna Reddy son of Janga Reddy vide Mutation Register Extract bearing No.8/1971-72, and the same is treated as family property.

XXXIX. WHEREEAS the said Krishna Reddy died intestate on 18.12.1977 leaving behind his wife Eramma and sons, Ananda Reddy, Babu Reddy and Ganesh and daughters Komalamma and Sulochana as the only surviving legal heirs.

XL. WHEREAS the family members of late Janga Reddy effected a Partition of the family properties belonging to late Janga Reddy under a Partition dated 02/03.1978, wherein 1 Acre 39 Guntas in Sy.NO.162, was allotted to the share of Eramma and sons, Babu Reddy and Ganesh and daughters Komalamma and Sulochana, wife and children of late Krishna Reddy and the remaining 30 Guntas in Sy.No.162,



allotted to the share of Anand Reddy further the said Anand Reddy son of Late Krishna Reddy died interstate leaving behind his wife and children, Kamakshamma, Umesh, Swarna Latha, his mother Eramma as his only surviving legal heirs.

XLI. WHEREAS the said Partition is recorded in Mutation Register Extract bearing No.4/1988-89 wherein Eramma and her children are registered as Khatedars with regard to 1 Acre 39 Guntas and Kamakshamma wife of late Ananda Reddy is registered as Khatedar with regard to 30 Guntas in sy. No.162, along with other properties.

XLII. WHEREAS Eramma, Babu Reddy and Ganesh, wife and sons of late Krishna Reddy by a Deed of Sale dated 20.08.1992 (registered as Document No.2758/1993-94 in Book -I, Volume 3610, at Pages 165 to 169, in the office of the Sub-Registrar, Bangalore South Taluk), conveyed a portion of Sy.No.162, measuring 20 Guntas from and out of 1 Acre 39 Guntas to K.Vasudeva son of G. Krishna Reddy and the said K. Vasudeva is registered as khatedar with regard to 20 Guntas vide Mutation Register Extract bearing No.10/1991-92 and is registered as owner and khatedar in the revenue records pertaining to 20 Guntas in Sy.No.162.

XLIII. WHEREAS K. Vasudeva son of G. Krishna Reddy, by an Agreement of Sale dated 10.04.2003 agreed to sell his



portion of 20 Guntas in the lands in Sy.No.162 in favour of K.V. Builders and Developers and whereas pursuant to the receipt of the entire consideration the said K.Vasudeva by a power of attorney dated 13.08.2003 (registered as Document No.256/2003-04 in Book-IV, stored in D.C.No.115, in the office of the Sub-Registrar, Bangalore South Taluk), authorized Syed Waheed Ahmed, Managing Partner of K.V. Builders and Developers, to interalia deal with and dispose of 20 Guntas or portion thereof in Sy.No.162.

XLIV.WHEREAS the said Eramma Babu Reddy and Ganesh, wife and sons of late Krishna Reddy by another Deed of Sale dated 20.08.1992 (registered as Document No.2759/992-93 in Book-I, Volume 3610, at Pages 169 to 172, in the office of the Sub-Registrar, Bangalore South Taluk) Conveyed another 20 Guntas of Sy.No.162 (western portion) in favour of C. Babu Reddy son of Chikka Ramaiah Reddy, and the said C. Babu Reddy is registered as khatedar with regard to 20 Guntas vide Mutation Register Extract bearing No.6/1993-94 and is registered as owner and khatedar in the revenue records pertaining to 20 Guntas in sy.no.162.

XLV. WHEREAS C Baby Reddy son of Chikka Reddy, by an Agreement for Sale dated 10.07.2003 agreed to sell his portion of 20 Guntas in the lands in Sy.No.162 in favour of Syed Waheed Ahmed and pursuant to the receipt of the



entire sale consideration the said C.Baby Reddy by a power of attorney dated 13.08.2003 (registered as Document No.357/2003-04, in Book IV, stored in C.D.No.118, in the office of the Sub-Registrar, Bangalore South Taluk), authorized Syed Waheed Ahmed, Managing Partner of K.V.Builders and Developers, to interalia deal with and dispose of 20 Guntas or portion thereof in Sy.No.162

XLVI. WHEREAS the said Eramma wife of Krishnareddy died intestate on 12.09.2001 leaving behind her sons, Babu Reddy Ganesh Reddy, Komalamma, Sulochanamma as surviving legal heirs and they became entitled to the remaining portion of Sy.No.162, measuring 39 Guntas and are registered as khatedars with regard to 39 Guntas in Sy.No.162, by virtue of Inheritance vide Inheritance Register Extract bearing No.5/2001-02.

XLVII. WHEREAS the said (a) K. Vasudeva, son of G.Krishna Reddy and (b) C. Babu Reddy son of Chikka Ramaiah Reddy (represented by his Attorney Holder Syed Waheed Ahmed), (c) Kamakshamma, Umesh, Swarnalatha, wife and children of late Ananda Reddy (d) H.K.Babu Reddy, son of late Kirhsna Reddy, H.B.Pushpa, daughter of H.K.Babu Redy, H.B.Kiran (being minor represented by his father H.K.Babu Reddy), (e) K. Ganesh alias K.Ganesh Reddy son of late Krishna Reddy, Sowmya and Kishore (both minors represented by their father Ganesh, by a Deed of Sale dated



09-02.2005 Iregistered a Document No.28265/2004-05 in Book-I, stored in C.D.No.136, in the office of the Sub-Registrar, Bangalore South Taluk), conveyed Sy.No.162, situated at Haralur Village, Varhtur Hobli, Bangalore East Taluk, in all measuring 2 Acres 29 Guntas, to H.P. Rama Reddy son of late Chikka Papaiah and A. Rama Reddy son of A. Ashwathnarayana Reddy; and whereas khata with regard to sy.no.162,stood transferred in the joint names of H.P.,Rama Reddy and A. Rama Reddy herein vide Mutation Register Extract bearing No.45/2004-05 and are registered as owners and khatedars in the revenue records pertaining to sy.no.162.

XLVIII. WHEREAS H.P.Rama Reddy and A.Rama Reddy, by a Deed of Sale dated 14.12.2005 (registered as Document No.11287/2005-06 in Book - I, stored in C.D.NO.199, in the office of the Sub-Registrar, Bangalore South Taluk), conveyed a portion of Sy.No.162, measuring 35 Guntas to N.Somashekar and whereas khata with regard to 35 Guntas in sy.no.162 stood transferred in the name of N.Somashekar son of late Nagappa Reddy, vide Mutation Register Extract bearing MR.No.16/2005-06.

XLIX. WHEREAS the N. Somashekar inturn by a power of Attorney dated 08.02.2007 (registered as Document No.1105/2006-07 in Book IV, stored in C.D.No.304, in the Office of the Sub-Registrar, Bangalore South Taluk),

authorized A.Rama Reddy to interalia deal with and dispose of 35 Guntas of portion thereof in sy.no.162 held by him.

L. WHEREAS Komalamma and Sulochana both daughters of late Krishna Reddy by a Deed of Confirmation dated 14.09.2007 (registered as Document No.3174/2007-08, in Book I I, stored in C.D. No. VRTD11, in the office of the Sub-Registrar, Varthur, Bangalore Urban District), ratified / confirmed the Sale Deed dated 09.02.2005 (registered as Document No.28265/2004-05 in Book I, stored in C.D.No.136, in the office of the Sub-Registrar, Bangalore South Taluk) executed in favour of H.P.Rama Reddy and A. Rama Reddy.

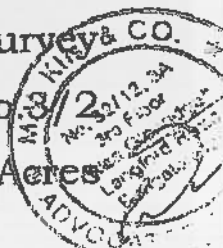
LI. WHEREAS H.P.Rama Reddy and A.Rama Reddy, made an application for conversion of land bearing Survey No.162, measuring 2 Acres 29 Guntas from agricultural to non-agricultural use and whereas the same has been granted by the Special Deputy Commissioner, Bangalore District, vide his Official Memorandum bearing No. **ALN(E) V.B.SR: 23/2006-2007, ALN (EVH) SR 106/2006-07, ALN (EVH) SR 95/2006-07** dated **22.0;2.2008** and as such, the change of land use with regard to lands bearing Survey No.162, measuring 2 Acres 29 Guntas along with other Survey Numbers and has been granted to residential use.



LII. WHEREAS H .P. Rama Reddy and A.Rama Reddy thus became the absolute owner of all that piece and parcel of residentially converted lands being portion of Survey No.162, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 1 Acre 34 Guntas, and N. Somashekar became the absolute owner of all that piece and parcel of residentially converted land being portion of Survey No.162, situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, measuring 35 Guntas,

LIII. WHEREAS H.P.Rama Reddy, A.Rama Reddy and N. Somashekar (represented by his duly appointed Attorney holder, A.Rama Reddy, under registered Power of Attorney dated 08-02-2007 registered as document no.1105/2006-07 in Book IV, stored in CD.No.304) had an arrangement to sell and thus under a Deed of Sale dated 27-.03-2008 (registered as Document No.6779/2007-08 in Book I, CD No. VRTD 24, in the Office of the Sub-Registrar Varthur, Bangalore South Taluk), conveyed 2 Acres and 29 Guntas in survey No. 162 in favour of the Vendor-cum-Developer herein.

LIV. WHEREAS in the light of the aforesaid, the Vendor-cum-Developer is the sole and absolute owner of all that piece and parcel of residentially converted land bearing Survey Nos.3/1B measuring 15.75 Guntas, Survey No.3/2 measuring 35.25 Guntas, Survey No.7 Measuring 3 Acres



3.5 Guntas and Survey No.162 measuring 2 Acres 29 Guntas, totally in all measuring 7 Acres 3.5 Guntas and physically measuring 6 Acres 37.85 Guntas or 3,02,580.56 Sq.FT. situated at Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and whereas the aforesaid property having come within the jurisdiction of the Bruhat Bengaluru Mahanagara Palike (BBMP) and presently bearing BBMP Khata No.02/3/1B, 3/2, 7, 162, which is more fully described in the first Schedule hereunder and hereinafter referred to as "LARGER PROPERTY."

Further Sobha developers constructed residential apartment in the above said property and M/s, Asutosh Trade Links a partnership firm registered under Indian Partnership Act 1932, having office at 33/2, Dresser Rajappa Lane, S.J.P. Road, Cross, Bangalore - 69, has purchased a flat bearing No.E-2104 in Apartment by name Sobha Classic from thereon M/s. Asutosh Trade Links became a lawful owner and put to possession and enjoying the Schedule Property by paying all taxes due over the Schedule Property from time to time thereby having a good marketable title over the above mentioned property.



Which all the Documents are to be deposited for creation of Equitable Mortgage?

Description:

ORIGINAL (O)

PHOTO COPY (PC)

CERTIFIED COPY (CC)

O-Sale Deed dated 20.05.2014 executed by M/s. Sobha Developers Ltd., in favour of M/s. Asutosh Trade Links.

O-Encumbrance Certificate till date.

O - Tax Paid receipts till date.

O- Individual Khatha Certificate.

CC - Possession Certificate.

Note : We have verified photocopies of above described documents and hereby we call upon CAPACITE to verify and cross check the original documents.

CERTIFICATE:

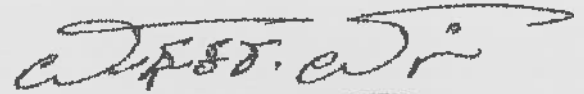
On perusal of the documents referred above and based on the above observations, we certify that present owners M/s ASUTOSH TRADE LINKS is lawful owner of immovable property (Apartment) bearing No.E-2104, situated at 10th Floor, of apartment building known as 'SOBHA CLASSIC' measuring 1719.76 Sq.Ft of built up area and 340.86 Sq.Ft of proportionate share in common area with one car parking space in the limited



common area of basement, and 783.07 Sq.ft of undivided share in the property and above described property (Apartment) is eligible to create equitable mortgage through registering the same before the concerned jurisdictional Sub Registered office.

For M.V. Kini & Co.

Advocates & Solicitors



MADHUKAR S. B. L.L.M.

ADVOCATE

