



21-11-2024
ANNEXURE-B

TITLE INVESTIGATION REPORT

1.	a) Name of the Branch/ Business Unit/Office seeking opinion	:	The Asst. General Manager, State Bank of India, HLST-1, BANGALORE.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	:	Ref. No.
	c) Name of the Borrower/s	:	Intending Purchasers of Flats in the Residential Building known as “GRC SAPPHIRE SPRING”
2.	a) Type of Loan	:	PROJECT APPROVAL
	b) Type of Property	:	Residential Flats
3.	a) Name of the unit/concern/company/ person offering the property/ (ies) as security	:	Intending Purchasers of Flats in the Residential Building known as “GRC SAPPHIRE SPRING”
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge	:	Private Limited Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Intending Purchaser/s
	d) Name of the Project	:	“GRC SAPPHIRE SPRING”
	e) Name of the Title Holders	:	Sri G. Lakshmikanth, Sri L. Pradeep, Sri L. Shashidhar, Sri G. Deepak, Sri G. Dileep, Sri K. Lokanath, Smt. K. Swetha and Mrs. K. Shravanthi
	f) Name of the Developer	:	M/s. G.R.C. INFRA PVT. LTD., rep. by its Director Sri G. Ramana Babu
4.	Value of Loan (Rs. in Crores)	:	
5.	Complete or full description of the immovable property/(ies) offered as security including the following details	:	





	a) Survey No.	:	Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13 of Gottigere Village
	b) Door/House No. (in case of House Property)	:	BBMP Khata No. 3454/63/4, 2089/1, 3455/63/7, 3456/63/8, 3457/63/9, 3458/63/10, 3459/63/11, 3460/63/12, 3461/63/13, 2089/63/5,63/6, presently bearing Amalgamated Khata No. 3454/63/4
	c) Extent/Area including plinth/built-up area in case of house property	:	i) Sy. No. 63/4 measuring 2A-10G ii) Sy. Nos. 63/5 and 63/6 measuring 1A-28G iii) Sy. No. 63/7 measuring 1A-12G iv) Sy. No. 63/8 measuring 1A-05.08G v) Sy. No. 63/9 measuring 0A-24.08G vi) Sy. No. 63/10 measuring 0A-28.08G vii) Sy. No. 63/11 measuring 0A-09.08G viii) Sy. No. 63/12 measuring 0A-04.08G ix) Sy. No. 63/13 measuring 0A-06G x) Sy. Nos. 63/5 and 63/6 measuring 2A-06G Totally measuring 10A-14.08G
	d) Location like name of the Place, Village, City, Registration Sub-District etc.,	:	Situated at Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, presently within BBMP administrative limits, Ward No. 194 (Gottigere)
	Boundaries of Composite Schedule Property	East by	: Land bearing Sy. No. 63/1, 63/2 and 63/3 of Kammanahalli Village Border
West by		: Water Tank	
North by		: Road	
South by		: Land belongs to Mr. Pattabhi and Mr. Suresh, Sy. No. 65 and Sy. No. 64	
6.	a) Particulars of the documents scrutinized – serially and chronologically	:	As mentioned below





	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only Originals or Certified Copies from the registering/land/revenue/ other authorities to be examined.	: As mentioned below	
Sl. No.	Date of Execution	Description of documents	Whether original/ certified/ True copy/Photostat
1)	26-05-1930	Sale Deed executed by Sri Munishamappa, S/o Sri Thathappa, in favour of Sri Chikka Honnaguru Shetty, S/o Sri Venkatappa, in respect of land bearing Sy. No. 63/3 and 63/5, measuring 3 Acres 33 Guntas of Gottigere Village (including other lands), regd. as Doc. No. 426/1930-31 in Book No. 1 Vol. No. 185, at Pages 138 to 141, in the Office of the Sub-Registrar, Bangalore Taluk	Certified Copy
2)	26-05-1930	Mortgage Deed executed by Sri Chikka Honnaguru Shetty, S/o Sri Venkatappa, in favour of Sri Munishamappa, S/o Sri Thathappa, in respect of land bearing Sy. No. 63/3 and 63/5, measuring 3 Acres 33 Guntas of Gottigere Village (including other lands), regd. as Doc. No. 427/1930-31 in Book No. 1 Vol. No. 184, at Pages 314 to 317, in the Office of the Sub-Registrar, Bangalore Taluk	Certified Copy
3)	10-12-1930	Sale Deed executed by Sri Chikka Honnaguru Shetty, S/o Sri Venkatappa, in favour of Sri Gundappa, S/o Sri Thathappa, in respect of land bearing Sy. No. 63/3 and 63/5, measuring 3 Acres 33 Guntas of Gottigere Village, regd. as Doc. No. 1545/1930-31 in Book No. 1, Vol. No. 190, at Pages 482 to 485, in the Office of the Sub-Registrar, Bangalore Taluk	Certified Copy
4)	16-11-1937	Sale Deed executed by Sri T. Gundappa, S/o Sri Thathappa, in favour of Smt. Lachmakka, W/o Contractor Venkatappa, in respect of land bearing Sy. No. 63/3, 63/4 and 63/5, totally measuring 7A-21G of Gottigere Village, regd. as Doc. No. 1782/1937-38 in Book-1, Vol. 410, at Pages 94 to 96, in the Office of the Sub-Registrar, Bangalore Taluk	Original
5)	27-08-1942	Mortgage Deed executed by Sri T. Gundappa, S/o Sri Thathappa, in favour of Sri Venkatappa, S/o Sri Chikka Seenaiah, relating to lands bearing Sy. No. 63/1 (3A-17G) of Gottigere Village, regd. as Doc. No. 806/1942-43 in Book No. 1, Vol. No. 600, at Pages 45 to 47, in the Office of the Sub-Registrar, Bangalore Taluk	Certified Copy





6)	16-09-1957	Sale Deed executed by Sri Munivenkatappa, S/o Sri Modappa, in favour of Smt. Sakamma, W/o Sri Motappa and her son Anjaneya Setty urf Amarnath, in respect of lands bearing Sy. No. 63/2 (1A-30G), Sy. No. 63/3 (0A-30G) and Sy. No. 63/6(1A-24G) of Gottigere Village, regd. as Doc. No. 2300/1957-58 in Book No. 1, Vol. No. 31, at Pages 108 to 109, in the Office of the Sub-Registrar, Bangalore South Taluk	Certified Copy
7)	16-09-1957	Sale Deed executed by Smt. Sakamma, W/o Sri Motappa and her son Anjaneya urf Amarnath, in favour of Sri T. Gundappa, S/o late Kathappa in respect of lands bearing Sy. No. 63/2 (1A-30G) of Gottigere Village, regd. as Doc. No. 2304/1957-58 in Book No. 1, Vol. No. 31, at Pages 110 to 111, in the Office of the Sub-Registrar, Bangalore South Taluk	Certified Copy
8)		Extract of Mutation Register bearing MR No. 7/1956-57 showing mutation of land bearing Sy. No. 63/1 in the name of Sri T. Gundappa, as per Order dated 12-0-1957 passed by Amildar	Photocopy
9)		Extract of Mutation Register bearing MR No. 9/1956-57 showing mutation of land bearing Sy. No. 63/2 (1A-30G), Sy. No. 63/6 (1A-24G) and Sy. No. 63/3 (0A-30G) of Gottigere Village in the joint names of Smt. Sakamma and her son Anjaneya Setty urf Amarnath	Photocopy
10)		Extract of Mutation Register bearing MR No. 10/1956-57 showing mutation of land bearing Sy. No. 63/2 (1A-30G) of Gottigere Village in the name of T. Gundappa	Photocopy
11)	09-04-1962	Sale Deed executed by Sri G.M. Amarnath along with his mother Smt. Sakamma, in favour of Sri T. Gundappa, S/o Sri Thathappa, in respect of land bearing Sy. No. 63/6 (1A-24G) of Gottigere Village, regd. as Doc. No. 127/62-63 in Book No. 1, Vol. No. 306, at Pages 74 to 77, in the Office of the Sub-Registrar, Bangalore South Taluk	Certified Copy
12)		Genealogical Tree of late Thathappa and late Smt. Byamma issued by the Village Accountant, Gottigere Circle, Uttarhalli Hobli, Bangalore South Taluk	Photocopy
13)	11-04-1984	Panchayat Parikath entered into between Sri T. Gundappa, S/o late Thathappa along with his sons G. Ramachandra, G. Govindaraju and G. Lakshmikantha, relating to their joint family properties	Photocopy





14)		Extract of Mutation Register MR No. 12/84-85 showing mutation of lands Sy. No. 63/1 (3A-17G), Sy. No. 63/2 (1A-30G), Sy. No. 63/3 (1A-35G) in the name of Sri G. Govindaraju and mutation of lands bearing Sy. No. 63/4 (3A-22G), Sy. No. 63/5 (2A-04G) and Sy. No. 63/6 (1A-24G) in the name of Sri G. Lakshmikantha as per Panchayat Parikath	Certified Copy
15)		Records of Rights showing Sri Gundappa S/o Thathappa as hissadar of land bearing Sy. No. 63/4 of Gottigere Village	Certified Copy
16)		Index of Lands showing Sy. No. 63/4 (3A-22G), Sy. No. 63/5 (2A-04G) and Sy. No. 63/6 (1A-24G) of Gottigere Village showing G. Lakshmikanth as Hissadar of said lands	Certified Copy
17)		RTC & Pahani Extracts for period from 1969-70 to 2011-12 of land bearing Sy. No. 63/4 (3A-26G) (including 4 guntas of Kharab land) of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, showing names of T. Gundappa, then his son G. Lakshmikantha as khatedar and cultivator of the said land during relevant periods	Certified Copies and Originals
18)		RTC & Pahani Extracts for period from 1969-70 to 2003-04 of land bearing Sy. No. 63/5 (2A-08G) (including 4 guntas of Kharab land) of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, showing names of T. Gundappa, then his son G. Lakshmikantha as khatedar and cultivator of the said land during relevant periods.	Certified Copies and Originals
19)		RTC & Pahani Extracts for period from 1969-70 to 2003-04 of land bearing Sy. No. 63/6 (1A-26G) (including 2 guntas of Kharab land) of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, showing names of T. Gundappa, then his son G. Lakshmikantha as khatedar and cultivator of the said land during relevant periods.	Certified Copies and Originals
20)	20-10-2003	Intimation Letter No. ALN.SR(S)-254/2003-04 issued by the Office of the Dy. Commissioner, Bangalore Dist., demanding remittance of conversion and phod charges towards conversion of lands bearing Sy. No. 63/5 (2A-08G) and Sy. No. 63/6 (1A-26G) of Gottigere Village in the name of Sri G. Lakshmikantha	Original
21)	27-10-2003	Challan showing remittance of conversion and phod charges by Sri G. Lakshmikantha	Original
22)	29-10-2003	Official Memorandum No. BDS.ALN.SR(S)-254/2003-04 issued by the Dy. Commissioner, Bangalore Dist., converting lands bearing Sy. No. 63/5 (2A-08G) and Sy. No. 63/6	Original





		(1A-26G) of Gottigere Village for residential purpose in the name of Sri G. Lakshmikantha	
23)	06-12-2003	Sale Deed executed by Sri G. Lakshmikanth, S/o Sri T. Gundappa along with his sons L. Pradeep & L. Shashidhar, in favour of Sri K. Lokanath and his daughters Ms. K. Shwetha and Ms. K. Shravanthi (since minors rep. by their father and natural guardian Sri K. Lokanath), in respect of lands bearing Sy. No. 63/5 (1A-03G) (Out of 2A-04G), Sy. No. 63/6 (1A-03G) (Out of 1A-26G) of Gottigere Village, regd. in the Office of the Sub-Registrar, Kengeri, in Book No. 1, as Doc. No. 24382/2003-04, stored in CD No. 151	Original
24)	28-04-2004	Extract of Mutation Register bearing MR No. 25/2003-04 showing mutation of lands bearing Sy. No. 63/5 (1A-03G) and Sy. No. 63/6 (1A-03G) in the joint names of Sri K. Lokanath and his daughters Ms. K. Shwetha and Ms. K. Shravanthi (since minors rep. by their father and natural guardian Sri K. Lokanath),	Original
25)	16-03-2012	Extract of Mutation Register bearing MR No. H17/2011-12 showing mutation of converted lands bearing Sy. Nos. 63/5 and 63/6 standing in the names of G. Lakshmikanth and Sri K. Lokanath and his daughters	Original
26)	12-09-2011	Release Deed executed by Smt. Subadhra, Smt. Prema and Smt. Aruna, daughters of late T. Gundappa, in favour of their brother Sri G. Lakshmikantha relating to lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village (including several other properties), regd. in the Office of the Sub-Registrar, J.P. Nagar, Bangalore in Book No. 1, as Doc. No. JPN-1-05443/2011-12, stored in CD No. JPND128	Original
27)	12-09-2011	Release Deed executed by Smt. G. Divyaprabha, D/o Sri G. Govindaraju, in favour of her father Sri G. Govindaraju relating to lands bearing Sy. Nos. 63/1, 63/2 and 63/3 of Gottigere Village, regd. in the Office of the Sub-Registrar, J.P. Nagar, Bangalore in Book No. 1, as Doc. No. JPN-1-05473/2011-12, stored in CD No. JPND128	Original
28)	26-11-2011	Intimation Letter No. ALN(SU).SR-78/2011-12 issued by the Office of the Dy. Commissioner, Bangalore Dist., demanding remittance of conversion and phod charges towards conversion of lands bearing Sy. No. 63/4 (2A-10G) of Gottigere Village in the name of Sri G. Lakshmikantha	Original
29)	01-12-2011	Challans showing remittance of conversion and phod charges by Sri G. Lakshmikantha	Original





30)	03-12-2011	Official Memorandum No. ALN(SU).SR-78/2011-12 issued by the Dy. Commissioner, Bangalore Dist., converting lands bearing Sy. No. 63/4 (2A-10G) of Gottigere Village for residential purpose in the name of Sri G. Lakshmikantha	Original
31)	13-03-2020	Death Certificate of Sri G. Govindaraju, S/o late T. Gundappa (DOD: 29-03-2019)	Original
32)	31-05-2019	Extract of Mutation Register bearing MR No. H16/2018-19 showing mutation of lands bearing Sy. No. 63/1 (1A-15G), Sy. No. 63/2 (0A-29G) and Sy. No. 63/3 (0A-34G) in the joint names of Deepak G., and Dileep G., after demise of their father G. Govindaraju	Original
33)	19-02-2020	Extract of Mutation Register bearing MR No. T3/2019-2020 showing sub-phod of land bearing Sy. No. 63/1 (3A-19G) as Sy. No. 63/1 (2A-03G) standing in the name of G. Govindaraju and Sy. No. 63/8 (1A-15.08G) standing in the joint names of Deepak G., and Dileep G., as per order passed by ADLR	Original
34)	19-02-2020	Extract of Mutation Register bearing MR No. T4/2019-2020 showing sub-phod of land bearing Sy. No. 63/2 (1A-31G) as Sy. No. 63/2 (1A-01G) standing in the name of G. Govindaraju and Sy. No. 63/9 (0A-29G) standing in the joint names of Deepak G., and Dileep G., as per order passed by ADLR	Original
35)	19-02-2020	Extract of Mutation Register bearing MR No. T5/2019-2020 showing sub-phod of land bearing Sy. No. 63/3 (1A-36G) as Sy. No. 63/3 (1A-01G) standing in the name of G. Govindaraju and Sy. No. 63/10 (0A-34G) standing in the joint names of Deepak G., and Dileep G., as per order passed by ADLR	Original
36)	06-03-2020	Absolute Sale Deed executed by Sri G. Deepak and Sri G. Dileep, sons of late G. Govindaraju, in favour of Sri G. Lakshmikanth and his sons L. Pradeep, L. Shashidhar relating to lands bearing Sy. No. 63/8 (0A-09.08G), Sy. No. 63/9 (0A-04.08G) and Sy. No. 63/10 (0A-06G), totally measuring 20 guntas (i.e., East to West 40ft., and North to South 545ft.,) for connecting the lands bearing Sy. No. 63/4 to 63/6 of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 1, as Doc. No. JAY-1-10840/2019-20, stored in CD No. JAYD694	Original



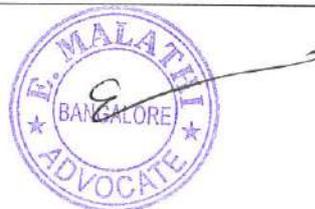


37)	19-10-2020	Extract of Mutation Register bearing MR No. H11/2019-20 showing sub-phod and mutation of lands in Sy. No. 63/8 (0A-09.08G), Sy. No. 63/9 (0A-04.08G) and Sy. No. 63/10 (0A-06G) of Gottigere village as Sy. No. 63/11 (0A-09.08G), Sy. No. 63/12 (0A-04.08G) and Sy. No. 63/13 (0A-06G)	Original
36)	01-02-2020	Extract of Mutation Register bearing MR No.T2/2019-20 showing sub-phod and mutation of land bearing Sy. No. 63/4 (3A-26G) of Gottigere Village as Sy. No. 63/4 (2A-14G) and Sy. No. 63/7 (1A-12G) of Gottigere Village	Original
37)		RTC and Pahani Extracts for the years 2012-13 to 2018-19 of land bearing Sy. No. 63/4 (3A-26G) of Gottigere Village showing G. Lakshmikanth as khatedar and cultivator to an extent of 1A-12 and converted land measuring 2A-10G	Originals
38)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/4 (2A-10G) of Gottigere Village showing G. Lakshmikanth as khatedar and cultivator and its conversion for residential purpose	Originals
39)		RTC and Pahani Extracts for the years 2004-05 to 2022-23 of land bearing Sy. No. 63/5 (2A-08G) of Gottigere Village showing G. Lakshmikanth and Sri K. Lokanath (for himself and as minor guardian of his daughters K. Shwetha, K. Sharavanthi) as khatedars and its conversion for residential purpose	Originals
40)		RTC and Pahani Extracts for the years 2004-05 to 2022-23 of land bearing Sy. No. 63/6 (1A-26G) of Gottigere Village showing G. Lakshmikanth and Sri K. Lokanath (for himself and as minor guardian of his daughters K. Shwetha, K. Sharavanthi) as khatedars and its conversion for residential purpose	Originals
41)		RTC and Pahani Extracts for the years 2020-21 to 2022-23 of land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village showing G. Lakshmikanth and Sri K. Lokanath (for himself and as minor guardian of his daughters K. Shwetha, K. Sharavanthi) as khatedars and its conversion of the said land	Originals
42)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/8 (1A-15.08G) of Gottigere Village showing Deepak G., and Dileep G., as khatedars and its conversion for residential purpose	Originals
43)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/9 (0A-29.08G) of Gottigere	Originals





		Village showing Deepak G., and Dileep G., as khatedars and its conversion for residential purpose	
44)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/10 (0A-34.08G) of Gottigere Village showing Deepak G., and Dileep G., as khatedars and its conversion for residential purpose	Originals
45)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/11 (0A-09.08G) of Gottigere Village showing Lakshmikanth G., as khatedar and cultivator and conversion of the said land	Originals
46)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/12 (0A-04.08G) of Gottigere Village showing Lakshmikanth G., as khatedar and cultivator and conversion of the said land	Originals
47)		RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/13 (0A-06G) of Gottigere Village showing Lakshmikanth G., as khatedar and cultivator and conversion of the said land	Originals
48)		Tippani Nakalu, Hissa Tippani Nakalu, Phodi Nakalu, Alienation Sketch, Hudbust Sketch and Karnataka Revision Settlement Akarband (Utharu) of land bearing Sy. No. 63 of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk	Certified Copies
49)		Village Map of Gottigere Village	Photocopy
50)		Endorsements issued by Tahsildar, Bangalore South Taluk u/s 48(A) of KLR Act 1961 relating to lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village	Originals
51)		Endorsements issued by Dy. Commissioner Bangalore South Sub-Div., Bangalore u/s 79 (A) & (B) of KLR Act 1961, relating to lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village	Originals
52)		Endorsements issued by Dy. Commissioner Bangalore South Sub-Div., Bangalore under PTCL Act, relating to lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village	Originals
53)	31-03-2022	Endorsement issued by Office of the Tahsildar, Bangalore South Taluk regarding non-issuance of IL Extract relating to lands bearing Sy. Nos. 63/10, 63/3, 63/8, 63/9, 63/1 and 63/2 of Gottigere Village	Original





54)	17-06-2019 (Regd. on 24-06-2019)	Joint Development Agreement entered into between Sri G. Lakshmikanth and his sons Sri L. Pradeep, Sri L. Shashidhar (OWNERS) and M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/4 (2A-10G), Sy. No. 63/4 (1A-12G) (including 4 guntas of Kharab land), Sy. No. 63/5 (1A-05G) (including 4 guntas of Kharab land), Sy. No. 63/6 (0A-23G) (including 2 guntas of Kharab land) (Total 5A-10G (including 4 guntas of kharab land) of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 1, as Doc. No. JAY-1-02615/2019-20, stored in CD No. JAYD505	Original
55)	17-06-2019 (Regd. on 24-06-2019)	General Power of Attorney executed by Sri G. Lakshmikanth and his sons Sri L. Pradeep, Sri L. Shashidhar (OWNERS), in favour of M/s. G.R.C. Infra Pvt. Ltd., repled. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/4 (2A-10G), Sy. No. 63/4 (1A-12G) (including 4 guntas of Kharab land), Sy. No. 63/5 (1A-05G) (including 4 guntas of Kharab land), Sy. No. 63/6 (0A-23G) (including 2 guntas of Kharab land) (Total 5A-10G (including 4 guntas of kharab land) of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 4, as Doc. No. JAY-4-00319/2019-20, stored in CD No. JAYD505	Original
56)	11-03-2022	Addendum to Joint Development Agreement dated 17-06-2019 entered into between Sri G. Lakshmikanth and his sons Sri L. Pradeep, Sri L. Shashidhar (OWNERS) and M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER), regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-10396/2021-22, stored in CD No. BGRD1115	Original
57)	18-05-2022	Supplementary Agreement to the JDA dated 17-06-2019 (regd. on 24-06-2019) and Addendum to JDA dated 11-03-2022, entered into between Sri G. Lakshmikanth and his sons Sri L. Pradeep, Sri L. Shashidhar (OWNERS) and M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER) modifying the sharing ratio as 32% OWNERS SHARE and 68% DEVELOPER SHARE, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-01214/2022-23, stored in CD No. BGRD1165	Original





58)	18-05-2022	General Power of Attorney executed by Sri G. Lakshmi-kanth and his sons Sri L. Pradeep, Sri L. Shashidhar (OWNERS), in favour of M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER), regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 4, as Doc. No. BGR-4-00043/2022-23, stored in CD No. BGRD1165	Original
59)	04-03-2022	Joint Development Agreement entered into between Sri G. Deepak and Sri G. Dileep, sons of late G. Govindaraju (OWNERS) and M/s. G.R.C. Infra Pvt. Ltd., repled. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/8 (Old Sy. No. 63/1) (1A-05½G + ½ gunta phut kharab), Sy. No. 63/9 (Old Sy. No. 63/2) (0A-24½G, ½G phut kharab) and Sy. No. 63/10 (Old Sy. No. 63/3) (0A-28½G, ½G phut kharab) (Total 2A-18½G) of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-10123/2021-22, stored in CD No. BGRD1109	Original
60)	04-03-2022	General Power of Attorney executed by Sri G. Deepak and Sri G. Dileep, sons of late G. Govindaraju (OWNERS), in favour of M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/8 (Old Sy. No. 63/1) (1A-05½G + ½ gunta phut kharab), Sy. No. 63/9 (Old Sy. No. 63/2) (0A-24½G, ½G phut kharab) and Sy. No. 63/10 (Old Sy. No. 63/3) (0A-28½G, ½G phut kharab) (Total 2A-18½G) of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 4, as Doc. No. BGR-4-00183/2021-22, stored in CD No. BGRD1109	Original
61)	27-06-2022	Joint Development Agreement entered into between Sri K. Lokanath along his daughters Smt. K. Swetha and Smt. K. Shravanthi (OWNERS) and M/s. G.R.C. Infra Pvt. Ltd., repled. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/5 (1A-03G) and Sy. No. 63/6 (1A-03G) (Total 2A-06G) of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-02475/2022-23, stored in CD No. BGRD1196	Original
62)	27-06-2022	General Power of Attorney executed by Sri K. Lokanath along his daughters Smt. K. Swetha and Smt. K. Shravanthi (OWNERS), in favour of M/s. G.R.C. Infra Pvt. Ltd., rep. by	Original





		its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/5 (1A-03G) and Sy. No. 63/6 (1A-03G) (Total 2A-06G) of Gottigere Village, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 4, as Doc. No. BGR-4-00072/2022-23, stored in CD No. BGRD1196	
63)	12-08-2020	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village remitted by Sri G. Lakshmikanth	Originals
64)	14-08-2020	Official Memorandum No. ALN(SU).SR-01/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village for residential purpose in the name of Sri G. Lakshmikanth	Original
65)	30-04-2022	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/8 (1A-05.08G) of Gottigere Village remitted by Sri G. Deepak and Sri G. Dileep	Originals
66)	07-05-2022	Official Memorandum No. ALN(SU).SR-07/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/8 (1A-05.08G) of Gottigere Village for residential purpose in joint names of Sri G. Deepak and Sri G. Dileep	Original
67)	30-04-2022	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/9 (0A-24.08G) of Gottigere Village remitted by Sri G. Deepak and Sri G. Dileep	Originals
68)	07-05-2022	Official Memorandum No. ALN(SU).SR-08/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/9 (0A-24.08G) of Gottigere Village for residential purpose in joint names of Sri G. Deepak and Sri G. Dileep	Original
69)	30-04-2022	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/10 (0A-28G) of Gottigere Village remitted by Sri G. Deepak and Sri G. Dileep	Originals
70)	07-05-2022	Official Memorandum No. ALN(SU).SR-09/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/10 (0A-28G) of Gottigere Village for residential purpose in joint names of Sri G. Deepak and Sri G. Dileep	Original





71)	30-04-2022	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/11 (0A-09.08G) of Gottigere Village remitted by Sri G. Lakshmikantha	Originals
72)	07-05-2022	Official Memorandum No. ALN(SU).SR-10/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/11 (0A-09.08G) of Gottigere Village for Play Grounds, Parks and Open Spaces Purpose in the name of Sri G. Lakshmikantha	Original
73)	30-04-2022	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/12 (0A-04.08G) of Gottigere Village remitted by Sri G. Lakshmikantha	Originals
74)	07-05-2022	Official Memorandum No. ALN(SU).SR-11/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/12 (0A-04.08G) of Gottigere Village for Play Grounds, Parks and Open Spaces purpose in name of Sri G. Lakshmikantha	Original
75)	30-04-2022	Remittance Challans for remittance of conversion and phod charges to government towards conversion of land bearing Sy. No. 63/13 (0A-06G) of Gottigere Village remitted by Sri G. Lakshmikantha	Originals
76)	07-05-2022	Official Memorandum No. ALN(SU).SR-12/2020-21 issued by the Dy. Commissioner, Bangalore Dist., converting land bearing Sy. No. 63/13 (0A-06G) of Gottigere Village for Play Grounds, Parks and Open Spaces purpose in name of Sri G. Lakshmikantha	Original
77)		Sketches prepared by the Taluk Surveyor, Bangalore South Taluk, confirmed by the Tahsildar, Bangalore South Taluk relating to lands opted for conversion in Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13 of Gottigere Village	Photocopies
78)		Extract of Mutation Register bearing MR No. T4/2020-21 showing conversion of land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village, in the name of Sri G. Lakshmikantha	Original
79)		Extract of Mutation Register bearing MR No. T2/2020-21 showing conversion of land bearing Sy. No. 63/4 (2A-14G) and Sy. No. 63/7 (1A-12G) of Gottigere Village, in the name of Sri G. Lakshmikantha	Original
80)	22-12-2022	Receipt issued by BBMP towards remittance of charges for issue of Khata Certificate and Extract by Mrs. K. Swetha and Others	Original





81)	22-12-2022	Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Smt. K. Swetha, Smt. K. Shravanthi and Sri K. Lokanath in respect of property bearing Sy. No. 63/5 and Sy. No. 63/6, assigned with Khata No. 2089/Sy. No. 63/5,63/6	Originals
82)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth and his sons in respect of property bearing Sy. No. 63/4, assigned with Khata No. 3454/63/4	Originals
83)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth and his sons in respect of property bearing Sy. No. 63/5 and Sy. No. 63/6, assigned with Khata No. 2089/1	Originals
84)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth and his sons in respect of property bearing Sy. No. 63/7, assigned with Khata No. 3455/63/7	Originals
85)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth and his sons in respect of property bearing Sy. No. 63/11 (Old Sy. No. 63/8), assigned with Khata No. 3459/63/11	Originals
86)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth and his sons in respect of property bearing Sy. No. 63/12 (Old Sy. No. 63/9), assigned with Khata No. 3460/63/12	Originals
87)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth and his sons in respect of property bearing Sy. No. 63/13 (Old Sy. No. 63/10), assigned with Khata No. 3461/63/13	Originals
88)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Deepak and Sri G. Dileep in respect of property bearing Sy. No. 63/8 (Old Sy. No. 63/1), assigned with Khata No. 3456/63/8	Originals
89)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of	Originals





		Sri G. Deepak and Sri G. Dileep in respect of property bearing Sy. No. 63/9 (Old Sy. No. 63/2), assigned with Khata No. 3457/63/9	
90)		Certificate and Property Extract issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Deepak and Sri G. Dileep in respect of property bearing Sy. No. 63/10 (Old Sy. No. 63/3), assigned with Khata No. 3458/63/10	Originals
91)	09-02-2023	Deed of Amalgamation entered into between (1) Sri G. Lakshmikanth and his sons; (2) Sri G. Deepak & Sri G. Dileep; and (3) Sri K. Lokanath and his daughters, all are rep. by their GPA Holder M/s. GRC Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu, amalgamating the property bearing Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13 of Gottigere Village into one unit, totally measuring 10 Acres 14 Guntas, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 1, as Doc. No. JAY-1-09155/2022-23, stored in CD No. JAYD1438	Original
92)	04-03-2023	Spl. Notice u/s 108(A), Schedule-3, Part-3, Rule 8 & 9 of KMC Act 1976, issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, amalgamating the property bearing (i) Khata No. 2089/Sy. No. 63/5,63/6 (ii) Khata No. 3454/63/4 (iii) Khata No. 2089/1 (iv) Khata No. 3455/63/7 (v) Khata No. 3459/63/11 (vi) Khata No. 3460/63/12 (vii) Khata No. 3461/63/13 (viii) Khata No. 3456/63/8 (ix) Khata No. 3457/63/9 and (x) Khata No. 3458/63/10 into one unit, assigned with amalgamated Khata No. 3454/63/4 in the joint names of (1) Sri G. Lakshmikanth and his sons; (2) Sri G. Deepak & Sri G. Dileep; and (3) Sri K. Lokanath and his daughters, all are rep. by their GPA Holder M/s. GRC Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu	Original
93)	06-03-2023	Amalgamated Khata Certificate and Property Extract issued by Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, in the joint names of Sri G. Lakshmikanth, Sri G. Deepak, Sri G. Dileep, Smt. K. Shwetha, Smt. K. Shravanthi and Sri K. Lokanath in respect of amalgamated schedule property	Originals
94)	29-04-2023	Property Tax Receipts issued by BBMP towards remittance of property tax relating to property bearing Sy. Nos. 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12 and 63/13 of Gottigere Village	Online Copies





95)	28-10-2011	Endorsement No. BDA/SLAO/575/2011-12 issued by the Addl. Land Acquisition Officer, BDA, conforming non-notification of land bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village for any of their development programmes	Original
96)	08-11-2011	Endorsement No. BMICP/LAQ(1):CR/427/2011-12 issued by Spl. Land Acquisition Officer-1, KIACB (BMICP), Bangalore, confirming issue of preliminary notification of notifying an extent of 0A-02.25G in Sy No. 63/6 under KIAD Act 28(1) and non-issuance of Final Notification u/s 28(4) of KIAD Act and non-notification of land bearing Sy. No. 63//4 and 63/5 of Gottigere Village	Original
97)	15-09-2020	Endorsement No. BMICP/LAQ(1):SR/36/2009-10/57/2020-21 issued by Spl. Land Acquisition Officer-1, KIACB (BMICP), Bangalore, confirming issue of preliminary notification of notifying an extent of 0A-02.25G in Sy No. 63/6 under KIAD Act 28(1) and non-issuance of Final Notification u/s 28(4) of KIAD Act and non-notification of land bearing Sy. No. 63//4 and 63/5 of Gottigere Village	Original
98)	22-05-2023	Single Site Residential Plan Approval Letter bearing No. BMICAPA/Plan-01/10/2022-23/249 issued by the Member Secretary, Bangalore Mysore Infrastructure corridor area Planning Authority for construction of Multistoried Residential Building on the Schedule Property	Original
99)	20-12-2022	NOC for Height Clearance bearing No. HOSU/SOUTH/B/111822/727204 issued by Airports Authority of India in the name of M/s. GRC Infra Pvt. Ltd., for construction of Hi-Rise Residential Building on the Schedule Property	Original
100)	20-04-2023	NOC for Height Clearance bearing No. ASC/DGM(AO)/131/HAL-BG-59-23/501/2023 issued by General Manager (Aircraft), Airport Services Centre, HAL, Bangalore, in the name of M/s. GRC Infra Pvt. Ltd., for construction of Hi-Rise Residential Building on the Schedule Property	Original
101)	02-06-2023	NOC No. CEE/BMASZ/SEE(O)/AEE-2/23-24/1687-90 issued by Chief Engineer (Ele), BMAZ (South), BESCOM in the name of M/s. GRC Infra Pvt. Ltd., for construction of Hi-Rise Residential Building on the Schedule Property	Original
102)	28-07-2023	NOC issued by Chief Engineer (South), BWSSB in the name of M/s. GRC Infra Pvt. Ltd., for construction of Hi-Rise Residential Building on the Schedule Property	Original
103)	18-03-2023	Consent Letter bearing No. SEIAA 04 CON 2023 issued by Member Secretary, State Level Environment Impact	Original





		Assessment Authority – Karnataka for construction of Hi-Rise Residential Building on the Schedule Property in the name of M/s. GRC Infra Pvt. Ltd.,	
104)	01-08-2023	NOC No. KSFES/GBC(1)/239, Docket No. KSFES/NOC/196/2023 issued by Director General of Police and Director, Fire & Emergency Services, Bangalore, addressed to the Commissioner, BBMP for sanction of Building Plan and Licence to M/s. GRC Infra Pvt. Ltd., for construction of Hi-Rise Residential Building on property bearing Sy. Nos. 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12 and 63/13 of Gottigere Village	Photocopy
105)	25-10-2024	Modified Sanctioned Building Plan and Licence No. BBMP/ Addl. Dir/JD (TPS)/PRJ/3029/2023-24 issued by the Joint Director (Town Planning – South), BBMP, Bangalore, for construction of Hi-Rise Residential Building on the Schedule Property consisting of 8 Towers and Club House i.e., i) Tower – BCDF – 2BF-GF-14UF ii) Tower – AGH – 2BF – GF – 13UF iii) Tower – E – 2 BF – GF – 3 UF iv) Club House – 2 BF + GF + 7 UF in the name of M/s. GRC Infra Pvt. Ltd., rep. by its Authorized Signatory	Originals
105)		Encumbrance Certificates from 01-07-1924 to 11-05-2022 relating to land bearing Sy. Nos. 63/1, 63/2, 63/3 then phoned and assigned with New Sy. Nos. 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12 and 63/13 of Gottigere Village showing registration of above documents	Originals
7.	Whether certified copy of title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)		Yes, obtained and verified the Certified Copies of the Sale Deeds and Joint Development Agreements
	a)	Whether all pages in the certified copies of title documents which re obtained directly from sub-registrar office have been verified page by page with the original documents subtitled?	Yes
	b)	Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.	Online Copy is available





	(in case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)	
8.	a) Whether the records of registrar office/revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	: Yes
	b) Online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	: Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	: No
9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	: Office of the Sub-Registrar, J.P. Nagar, Bangalore
	b) Whether it is possible to have regn. of documents in respect of property in question, at more than one office of sub-registrar/dist. registrar/registrar-general. If so, please name all such offices.	: Documents can be regd. at Sub-Registrar Office coming under the jurisdiction of Jayanagara District Registrar Office
	c) Whether search has been made at all the offices named at (b) above?	: Search is enough in one Sub-Registrar's Office as it is centrally computerized
	d) Whether the searches in the offices of registering authorities or any other records reveal regn. of multiple title documents in respect of the property in question?	: No
10.	a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder.	: Mentioned Below
	b) And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	





<p>c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion</p>	
<p>In case of property offered as security for loans of Rs.1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)</p>	<p>Not Applicable</p>
<p>I have verified the documents made available for my opinion.</p> <p>Upon carefully examination of the documents, one Sri Chikka Honnagiru Shetty, S/o Sri Venkatappa was the owner of agricultural land bearing Sy. No. 63/3 and 63/5, measuring 3 Acres 33 Guntas of Gottigere Village, purchased the same from its owner Sri Munishamappa, S/o Sri Thathappa through Sale Deed dated 26-05-1930, regd. as Doc. No. 426/1930-31 in Book No. 1 Vol. No. 185, at Pages 138 to 141, in the Office of the Sub-Registrar, Bangalore Taluk.</p> <p>Further, on the same day Sri Chikka Honnagiru Shetty, S/o Sri Venkatappa mortgaged the said property in favour of Sri Munishamappa, S/o Sri Thathappa through Mortgage Deed, regd. as Doc. No. 427/1930-31 in Book No. 1 Vol. No. 184, at Pages 314 to 317, in the Office of the Sub-Registrar, Bangalore Taluk.</p> <p>Thereafter, Sri Chikka Honnagiru Shetty, S/o Sri Venkatappa sold the said lands in favour of Sri Gundappa, S/o Sri Thathappa through Sale Deed dated 10-12-1930, regd. as Doc. No. 1545/1930-31 in Book No. 1, Vol. No. 190, at Pages 482 to 485, in the Office of the Sub-Registrar, Bangalore Taluk.</p> <p>Sri T. Gundappa, S/o Sri Thathappa sold the lands bearing Sy. No. 63/3, 63/4 and 63/5, totally measuring 7A-21G of Gottigere Village, in favour of Smt. Lachmakka, W/o Contractor Venkatappa through Sale Deed dated 16-11-1937, regd. as Doc. No. 1782/1937-38 in Book-1, Vol. 410, at Pages 94 to 96, in the Office of the Sub-Registrar, Bangalore Taluk.</p> <p>Further, Sri T. Gundappa, S/o Sri Thathappa as absolute owner of land bearing Sy No. 63/1 (3A-17G) of Gottigere Village, mortgaged the said land in favour of Sri Venkatappa, S/o Sri Chikka Seenaiiah through Mortgage Deed dated 27-08-1942, regd. as Doc. No. 806/1942-43 in Book No. 1, Vol. No. 600, at Pages 45 to 47, in the Office of the Sub-Registrar, Bangalore Taluk.</p> <p>From the documents on record, the agricultural lands bearing Sy. No. 63/2 (1A-30G), Sy. No. 63/3 (0A-30G) and Sy. No. 63/6(1A-24G) of Gottigere Village, was owned and possessed by Sri Munivenkatappa, S/o Sri Modappa, sold the said lands in favour of Smt. Sakamma, W/o Sri Motappa and her son Anjaneya Setty urf Amarnath through Sale Deed</p>	





dated 16-09-1957, regd. as Doc. No. 2300/1957-58 in Book No. 1, Vol. No. 31, at Pages 108 to 109, in the Office of the Sub-Registrar, Bangalore South Taluk.

The said Smt. Sakamma, W/o Sri Motappa and her son Anjaneya Setty urf Amarnath as absolute owners of the above lands, on the same day (16-09-1957) sold the land bearing Sy. No. 63/2 (1A-30G) of Gottigere Village in favour of Sri T. Gundappa, S/o late Thathappa, regd. as Doc. No. 2304/1957-58 in Book No. 1, Vol. No. 31, at Pages 110 to 111, in the Office of the Sub-Registrar, Bangalore South Taluk.

The Extract of Mutation Register bearing MR No. 7/1956-57 shows mutation of land bearing Sy. No. 63/1 in the name of Sri T. Gundappa, as per Order dated 12-0-1957 passed by Amildar.

The Extract of Mutation Register bearing MR No. 9/1956-57 shows mutation of land bearing Sy. No. 63/2 (1A-30G), Sy. No. 63/6 (1A-24G) and Sy. No. 63/3 (0A-30G) of Gottigere Village in the joint names of Smt. Sakamma and her son Anjaneya Setty urf Amarnath as per Sale Deed dated 16-09-1957.

The Extract of Mutation Register bearing MR No. 10/1956-57 shows mutation of land bearing Sy. No. 63/2 (1A-30G) of Gottigere Village in the name of T. Gundappa, as per Sale Deed dated 16-09-1957.

Further, Sri G.M. Amarnath along with his mother Smt. Sakamma sold the land bearing Sy. No. 63/6 (1A-24G) of Gottigere Village in favour of Sri T. Gundappa, S/o Sri Thathappa through Sale Deed dated 09-04-1962, regd. as Doc. No. 127/62-63 in Book-1, Vol. 306, at Pages 74 to 77, in the Office of the Sub-Registrar, Bangalore South Taluk.

The Genealogical Tree of late Thathappa and late Smt. Byamma issued by the Village Accountant, Gottigere Circle, Uttarhalli Hobli, Bangalore South Taluk discloses T. Gundappa is their only and four daughters viz., Lakshamma, Nanjamma, Venkatamma and Gowramma, all are demises and family of late T. Gundappa comprises of his late wife Smt. Akkamma and children late G. Ramachandrappa, G. Govindaraju, G. Lakshmikantha, Subhadra, Prema and Aruna and their respective family members.

From the documents on record, Sri T. Gundappa, S/o late Thathappa along with his sons G. Ramachandra, G. Govindaraju and G. Lakshmikantha partitioned the joint family properties through Panchayat Parikath dated 11-04-1984 and in the said partition the lands bearing Sy. No. 63/1 (3A-17G), Sy. No. 63/2 (1A-30G), Sy. No. 63/3 (1A-35G) in the name of Sri G. Govindaraju and mutation of lands bearing Sy. No. 63/4 (3A-22G), Sy. No. 63/5 (2A-04G) and Sy. No. 63/6 (1A-24G) in the name of Sri G. Lakshmikantha. As per the partition, the said lands were mutated in their respective names vide MR No. 12/84-85.

The Records of Rights showing Sri Gundappa S/o Thathappa as hissadar of land bearing Sy. No. 63/4 of Gottigere Village.





The Index of Lands showing Sy. No. 63/4 (3A-22G), Sy. No. 63/5 (2A-04G) and Sy. No. 63/6 (1A-24G) of Gottigere Village showing G. Lakshmikanth as Hissadar of said lands.

The RTC & Pahani Extracts for period from 1969-70 to 2011-12 of land bearing Sy. No. 63/4 (3A-26G) (including 4 guntas of Kharab land) of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, shows names of T. Gundappa, then his son G. Lakshmikantha as khatedar and cultivator of the said land during relevant periods.

The RTC & Pahani Extracts for period from 1969-70 to 2003-04 of land bearing Sy. No. 63/5 (2A-08G) (including 4 guntas of Kharab land) of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, shows names of T. Gundappa, then his son G. Lakshmikantha as khatedar and cultivator of the said land during relevant periods.

The RTC & Pahani Extracts for period from 1969-70 to 2003-04 of land bearing Sy. No. 63/6 (1A-26G) (including 2 guntas of Kharab land) of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, shows names of T. Gundappa, then his son G. Lakshmikantha as khatedar and cultivator of the said land during relevant periods.

Further, Sri G. Lakshmikantha got converted the lands bearing Sy. No. 63/5 (2A-08G) and Sy. No. 63/6 (1A-26G) for non-agricultural residential purpose vide Official Memorandum No. BDS.ALN.SR(S)-254/2003-04 dated 29-10-2003 issued by the Dy. Commissioner, Bangalore Dist., by remitting conversion and phod charges under Challan dated 27-10-2003 as per Demand Notice dated 20-10-2003 issued by said authority.

Thereafter, Sri G. Lakshmikanth, S/o Sri T. Gundappa along with his sons L. Pradeep & L. Shashidhar sold the Sy. No. 63/5 (1A-03G) (Out of 2A-04G), Sy. No. 63/6 (1A-03G) (Out of 1A-26G) of Gottigere Village in favour of Sri K. Lokanath and his daughters Ms. K. Shwetha and Ms. K. Shravanthi (since minors rep. by their father and natural guardian Sri K. Lokanath) through Sale Deed dated 06-12-2003, regd. in the Office of the Sub-Registrar, Kengeri, in Book No. 1, as Doc. No. 24382/2003-04, stored in CD No. 151 and retained the remaining portions in the said survey numbers in his possession.

The Extract of Mutation Register bearing MR No. 25/2003-04 shows mutation of lands bearing Sy. No. 63/5 (1A-03G) and Sy. No. 63/6 (1A-03G) in the joint names of Sri K. Lokanath and his daughters Ms. K. Shwetha and Ms. K. Shravanthi (since minors rep. by their father and natural guardian Sri K. Lokanath).

Further, Smt. Subadhra, Smt. Prema and Smt. Aruna, daughters of late T. Gundappa have released their share, right, title and interest in the lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village (including several other properties), in favour of their Sri G. Lakshmikantha through Release Deed dated 12-09-2011, regd. in the Office of the Sub-Registrar, J.P. Nagar, Bangalore in Book No. 1, as Doc. No. JPN-1-05443/2011-12, stored in CD No. JPND128.

Further, the daughter of Sri G. Govindaraju viz., Smt. G. Divyaprabha has also released all her share, right and interest in the lands bearing Sy. Nos. 63/1, 63/2 and 63/3 of





Gottigere Village, in favour of her father Sri G. Govindaraju through Release Deed dated 12-09-2011, regd. in the Office of the Sub-Registrar, J.P. Nagar, Bangalore in Book No. 1, as Doc. No. JPN-1-05473/2011-12, stored in CD No. JPND128.

Thereafter, Sri G. Lakshmikantha got converted an extent of 2A-10G of the land in Sy. No. 63/4 (Out of 3A-22G) for residential purpose vide Official Memorandum No. ALN(SU).SR-78/2011-12 dated 03-12-2011 by remitting necessary conversion and phod charges through Challan dated 01-12-2011 as per Demand Notice dated 26-11-2011 issued by said authority.

Further, Sri G. Govindaraju, S/o late T. Gundappa died intestate on 29-03-2019, leaving behind sons Deepak G., and Dileep G., to succeed his estate. After demise of G. Govindaraju, the lands bearing Sy. No. 63/1 (1A-15G), Sy. No. 63/2 (0A-29G) and Sy. No. 63/3 (0A-34G) were mutated in the names of Deepak G., and Dileep G., in the mutation records vide MR No. H16/2018-19 as could be perused from the Extract of Mutation Register dated 31-05-2019 issued by the revenue authority.

The Extract of Mutation Register bearing MR No. T3/2019-2020 shows the phod of the lands bearing Sy. No. 63/1 (3A-19G) as Sy. No. 63/1 (2A-03G) standing in the name of G. Govindaraju and Sy. No. 63/8 (1A-15.08G) standing in the joint names of Deepak G., and Dileep G., as per order passed by ADLR.

The Extract of Mutation Register bearing MR No. T4/2019-2020 shows sub-phod of land bearing Sy. No. 63/2 (1A-31G) as Sy. No. 63/2 (1A-01G) standing in the name of G. Govindaraju and Sy. No. 63/9 (0A-29G) standing in the joint names of Deepak G., and Dileep G., as per order passed by ADLR.

The Extract of Mutation Register bearing MR No. T5/2019-2020 shows sub-phod of land bearing Sy. No. 63/3 (1A-36G) as Sy. No. 63/3 (1A-01G) standing in the name of G. Govindaraju and Sy. No. 63/10 (0A-34G) standing in the joint names of Deepak G., and Dileep G., as per order passed by ADLR.

Thereafter, Sri G. Deepak and Sri G. Dileep, sons of late G. Govindaraju sold portions in the above lands i.e., lands bearing Sy. No. 63/8 (0A-09.08G), Sy. No. 63/9 (0A-04.08G) and Sy. No. 63/10 (0A-06G), totally measuring 20 guntas (i.e., East to West 40ft., and North to South 545ft.) for the use of formation of road connecting to the lands bearing Sy. No. 63/4 to 63/6 of Gottigere Village belonging to Sri G. Lakshmikanth through Absolute Sale Deed dated 06-03-2020, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 1, as Doc. No. JAY-1-10840/2019-20, stored in CD No. JAYD694.

The Extract of Mutation Register bearing MR No. H11/2019-20 shows sub-phod and mutation of lands in Sy. No. 63/8 (0A-09.08G), Sy. No. 63/9 (0A-04.08G) and Sy. No. 63/10 (0A-06G) of Gottigere village as Sy. No. 63/11 (0A-09.08G), Sy. No. 63/12 (0A-04.08G) and Sy. No. 63/13 (0A-06G).





The Extract of Mutation Register bearing MR No.T2/2019-20 shows sub-phod and mutation of land bearing Sy. No. 63/4 (3A-26G) of Gottigere Village as Sy. No. 63/4 (2A-14G) and Sy. No. 63/7 (1A-12G) of Gottigere Village.

The RTC and Pahani Extracts for the years 2012-13 to 2018-19 of land bearing Sy. No. 63/4 (3A-26G) of Gottigere Village shows G. Lakshmikanth as khatedar and cultivator to an extent of 1A-12 and converted land measuring 2A-10G.

The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/4 (2A-10G) of Gottigere Village shows G. Lakshmikanth as khatedar and cultivator and its conversion for residential purpose

The RTC and Pahani Extracts for the years 2004-05 to 2022-23 of land bearing Sy. No. 63/5 (2A-08G) of Gottigere Village shows G. Lakshmikanth and Sri K. Lokanath (for himself and as minor guardian of his daughters K. Shwetha, K. Sharavanthi) as khatedars and its conversion for residential purpose.

The RTC and Pahani Extracts for the years 2004-05 to 2022-23 of land bearing Sy. No. 63/6 (1A-26G) of Gottigere Village shows G. Lakshmikanth and Sri K. Lokanath (for himself and as minor guardian of his daughters K. Shwetha, K. Sharavanthi) as khatedars and its conversion for residential purpose.

The RTC and Pahani Extracts for the years 2020-21 to 2022-23 of land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village shows G. Lakshmikanth and Sri K. Lokanath (for himself and as minor guardian of his daughters K. Shwetha, K. Sharavanthi) as khatedars and its conversion of the said land.

The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/8 (1A-15.08G) of Gottigere Village shows Deepak G., and Dileep G., as khatedars and its conversion for residential purpose.

The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/9 (0A-29.08G) of Gottigere Village shows Deepak G., and Dileep G., as khatedars and its conversion for residential purpose.

The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/10 (0A-34.08G) of Gottigere Village shows Deepak G., and Dileep G., as khatedars and its conversion for residential purpose.

The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/11 (0A-09.08G) of Gottigere Village shows Lakshmikanth G., as khatedar and cultivator and conversion of the said land.

The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/12 (0A-04.08G) of Gottigere Village shows Lakshmikanth G., as khatedar and cultivator and conversion of the said land.





The RTC and Pahani Extracts for the years 2019-20 to 2022-23 of land bearing Sy. No. 63/13 (0A-06G) of Gottigere Village shows Lakshmikanth G., as khatedar and cultivator and conversion of the said land.

The Tippani Nakalu, Hissa Tippani Nakalu, Phodi Nakalu, Alienation Sketch, Hudbust Sketch and Karnataka Revision Settlement Akarband (Utharu) of land bearing Sy. No. 63 of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk discloses its shape, boundaries, extent, kharab and phod of the said land. The Village Map of Gottigere Village shows the location of the land bearing Sy. No. 63 of the said village.

The Endorsements issued by Tahsildar, Bangalore South Taluk confirmed no cases pending before the said authority claiming tenancy rights u/s 48(A) of KLR Act 1961 relating to lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village.

The Endorsements issued by Dy. Commissioner Bangalore South Sub-Div., Bangalore u/s 79 (A) & (B) of KLR Act 1961, relating to lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village.

The Endorsements issued by Dy. Commissioner Bangalore South Sub-Div., Bangalore confirmed that lands bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village does not come under the purview of PTCL Act.

The Endorsement dated 31-03-2022 issued by Office of the Tahsildar, Bangalore South Taluk confirmed non-issuance of IL Extract relating to lands bearing Sy. Nos. 63/10, 63/3, 63/8, 63/9, 63/1 and 63/2 of Gottigere Village, as the same are in dilapidated condition.

Further, Sri G. Lakshmikanth along with his sons Sri L. Pradeep, Sri L. Shashidhar entered into a Joint Development Agreement dated 17-06-2019 with M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/4 (2A-10G), Sy. No. 63/4 (1A-12G) (including 4 guntas of Kharab land), Sy. No. 63/5 (1A-05G) (including 4 guntas of Kharab land), Sy. No. 63/6 (0A-23G) (including 2 guntas of Kharab land) (Total 5A-10G (including 4 guntas of kharab land) of Gottigere Village in the sharing ratio of 35% OWNERS SHARE and 65% DEVELOPER, amongst other terms and conditions, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 1, as Doc. No. JAY-1-02615/2019-20, stored in CD No. JAYD505, regd. on 24-06-2019. As per the terms of the said JDA, the owners viz., by Sri G. Lakshmikanth and his sons Sri L. Pradeep, Sri L. Shashidhar have also executed a General Power of Attorney dated 17-06-2019 in favour of M/s. G.R.C. Infra Pvt. Ltd., reptd. by its Managing Director Sri G. Ramana Babu (DEVELOPER), regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 4, as Doc. No. JAY-4-00319/2019-20, stored in CD No. JAYD505, regd. on 24-06-2019 and authorized the developer to represent them before the authority for obtaining necessary plan, licences, NOCs and Consent Letters for development of the above lands and also to empowering the DEVELOPER to sell/alienate the DEVELOPER SHARE in favour of the intending purchaser/s. Further, as per the





clauses of the JDA, the DEVELOPER is also permitted to avail PROJECT LOAN from the Banks and Financial Institutions to the extent of DEVELOPER SHARE. Further the Owners are not liable to repay or clear the such loans and the DEVELOPER shall keep indemnifying the OWNERS from payment of such project loan and shall keep the OWNERS SHARE unencumbered.

Further, as per Addendum to Joint Development Agreement dated 11-03-2002, there was change in the sharing ratio between the OWNERS and DEVELOPER, i.e., 32% OWNERS SHARE and 68% DEVELOPER SHARE and the said agreement is regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-10396/2021-22, stored in CD No. BGRD1115.

Further, on noticing some typographical errors in the Joint Development Agreement dated 17-06-2019, registered on 26-06-2019, Supplementary Agreement dated 18-05-2022 was entered into between the OWNERS and DEVELOPEPRS modifying the sharing ratio as 32% OWNERS SHARE and 68% DEVELOPER SHARE and also rectifying the typographical errors and same is regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-01214/2022-23, stored in CD No. BGRD1165.

In pursuance thereof, Sri G. Lakshmikanth and his sons Sri L. Pradeep, Sri L. Shashidhar (OWNERS) have executed General Power of Attorney dated 18-05-2022 in favour of M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER), regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 4, as Doc. No. BGR-4-00043/2022-23, stored in CD No. BGRD1165 and incorporated the changes in sharing ratio and also to sell/alienate the same in favour of intending purchaser/s.

Further, Sri G. Deepak and Sri G. Dileep, sons of late G. Govindaraju have entered into Joint Development Agreement dated 04-03-2022 with M/s. G.R.C. Infra Pvt. Ltd., reptd. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of lands bearing Sy. No. 63/8 (Old Sy. No. 63/1) (1A-05½G + ½ gunta phut kharab), Sy. No. 63/9 (Old Sy. No. 63/2) (0A-24½G, ½G phut kharab) and Sy. No. 63/10 (Old Sy. No. 63/3) (0A-28½G, ½G phut kharab) (Total 2A-18½G) of Gottigere Village, in the sharing ratio of 45% OWNERS SHARE and 55% DEVELOPER SHARE, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-10123/2021-22, stored in CD No. BGRD1109. Further, the said Sri G. Deepak and Sri G. Dileep, sons of late G. Govindaraju have also executed General Power of Attorney dated 04-03-2022 in favour of M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER) empowering the developer to represent them before the authorities for obtaining necessary plans, licences, NOCs and Consent Letters and also empowering the developer to sell/alienate the DEVELOPER SHARE in favour of intending purchaser/s, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 4, as Doc. No. BGR-4-00183/2021-22, stored in CD No. BGRD1109. Further, as per the clauses of the JDA, the DEVELOPER is also permitted to avail PROJECT LOAN from the Banks and Financial Institutions to the extent of





DEVELOPER SHARE. Further the Owners are not liable to repay or clear the such loans and the DEVELOPER shall keep indemnifying the OWNERS from payment of such project loan and shall keep the OWNERS SHARE unencumbered.

Further, Sri K. Lokanath along his daughters Smt. K. Swetha and Smt. K. Shrvanathi owners of lands bearing Sy. No. 63/5 (1A-03G) and Sy. No. 63/6 (1A-03G) (Total 2A-06G) of Gottigere Village entered into Joint Development Agreement dated 27-06-2022 with M/s. G.R.C. Infra Pvt. Ltd., repled. by its Managing Director Sri G. Ramana Babu (DEVELOPER) for development of said lands in the sharing ratio of 45% OWNERS SHARE and 55% DEVELOPEPR SHARE, amongst other terms and conditions, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 1, as Doc. No. BGR-1-02475/2022-23, stored in CD No. BGRD1196. As per the terms of said JDA, Sri K. Lokanath and his daughters Smt. K. Swetha and Smt. K. Shrvanathi have executed General Power of Attorney dated 27-06-2022, in favour of M/s. G.R.C. Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu (DEVELOPER) empowering the developer to represent them before the authorities for obtaining necessary plans, licences, NOCs and Consent Letters and also empowering the developer to sell/alienate the DEVELOPER SHARE in favour of intending purchaser/s, regd. in the Office of the Sub-Registrar, Jayanagar (Begur), Bangalore, in Book No. 4, as Doc. No. BGR-4-00072/2022-23, stored in CD No. BGRD1196. Further, as per the clauses of the JDA, the DEVELOPER is also permitted to avail PROJECT LOAN from the Banks and Financial Institutions to the extent of DEVELOPER SHARE. Further the Owners are not liable to repay or clear the such loans and the DEVELOPER shall keep indemnifying the OWNERS from payment of such project loan and shall keep the OWNERS SHARE unencumbered.

Further, Sri G. Lakshmikanth, Sri G. Deepak and Sri G. Dileep have got converted unconverted lands for residential, play grounds, parks and open spaces by remitting necessary conversion and phod charges under remittance challans dated 12-08-2020 as below:

- i) Official Memorandum dated 14-09-2020 bearing No. ALN(SU).SR-01/2020-21 converting land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village for residential purpose in the name of Sri G. Lakshmikanth;
- ii) Official Memorandum dated 07-05-2022 bearing No. ALN(SU).SR-07/2020-21 converting land bearing Sy. No. 63/8 (1A-05.08G) of Gottigere Village for residential purpose in joint names of Sri G. Deepak and Sri G. Dileep;
- iii) Official Memorandum dated 07-05-2022 bearing No. ALN(SU).SR-08/2020-21 converting land bearing Sy. No. 63/9 (0A-24.08G) of Gottigere Village for residential purpose in joint names of Sri G. Deepak and Sri G. Dileep;
- iv) Official Memorandum dated 07-05-2022 bearing No. ALN(SU).SR-09/2020-21 converting land bearing Sy. No. 63/10 (0A-28G) of Gottigere Village for residential purpose in joint names of Sri G. Deepak and Sri G. Dileep;





- v) Official Memorandum dated 07-05-2022 bearing No. ALN(SU).SR-10/2020-21 converting land bearing Sy. No. 63/11 (0A-09.08G) of Gottigere Village for Play Grounds, Parks and Open Spaces Purpose in the name of Sri G. Lakshmikantha;
- vi) Official Memorandum dated 07-05-2022 bearing No. ALN(SU).SR-11/2020-21., converting land bearing Sy. No. 63/12 (0A-04.08G) of Gottigere Village for Play Grounds, Parks and Open Spaces purpose in name of Sri G. Lakshmikantha; and
- vii) Official Memorandum dated 07-05-2022 bearing No. ALN(SU).SR-12/2020-21 converting land bearing Sy. No. 63/13 (0A-06G) of Gottigere Village for Play Grounds, Parks and Open Spaces purpose in name of Sri G. Lakshmikantha.

The Sketches prepared by the Taluk Surveyor, Bangalore South Taluk, confirmed by the Tahsildar, Bangalore South Taluk shows the extents of lands opted for conversion in Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13 of Gottigere Village for residential, playground, parks and open spaces purposes.

The Extract of Mutation Register bearing MR No. T4/2020-21 shows conversion of land bearing Sy. No. 63/7 (1A-12G) of Gottigere Village, in the name of Sri G. Lakshmikantha

The Extract of Mutation Register bearing MR No. T2/2020-21 shows conversion of land bearing Sy. No. 63/4 (2A-14G) and Sy. No. 63/7 (1A-12G) of Gottigere Village, in the name of Sri G. Lakshmikantha.

Entire area being including within the administrative limits of Bruhat Bangalore Mahanagara Palike, the khata of the converted lands Sy. Nos. 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12 and 63/13 of Gottigere Village were registered in the names of Sri G. Lakshmikanth, Sri Deepak G., Sri Dileep G., Smt. K. Swetha, Smt. K. Shravanthi and Sri K. Lokanath respectively and said lands were also assigned with (i) Khata No. 2089/Sy. No. 63/5,63/6 (ii) Khata No. 3454/63/4 (iii) Khata No. 2089/1 (iv) Khata No. 3455/63/7 (iv) Khata No. 3459/63/11 (v) Khata No. 3460/63/12 (vi) Khata No. 3461/63/13 (vii) Khata No. 3456/63/8 (viii) Khata No. 3457/63/9 and (ix) Khata No. 3458/63/10 respectively and property taxes were assessed in their names, as could be perused from the Certificates and Property Extracts of various dates issued by Asst. Revenue Officer, Anjanapura Sub-Div., BBMP. As per assessment, Sri G. Lakshmikanth, Sri Deepak G., Sri Dileep G., Smt. K. Swetha, Smt. K. Shravanthi and Sri K. Lokanath have remitted property tax for their respective properties to BBMP for the year 2023-24 under Property Tax Receipts dated 29-04-2023.

Thereafter, the said lands owners viz., Sri G. Lakshmikanth, Sri Deepak G., Sri Dileep G., Smt. K. Swetha, Smt. K. Shravanthi and Sri K. Lokanath by a Deed of Amalgamation dated 09-02-2023 got amalgamated the property bearing Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13 of Gottigere Village into one unit, totally measuring 10 Acres 14 Guntas, regd. in the Office of the Sub-Registrar, Jayanagar (Jayanagar), Bangalore, in Book No. 1, as Doc. No. JAY-1-09155/2022-23, stored in CD No. JAYD1438.





In pursuance thereof, the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP issued Spl. Notice dated 04-03-2023 under Section 108(A), Schedule-3, Part-3, Rule 8 & 9 of KMC Act 1976, issued by the Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, amalgamating the property bearing (i) Khata No. 2089/Sy. No. 63/5,63/6 (ii) Khata No. 3454/63/4 (iii) Khata No. 2089/1 (iv) Khata No. 3455/63/7 (iv) Khata No. 3459/63/11 (v) Khata No. 3460/63/12 (vi) Khata No. 3461/63/13 (vii) Khata No. 3456/63/8 (viii) Khata No. 3457/63/9 and (ix) Khata No. 3458/63/10 into one unit, assigned with amalgamated Khata No. 3454/63/4 in the joint names of (1) Sri G. Lakshmikanth and his sons; (2) Sri G. Deepak & Sri G. Dileep; and (3) Sri K. Lokanath and his daughters, all are rep. by their GPA Holder M/s. GRC Infra Pvt. Ltd., rep. by its Managing Director Sri G. Ramana Babu and deleted the remaining khata nos. from the records.

The Amalgamated Khata Certificate and Property Extract dated 06-03-2023, issued by Asst. Revenue Officer, Anjanapura Sub-Div., BBMP, confirmed Sri G. Lakshmikanth, Sri G. Deepak, Sri G. Dileep, Smt. K. Shwetha, Smt. K. Shravanthi and Sri K. Lokanath are the joint khatedars and owners of amalgamated schedule property and assessment of property tax in their joint names.

The Endorsement dated 28-10-2011 bearing No. BDA/SLAO/575/2011-12 issued by the Addl. Land Acquisition Officer, BDA, conformed non-notification of land bearing Sy. Nos. 63/4, 63/5 and 63/6 of Gottigere Village for any of their development programmes.

The Endorsement dated 08-11-2011 bearing No. BMICP/LAQ(1):CR/427/2011-12 and Endorsement dated 15-09-2020 bearing No. BMICP/LAQ(1):SR/36/2009-10/57/2020-21 issued by Spl. Land Acquisition Officer-1, KIACB (BMICP), Bangalore, confirmed issue of preliminary notification of notifying an extent of 0A-02.25G in Sy No. 63/6 under KIAD Act 28(1) and non-issuance of Final Notification u/s 28(4) of KIAD Act and non-notification of land bearing Sy. No. 63//4 and 63/5 of Gottigere Village.

Further, Member Secretary, Bangalore Mysore Infrastructure corridor area Planning Authority has issued Single Site Residential Plan and Plan Approval Letter bearing No. BMICAPA/Plan-01/10/2022-23/249 dated 22-05-2023 for construction of Multistoried Residential Building on the Schedule Property.

Thereafter, M/s. GRC Infra Pvt. Ltd., obtained NOCs Permissions and Consent Letter from statutory bodies viz., Airports Authority of India, Airport Services Centre, HAL, Bangalore, BESCOM, BWSSB and State Level Environment Impact Assessment Authority-Karnataka for construction of Hi-Rise Residential Building on the Schedule Property.

Further, the Director General of Police and Director, Fire & Emergency Services, Bangalore issued NOC No. KSFES/GBC(1)/239, Docket No. KSFES/NOC/196/2023 dated 01-08-2023, addressed to the Commissioner, BBMP for sanction of Building Plan and Licence to M/s. GRC Infra Pvt. Ltd., for construction of Hi-Rise Residential Building



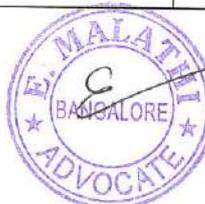


<p>on property bearing Sy. Nos. 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12 and 63/13 of Gottigere Village.</p> <p>Thereafter, M/s. GRC Infra Pvt. Ltd., applied for sanction of Building Plan and Licence and remitted charges for the same under various heads to BBMP vide Receipt dated 08-10-2024. In pursuance thereof, the Joint Director – Town Planning South, BBMP issued Modified Building Plan and Licence bearing No. BBMP/Addl. Dir/JD (TPS)/PRJ/3029/2023-24 dated 25-10-2024 for construction of Hi-Rise Residential Building on the Schedule Property consisting of 8 Towers and Club House in the name of M/s. GRC Infra Pvt. Ltd., rep. by its Authorized Signatory as below:</p> <p>i) Tower – BCDF – 2BF-GF-14UF ii) Tower – AGH – 2BF – GF – 13UF iii) Tower – E – 2 BF – GF – 3 UF iv) Club House – 2 BF + GF + 7 UF</p> <p>and the validity of the said plan and licence is from 25-10-2024 to 24-10-2026.</p> <p>The Encumbrance Certificates from 01-07-1924 to 11-05-2022 relating to land bearing Sy. Nos. 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10, 63/11, 63/12 and 63/13 of Gottigere Village showing registration of above documents and all the lands are presently free from charges.</p>		
11.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Intending Purchaser/s of the Residential Flats in the common development “GFC SAPPHIRE SPRING”
	<u>If Ownership Rights:</u>	
	a) Details of the Conveyance Documents	Sale Deeds, Joint Development Agreements and Amalgamation Deed as traversed in the devolution of title
	b) Whether the document is properly stamped	: Yes
	c) Whether the document is property registered	: Yes
	<u>If leasehold, whether;</u>	: Not Applicable
	a) Lease Deed is duly stamped and registered	: Not Applicable
	b) Lessee is permitted to mortgage the Leasehold right	: Not Applicable
	c) Duration of the Lease/unexpired period of lease	: Not Applicable





	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also	: Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	: Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	: Not Applicable
	<u>If Govt. grant/ allotment/Lease-cum-Sale Agreement, whether;</u>	: Not Applicable
	a) grant/agreement etc., provides for alienable rights to the mortgagor with or without conditions	: Not Applicable
	b) the mortgagor is competent to create charge on such property,	: Not Applicable
	c) whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	: Not Applicable
	<u>If occupancy right, whether;</u>	
	a) Such right is heritable and transferable?	: Not Applicable
	b) Mortgage can be created?	: Not Applicable
12.	Has the property has been transferred by way of Gift/Settlement Deed, whether:	: No Gift / Settlement Deed involved in the flow of title
	a) The Gift/Settlement Deed is duly stamped and registered;	: Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	: Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee	: Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a sepa-rated writing or by implication or by actions	: Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	: Not Applicable





	f) Whether the Donee is in possession of the gifted property;	: Not Applicable
	g) Whether any life interest is reserved for Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	: Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed	: Not Applicable
13.	Has the property been transferred by way of partition/family settlement deeds? Yes/No. If yes:	: Partition Deed involved relating to Schedule Properties and subsequent sale transaction has taken place
	a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	: Yes
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	: Yes
	c) Whether the partition made is valid in law and mortgagor has acquired a mortgageable title thereon	: Yes
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with	: No
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: No
14.	Whether the title documents include any testamentary documents /wills?	: No Will /Testamentary documents involved in flow of title
	a) In case of wills, whether the will is registered will or unregistered will?	: Not Applicable
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	: Not Applicable
	c) Whether the property is mutated on the basis of will?	: Not Applicable





	d) Whether the original will is available?	: Not Applicable
	e) Whether the original death certificate of the testator is available?	: Not Applicable
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/ Original title deeds are to be explained)	: Not Applicable
15.	Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/other institutions having	: Not Applicable
	a) Any restriction in creation of charges on such properties?	: Not Applicable
	b) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	: Not Applicable
16.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/ legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	: Schedule Properties are not HUF / Joint Family Properties
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not Applicable
17.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	: Schedule Properties are not Trust Properties
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not Applicable
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	: Not Applicable
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	: Not Applicable





18.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage	: Not Agricultural lands
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	: Not Applicable
	c) In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	: Lands are converted for Residential Purposes as per Official Memorandums of various dates issued by Dy. Commissioner, Bangalore Dist., Bangalore.
19.	Whether property is affected by any local laws or other regulations having a bearing on the creation security (viz., Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	: No
20.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	: No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	: Lands are not notified by any authority
21.	a) Whether the property is involved in/subject matter of any litigation which is pending or concluded?	: No pending litigations on the Schedule Property
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	: Not Applicable
	c) Whether the title documents have any court seal/markings which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	: Not Applicable
22.	a) In case of partnership firm, whether the property belongs to the firm and deed is properly regd.?	: Schedule Property does not belong to Partnership Firm





	b) Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	: Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	: Not Applicable
23.	a) Whether the property belongs to a Ltd. Co., check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	: Schedule Property does not belong to Limited Company/ Private Limited Company
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other company or limited liability partnership (LLP) firm?	: Not Applicable
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with registrar of companies (ROC) in respect of such vendor Company/LLP (seller) & the Vendee company (Purchaser)?	: Not Applicable
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the Vendor Company (Seller)? Yes / No	: Not Applicable
24.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws	: Not Applicable
25.	a) Whether any POA is involved in the chain of title?	: POAs are involved in the flow of title
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum- Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.	: Yes, POAs are coupled with Joint Development Agreements





	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz., Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	: Not Applicable
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA	: Yes
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	: No Common POA is involved in the flow of title
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	: Not Applicable
	ii) Whether the POA is a registered one?	: Not Applicable
	iii) Whether the POA is a special or general one?	: Not Applicable
	iv) Whether the POA contains a specific authority for execution of title document in question?	: Not Applicable
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	: Yes, POAs are in force and not revoked
	g) Please comment on the genuineness of POA?	: Valid and Enforceable
	h) The unequivocal opinion on the enforceability and validity of the POA?	: Valid and Enforceable
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed	: Not Applicable





27.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	:	Residential Flats
	a) Promoter's/Land owner's title to the land/building;	:	Owners Title
	b) Development Agreement/Power of Attorney;	:	Entered
	c) Extent of authority of the Developer/Builder;	:	45% OWNER SHARE 55% DEVELOPER SHARE
	d) Independent title verification of the Land and/or building in question;	:	OWNERS/DEVELOPERS
	e) Agreement for sale (duly registered);	:	Not Applicable
	f) Payment of proper stamp duty;	:	Not Applicable
	g) Requirement of registration of sale agreement, development agreement, POA, etc.,	:	Not Applicable
	h) Approval of building plan, permission of appropriate/ local authority, etc.	:	Not Applicable
	i) Conveyance in favour of Society/Condominium concerned	:	Not Applicable
	j) Occupancy Certificate / Allotment Letter / Letter of Possession;	:	To be obtained after construction of construction of the buildings
	k) Membership details in the Society etc.;	:	Not Applicable
	l) Share Certificates;	:	Not Applicable
	m) No Objection Letter from the Society;	:	Not Applicable
	n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	:	Yes
	o) Requirements for noting the Bank charges on the records of the Housing Society, if any	:	Nil
	p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any	:	Not Applicable
	q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	:	Yes





II.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016?	: Yes
a)	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	: Under process
b)	Whether the registered Agreement for Sale as prescribed in the above Act / Rules thereunder is executed?	:
c)	Whether the details of the Apartment/Plot in question are verified with the List of Number and Types of Apartment of Plots booked as uploaded by the promoter in the website of RERA?	:
d)	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof	: Nil Encumbrance
28.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any	: Verified ECs from 01-07-1924 to 11-05-2023 of Schedule Item No. 1 to 10 Properties, no registered charge is reflecting
29.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	: Property tax paid upto 2022-23 to BBMP
30.	a) Urban land ceiling clearance, whether required and if so, details thereon	: Repealed
31.	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained	: As per law
32.	a) Details of RTC extracts/mutation extracts/Khatha extracts pertaining to the property in question	: Khata of the Schedule Property stands in the joint names of Sri G. Lakshmikanth, Sri L. Pradeep, Sri L. Shashidhar, Sri G. Deepak, Sri G. Dileep, Sri K. Lokanath, Smt. K. Swetha and Mrs. K. Shravanthi in the revenue records of BBMP
	b) Whether name of mortgagor is reflected as owner in revenue/Municipal/Village records?	: Yes





33.	a) Whether the property offered as security is clearly demarcated?	:	Yes
	b) Whether the demarcation/partition of the property is legally valid?	:	Yes
	c) Whether the property has clear access as per documents?	:	Yes
34.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	:	
	a) Document in relation to electricity connection;	:	No
	b) Document in relation to water connection;	:	No
	c) Document in relation to Sales Tax Registration, if any applicable	:	No
	d) Other utility bills, if any.	:	No
35.	In respect of boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment the same	:	No
36.	Whether the documents i.e., valuation report and/or approved/ sanctioned plans are made available please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same)	:	Valuation Report to be obtained pertaining to each Flat
37.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	:	Yes, on individual Flat sold to intending purchaser/s.
	b) Property is SARFAESI Compliance (Y/N)	:	Yes
38.	a) Whether Original Title Deeds are available for creation of equitable mortgage	:	Verified Originals of the title deeds relating to Schedule Item No. 1 to 10 Properties





	b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard	:	Original title deeds relating to Schedule Item No. 1 to 10 Properties are available with the Land Owners / Developer
39.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security	:	Nil
40.	The specific persons who are required to create mortgage/to deposit documents creating mortgage	:	Intending Purchaser/s

Date: 21-11-2024
Place: Bangalore

E. MALATHI, B.A., LL.B.,
ADVOCATE
No. 121/10-11, 2nd Floor, Om Complex,
Behind Hotel Raj Subhanna Main Road,
(Avenue Road Cross), Bangalore-560 002
M. No. 9880761707

ANNEXURE 'C'

CERTIFICATE OF TITLE

1. I have examined the Originals/Certified Copies/Photocopies of the documents relating to Schedule item No. 1 to 10 Properties and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said registered MODTD is created, it will satisfy the requirements of creation of Registered / Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the guidelines in the checklist vide Annexure C and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records at the relevant Government Offices/ Sub-Registrar's Office(s), Revenue Records, Municipal, Panchayath Office, Land Acquisition Office, adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making the search.
4. Following scrutiny of land Records/Revenue Records and Relative Title Deeds, Certified Copies of such title deeds obtained from the concerned Registrar Office and Encumbrance Certificate (EC), I hereby certify the genuineness of the title deeds. Suspicious/Doubts, if any have been clarified by making necessary enquiries.

....40.





5. No registered encumbrances or charges over the Schedule Item No. 1 to 10 Properties as could be seen from the encumbrance certificates produced for period from 01-07-1924 to 11-05-2023 relating to the immovable property (ies) covered by above said title deeds.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the loan documents and agreed to by the mortgagor and the Bank (Delete whichever is inapplicable) – NOT APPLICABLE
7. Minor/(s) and his/their interest in the property/(ies) is to the extent of : (specify the share of the Minor with Name) – NOT APPLICABLE.
8. The mortgage if created will be available to the Bank for the liability of the intending purchaser/s.
9. I certify that Sri G. Lakshmikanth, Sri L. Pradeep, Sri L. Shashidhar, Sri G. Deepak, Sri G. Dileep, Sri K. Lokanath, Smt. K. Swetha and Mrs. K. Shravanthi are absolute owners of Converted lands bearing Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13, bearing Old BBMP Khata No. 3454/63/4, 2089/1, 3455/63/7, 3456/63/8, 3457/63/9, 3458/63/10, 3459/63/11, 3460/63/12, 3461/63/13, 2089/63/5,63/6, presently bearing Amalgamated Khata No. 3454/63/4 of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, totally measuring 10 acres 14.08 guntas.

Sri G. Lakshmikanth, Sri L. Pradeep, Sri L. Shashidhar, Sri G. Deepak, Sri G. Dileep, Sri K. Lokanath, Smt. K. Swetha and Mrs. K. Shravanthi as joint and absolute owners of Converted lands bearing Sy. Nos. 63/4,5,6,7,8,9,10,11,12 and 13 of Gottigere Village have entered into Joint Development Agreement with M/s. GRC Infra Pvt. Ltd., a registered partnership firm represented by its Partner Smt. G. Lakshmi for development of Schedule Item No. 1 to 10 Properties in the sharing ratio of 45% OWNERS SHARE and 55% DEVELOPER SHARE and both the OWNERS and DEVELOPERS entered into Sharing Agreement allocating the Flats to their respective shares. The DEVELOPER obtained approved Building Plan and Commencement Certificate from BBMP for construction of Residential Buildings and the project is named as "GRC SAPPHIRE SPRINGS" approved by RERA.

As per the JDA and Sharing Agreement, the OWNERS and DEVELOPER derived clear and marketable title over the Villas fallen to their respective share and absolute owners thereof, they can convey the same in favour of intending purchasers.

The intending purchasers will derive clear, marketable title over the Sites/Plots purchased in the layout "GRC SAPPHIRE SPRING".

I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be legally enforceable.

10. There are no legal impediments for creation of the mortgage under any applicable law/ rules in force.
11. It is certified that the property is SARFAESI Compliance.

