



Jayanth M. Pattanshetti

ADVOCATE

Bengaluru | Mysuru | Mumbai

102, Ground Floor, "Rams Infantry Manor"
70, Infantry Road, Bengaluru - 560 001
Ph.: 25593195 / 41238516 (8367) M.: 9980530355
Fax : 25550291 e-mail : mails@pattanshetti.in

Date: 25-05-2017

M/s Indiabuild Homes Private Limited
No. 6-A, 2nd Floor, 'Kabra Excelsior'
7th Main, 1st Block,
Koramangala,
Bangalore – 560 034.

Sirs,

Sub: Scrutiny and Title Report with respect to property bearing BBMP khatha No. 821/852/905/11, (earlier bearing Survey No. 11, converted vide Official Memorandum dated 01-07-2004 in No. BDS:ALN(E)VB:SR:102/2004-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Ambalipura Village, Varthur Hobli, Bangalore East Taluk measuring in total 70,785 square feet.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of property bearing BBMP khatha No. 821/852/905/11, (earlier bearing Survey No. 11, converted vide Official Memorandum dated 01-07-2004 in No. BDS:ALN(E)VB:SR:102/2004-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Ambalipura Village Varthur Hobli, Bangalore East Taluk measuring in total 70,785 square feet and bounded on the:

East by : Sarjapura Road;
West by : Land bearing Survey No. 7;
North by : Remaining portion in Survey No. 11;
South by : Remaining portion in Survey No. 11.

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

Doc No.	Date of execution /issue	Description of Documents
1.	26-05-1960	Order in case No. 9/1959-60, issued by the Special Deputy Commissioner for Inams Abolition, Bangalore.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Doc No.	Date of execution /issue	Description of Documents
2.	28-07-1960	Endorsement, issued by the Special Deputy Commissioner for Inams Abolition, Bangalore.
3.	--	Register VIII, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura.
4.	17-09-2003	Family Tree of Late M. N Hanuma Reddy son of Nagappa Reddy, duly attested by the Village Accountant, Bellandur Tax Circle, Varthur Hobli, Bangalore East Taluk.
5.	20-09-1975	Partition Deed entered into between Sri. M. N. Hanuma Reddy, son of Late Nagappa Reddy, his children and grandchildren.
6.	06-08-1991	Mutation Register Extract in Serial No. 1/1988-89 issued by the Village Accountant, Bellandur Grama Panchayath, Bangalore South Taluk.
7.	31-03-2002	Receipt issued by the Branch Manager, Kalpatharu Grameena Bank Belandur Branch, Varthur Hobli, Bangalore.
8.	14-12-1992	Sale Deed executed by Sri. M. R. Jayakumar, son of Sri. B. H. Muni Reddy in favour of Sri. M. R. Jayaprakash, son of Sri. B. H. Muni Reddy, registered vide document No. 4880/1992-93 of Book I, Volume 3673, at Pages 56 to 62, in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore
9.	14-12-1992	Sale Deed executed by Sri. M. R. Jayakumar, son of Sri. B. H. Muni Reddy in favour of Sri. B. H. Muni Reddy, son of Sri. M. N. Hanuma Reddy, registered vide document No. 4878/1992-93 of Book I, Volume 3673 at Pages 49 to 55, in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
10.	01-07-2004	Official Memorandum in No.BDS:ALN(E)VB:SR:102/ 2004-05, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
11.	29-06-2004	Challan for having paid the conversion fees.
12.	26-08-2004	Mutation Register extract in serial No. 5/2004-05, issued by the Village Accountant, Bangalore East Taluk, Krishnarajapur.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Doc No.	Date of execution /issue	Description of Documents
13.	27-01-2005	Joint Development Agreement (consolidated) executed between Sri M. R. Jayakumar and others with M/s. S. J. R. Builders, registered vide document No. 26925/2004-05 of Book I, stored in C. D. No. 131, in the office of the Sub-Registrar, Bangalore South Taluk.
14.	27-01-2005	General Power of Attorney executed by Sri M. R. Jayakumar and others in favour of M/s. S. J. R. Builders, registered vide document No. 910/2004-05 of Book IV, stored in C. D. No. 131 in the office of the Sub-Registrar, Bangalore South Taluk.
15.	27-01-2005	Joint Development Agreement executed between Sri M. R. Jayakumar and M/s S. J. R. Builders, registered vide document No 26924/2004-05 of Book I, stored in C. D. No. 131 in the office of the Sub-Registrar, Bangalore South Taluk.
16.	27-01-2005	General Power of Attorney executed by Sri. M. R. Jayakumar in favour of M/s. S.J.R. Builders, registered vide document No. 909/2004-05 of Book IV, stored in C. D. No. 131 in the office of the Sub-Registrar, Bangalore South Taluk.
17.	05-06-2008	Deed of Relinquishment executed by M/s. S. J. R. Enterprises Private Limited, represented by its Managing Director Sri. J. Boopesh Reddy in favour of the Bangalore Development Authority, Bangalore represented by its Executive Engineer, Bangalore, registered vide document No. 941/2008-09 of Book I, in the office of the Sub-Registrar, Varthur Bangalore urban District.
18.	05-03-2015	Order in case No. AA 25005/2013 passed by the Court of the City civil and Session Judge, Mayo Hall Unit at Bangalore.
19.	23-9-2014	Application, Objections and Order in CMP No. 77/2012 passed by the High Court of Karnataka.
20.	11-02-2015	Deed of Cancellation of Joint Development Agreement entered between Sri M. R. Jayakumar and M/s. S. J. R. Builders represented by its partners Sri. J. Boopesh Reddy and J. Vijaya Reddy, registered vide document No. 6565/2014-2015 of Book I, stored in C.D. No. 158, in the office of the sub-Registrar Mahadevapura.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Doc No.	Date of execution /issue	Description of Documents
21.	11-02-2015	Deed of Rectification of Joint Development Agreement (consolidated) entered between Sri M. R. Jayakumar and M/s. S. J. R. Builders represented by its partners Sri. J. Boopesh Reddy and Sri. J. Vijaya Reddy, registered vide document No. 6566/2014-2015 of Book I, stored in C.D. No. 158, in the office of the sub-Registrar Mahadevapura.
22.	11-02-2015	Deed of Revocation of General power of Attorney entered between Sri M. R. Jayakumar and M/s. S. J. R. Builders represented by its partners Sri. J. Boopesh Reddy and Sri. J. Vijaya Reddy, registered vide document No. 245/14-15 of Book IV, stored in C.D. No. 158, in the office of the sub-Registrar Mahadevapura.
23.	11-02-2015	Deed of Revocation of (consolidated) General power of Attorney entered between Sri M. R Jayakumar and M/s S. J. R Builders represented by its partners Sri. J. Boopesh Reddy and J. Vijaya Reddy, registered vide document No. 246/14-15 of Book IV, stored in C.D. No. 158, in the office of the sub-Registrar Mahadevapura.
24.	16-07-2015	Letter in No. BDA/NYS/CLU-304/2014-15 issued by the Director Bangalore Development Authority, permitting change of land use with respect to Survey No. 11, measuring 1 acre 22 ½ guntas.
25.	30-07-2015	Joint Development Agreement executed between Sri M. R. Jayakumar and others with M/s Indiabuild Homes Private Limited, registered vide Document No 1883/2015-16 of Book I stored in C.D No. 119 in the office of the Senior Sub-Registrar, Halasuru, Bangalore.
26.	30-07-2015	General Power of Attorney executed by Sri M.R. Jayakumar and others in favour M/s Indiabuild Homes Private Limited, registered vide document No 205/2015-16 of Book IV stored in C.D No. 119 in the office of the Senior Sub-Registrar, Halasuru, Bangalore.
27.	--	RTCs for the period 1975-76 to 2014-15 and 2016-17 issued by the Tahsildar / Village Accountant, Bangalore East Taluk, Krishnarajapura.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Doc No.	Date of execution /issue	Description of Documents
28.	12-11-2004	Akarband, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
29.	21-05-1958	Karda, issued by the Thasildar Varthur Hobli, Bangalore South Taluk, Bangalore.
30.	06-12-1992	Tippany, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
31.	--	Village Map of Ambalipura.
32.	31-10-2014	Tax Assessment Register for the period 2014-15, issued by the Assistant Revenue Officer, Marathalli Upa Valaya, Bruhat Bangalore Mahanagara Palike, Bangalore.
33.	31-10-2014	Khatha Certificate in No. ARO/MUV/CR/149/14-15, issued by the Assistant Revenue Officer, Marathalli Upa Valaya, Bruhat Bangalore Mahanagara Palike, Bangalore.
34.	21-04-2017	Receipt for having paid the Betterment charges to the Bruhat Bangalore Mahanagara Palike, Bangalore.
35.	--	Property Tax Receipts (5 in Number), issued by the Revenue Department, Bruhat Bangalore Mahanagara Palike.
36.	04-02-2005	Encumbrance Certificate in S. A. No. 18567/2004-05, for the period 01-04-1960 to 31-03-1992, issued by the Sub-Registrar, Bangalore South Taluk, Bangalore.
37.	20-09-2003	Encumbrance Certificate in S. A. No. 13254/2003-04, for the period 01-04-1974 to 28-07-2003, issued by the Sub-Registrar, Bangalore.
38.	02-08-2002	Encumbrance Certificate in S. A. No. 8344/2002-03, for the period 01-04-1981 to 17-07-2002, issued by the Sub-Registrar, Bangalore South Taluk, Bangalore.
39.	04-02-2005	Encumbrance Certificate in S. A. No. 18566/2004-05, for the period 01-04-1992 to 31-03-2004, issued by the Sub-Registrar, Bangalore South Taluk, Bangalore.
40.	03-05-2005	Encumbrance Certificate in S. A. No. 3662/2005-06, for the period 01-04-2004 to 02-05-2005, issued by the Sub-Registrar, Bangalore South Taluk, Bangalore.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

Doc No.	Date of execution /issue	Description of Documents
41.	02-01-2015	Encumbrance Certificate in S. A. No.20653/2014-15, for the period 01-04-2004 to 01-01-2015, issued by the Sub-Registrar, Bangalore South Taluk, Bangalore.
42.	15-03-2016	Encumbrance Certificate in S. A. No.15366/2015-16, for the period 01-01-2015 to 14-03-2016, issued by the Sub-Registrar, Varthur, Bangalore.
43.	11-04-2017	Encumbrance Certificate in S. A. No.294/2017-18, for the period 15-03-2016 to 11-04-2017, issued by the Sub-Registrar, Athibele, Anekal Taluk.
44.	24-05-2017	Encumbrance Certificate in S. A. No.2843/2017-18, for the period 01-01-2015 to 23-05-2017, issued by the Sub-Registrar, Varthur.
45.	24-05-2017	Encumbrance Certificate in S. A. No.2839/2017-18, for the period 01-01-2015 to 23-05-2017, issued by the Sub-Registrar, Varthur.

TITLE OF SRI. M. R JAYAKUMAR, SMT. GOWTHAMI ANIL AND SRI. SUDHARSHAN

My opinion has been sought with regard to the marketable right, title and interest of Sri. M.R Jayakumar and his children Smt. Gowthami Anil and Sri. Sudharshan with respect to the property bearing BBMP khatha No. 821/852/905/11, (earlier bearing Survey No. 11, converted vide Official Memorandum dated 01-07-2004 in No. BDS:ALN(E)VB:SR:102/2004-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at Ambalipura Village Varthur Hobli, Bangalore East Taluk measuring in total 70,785 square feet ("Subject Property").

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 11, measuring 4 acres 39 guntas (excluding 5 guntas of kharab land), situated at Ambalipura Village, Varthur Hobli, Bangalore East Taluk, Bangalore District ("Composite Property") was originally an Inam land. Subsequent to the abolition of Inam and enactment of the Mysore (Personal & Miscellaneous) Inams Abolition Act 1954, the Composite Property vested in the State. Sri. M. N. Hanuma Reddy, son of



508
2200
220000
24000
26924
04-05
BNG(U)-BLR(S) 26924/2004-05 1-33

:SREE:
: JOINT DEVELOPMENT AGREEMENT :

THIS AGREEMENT is made and executed on this the Twenty Seventh day of January
Two Thousand Five (27.01.2005) at Bangalore City :

:BETWEEN:

Sri. M.R. JAYAKUMAR,
Aged about 44 Years,
Son of Late. Sri. B.H. Muni Reddy,
Residing at No. 26, 3rd Cross,
Victoria Layout,
BANGALORE - 560 047.

Hereinafter called the "FIRST PARTY" (which expression wherever it so requires shall
mean and include all his respective heirs, legal representatives, administrators, executors
and assigns etc.,) OF THE ONE PART:

:AND:

M/s. S.J.R. BUILDERS,
A Partnership Firm,
Having its Office at:
No. 49, 27th Main Road,
1st Stage, B.T.M. Layout,
BANGALORE - 560 068.
Represented by its Partners :
(a) Mr. J. BOOPESH REDDY &
(b) Mr. J. VIJAY REDDY.

Hereinafter called the "SECOND PARTY" (which expression wherever it so requires shall
mean and include all its Partners, their respective heirs, legal representatives,
administrators, executors, successors-in-interest and assigns etc.,) OF THE OTHER
PART:

Cont.....2

Dated: 27/07/2017

From,
Mr. M.R.JAYAKUMAR
S/o. late Sri.B.H.Muni Reddy,
No.26, 3rd Cross, Victoria Layout,
Bangalore – 560 047

To:
M/s. IndiaBuild Homes Pvt Ltd,
6/A, Kabra Excelsior, 2nd Floor,
Koramangala 1st Block,
Bangalore 560 034.

Dear Sir,

Sub: Consent for joint development of the land bearing BBMP Khata No. 821/852/905/11, (earlier bearing Survey No.11), measuring 1 acre 25 guntas, situated at Ambalipura Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.

Ref: Joint Development Agreement dated 30/07/2015 executed between M.R.Jayakumar and M/s. IndiaBuild Homes Pvt Ltd, registered as Document No. 1883/2015-16, in Book-I, stored in C.D.No.HLSD119 in the office of the Sub-Registrar, Shivajinagar (Ulsoor), Bangalore.

With reference to the above, Mr.M.R.Jayakumar & his legal heirs being desirous of developing the above subject into residential apartments complex have entered into a Joint Development Agreement dated 30/07/2015 with M/s. IndiaBuild Homes Pvt Ltd ("the Developer"), registered as Document No. 1883/2015-16, in Book-I, stored in C.D.No.HLSD119 in the office of the Sub-Registrar, Shivajinagar (Ulsoor), Bangalore.

Jayakumar,

Mr.M.R.Jayakumar have hereby accorded their consent to the Developer for carrying on the Development of the above subject property in to residential apartment complex and we do not have any objection of whatsoever nature.

Thanking you,
Yours sincerely,



M.R.Jayakumar