

BKZ 1636
2015-16



सत्यमेव जयते

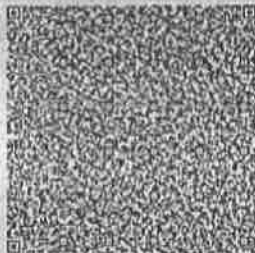
INDIA NON JUDICIAL
Government of Karnataka

e-Stamp



Certificate No. : IN-KA78682015596761N
Certificate Issued Date : 20-Jun-2015 11:02 AM
Account Reference : NONACC (FI)/ kaks/ci08/ HALASURU/ KA-BA
Unique Doc. Reference : SUBIN-KAKAKSFCL0806646573953569N
Purchased by : G CROP HOMES PVT LTD
Description of Document : Article 12 Bond
Description : RELINQUISHMENT DEED
Consideration Price (Rs.) : 0
(Zero)
First Party : G CROP HOMES PVT LTD
Second Party : BANGALORE DEVELOPMENT AUTHORITY BDA
Stamp Duty Paid By : G CROP HOMES PVT LTD
Stamp Duty Amount(Rs.) : 200
(Two Hundred only)

SVR Multipurpose Souharda
Co-operative Society Limited
Halasuru, Bangalore
Ph : 080-25510791



Please write or type below this line

This DEED OF RELINQUISHMENT is made and executed on this the Twenty fourth day of June Two Thousand and Fifteen (24/06/2015) at Bangalore;

By:

M. R. SEETHARAM
Son of Late M.S. Ramaiah,
residing at "Gokula House",
Gokula Extension, Mathikere,

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಬೆಂ. ಆ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
ಆರ್.ಪಿ.ನಗರ, ವಾಣಜ್ಯ ಸಂಕೀರ್ಣ

For G: Corp Homes Private Limited

Page 1 of 8

Authorized Signatory

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at "www.shclstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



1626/2015-2016ನೇ ವರ್ಷದ 2ನೇ ಪುಟ

Print Date & Time : 25-06-2015 04:23:54 PM

ಆ.ಜಿ.ನೋಂದಣಿ(ಬಿಡಿ)

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1636

Additional District Registrar Bangalore Development Authority ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25-06-2015 ರಂದು 03:15:50 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಜಾಪನಾ ಪತ್ರದ ನಕಲು	50.00
	ಒಟ್ಟು :	570.00

ಶ್ರೀ BDA Executive Engineer, North Division Represented By Its A.E. Narendrakumar H.V. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ BDA Executive Engineer, North Division Represented By Its A.E. Narendrakumar H.V.			

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
Additional District Registrar
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
ಮುಖ್ಯಸ್ಥಾಧಿಕಾರಿ

ಬರಹಗೊಂಡಿರುವ (ಮತ್ತು) ಶ್ರೀಗಳ/ವಿವರಿಸಿದ ಪ್ರತಿಸಂಖ್ಯೆ (ಕರಾರಾಂತರ) ಒಪ್ಪಿಗೆಯಾಗಿರುತ್ತದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
1	BDA Executive Engineer, North Division Represented By Its A.E. Narendrakumar H.V. . (ಬರಹಗೊಂಡಿರುವರು)			
2	M.R. SEETHARAM S/o Late. M.S. Ramaiah represented by their Power of Attorney M/s G: Corp Homes Pvt. Ltd., (The Developer) represented by its authorized signatory Mr. Ramesh N			

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1ನೇ ಪುಟದ 1636 / 2015-2016ನೇ ದವಾಪೇಜಿನ 3ನೇ ಪುಟ

ಅ.ಜ.ನೋ. (ಬಿಡಿ)



Bangalore - 560 054
represented by their Power of Attorney
M/s G: Corp Homes Pvt. Ltd., (The Developer)
a company incorporated under the companies Act 1956,
having its registered office at No. 21/19,
Craig Park Layout, M. G. Road,
Bangalore - 560 001
represented by its authorized signatory Mr. Ramesh. N

(hereinafter referred to as "THE FIRST PARTY", which expression shall, whenever the context so requires or admits, mean & include her heirs, legal representatives, executors & administrators)

In favour of:

BANGALORE DEVELOPMENT AUTHORITY,
Bangalore-560020,
represented by the Executive Engineer,
North Division, Bangalore Development Authority,
BDA, Shopping Complex,
R.T. Nagar, Bangalore - 560 032

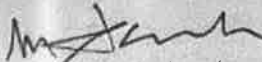
(hereinafter referred to as "THE SECOND PARTY" which expression shall, whenever the context so requires or admits, mean and include its, successors-in-office and administrators)

WITNESSES AS FOLLOWS:-

I. WHEREAS, the First Party is the owner of the land bearing comprising of various Survey Nos. 47/1(p), 47/2(p), 48/1(p), 48/2(p), 48/4, 48/5, 48/6 (p), 48/7, 48/8 (p), 49/2(p), 50/2(p), 51(p), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(p), 55/6(p), 55/7(p), 55/9(p), 56/1, 56/2(p), 56/3 (p), 56/4(p), 58/2, 59/2, 60/1(p), of Thanisandra village, K.R.Puram Hobli, Bangalore East Taluk, Ward No.6 , BBMP khata No.13/2 and 37/47/2 Bangalore, measuring in all about 19 acres (excluding 17 guntas Karab) i.e, 76889.64 Sqmt (morefully described in the schedule hereunder and hereinafter referred to as "The Schedule A Property")

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಬೆಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
ಬೆಂಗಳೂರು - 560 032

For G: Corp Homes Private Limited


Authorized Signatory

(ಬರೆಯಬೇಕಾದವರು)



For: Co-Operative Bank Ltd
[Signature]

ಅಧಿಕಾರಿ, ಜಿಲ್ಲಾ ನೋಂದಣಿ ಕಛೇರಿ
District Registrar

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ 88(1) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ BDA Represented By Executive Engineer, North Division. ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಬೇಕಾದವರನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

ಅಧಿಕಾರಿ, ಜಿಲ್ಲಾ ನೋಂದಣಿ ಕಛೇರಿ
District Registrar
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1ನೇ ಪುಟದ 1626/2015-2016ರೇ ದಸ್ತಾವೇಜಿನ 4ನೇ ಪುಟ

ಅ.ಜಿ.ನೋ. (ಬಿಡಿ)

1ನೇ ಪುಸ್ತಕದ 1636 / 2015-2016ನೇ ವರ್ಷದ ಬೆಂಗಳೂರು ನಗರ ಪುರಸಭೆ

ಆ.ಜ.ನೋ. (ಬಿಡಿ)



II. WHEREAS the First Party had applied and obtained the residential development plan approved from Planning Authority, Bangalore Development Authority bearing Licence No.65/2010-11, dated 22/03/2012 pursuant to BDA Committee Resolution No.38/2012 dated 03/03/2012 agreeing to all terms and conditions imposed by the Bangalore Development Authority.

III. WHEREAS in pursuance of plan approval by the Bangalore Development Authority, the First Party executed a Relinquishment Deed dated 30/03/2012 (registered as Document No.BDA-1-04456/2011-12, Stored in C.D. No.BDAB174, in the office of the Additional District Registrar, Bangalore City District) and handed over the parks, open spaces, sensitive area and RMP Road to the Bangalore Development Authority.

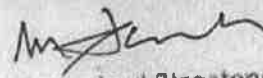
IV. WHEREAS thereafter the First Party has applied and obtained the Modified Residential Development Plan approved from the planning Authority, Bangalore Development Authority bearing License No. DLP-65/2010-11/14-15 dated 16-06-2015 pursuant to BDA Committee Resolution No. 153/2014 dated 14.11.2014 and agreed to all terms and conditions imposed by the Second Party (BDA).

V. WHEREAS Second Party (BDA) has issued a letter No. BDA/TPM/DLP-65/2010-11/1106/2015-16 dated 17/06/2015 to the First Party, intimating the First Party to relinquish the parks and open space and RMP Road in favour of BDA as per the modified development plan and after cancellation of the earlier relinquishment deed executed on 30/03/2012. (the said portion of the land relinquished in favour of the Bangalore Development Authority is morefully described in the schedule hereunder and hereinafter referred to as "The Schedule B Property").

VI. WHEREAS the First and the Second Party executed a Deed of Cancellation of Relinquishment Deed dated 30/03/2012 on 25/06/2015 (registered as Document No.BDA-1-1635 /2015-16, Stored in C.D. No.BDAD 212, in the office of the Additional District Registrar, Bangalore City District) thereby cancelling the parks, open spaces, sensitive area and RMP Road relinquished and handed over to Bangalore Development Authority.

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಬೆಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
ಬೆಂಗಳೂರು - 560 032

For G: Corp Homes Private Limited


Authorized Signatory

ಗುರುತಿಸುವವರು

1 ನೇ ಪುಸ್ತಕದ 1636 / 2015-2016 ನೇ ದಸ್ತಾವೇಜು 6 ನೇ ಪುಟ

ಅ.ಜಿ.ನೋಂ.(ದಿಡಿಎ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Gurukiran No. 74, 3rd Cross, Rajajinagar 1st Block, Bangalore.	
2	Vinay No. 21/19, CRIAG Park Layout, M.G. Road, Bangalore.	

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಸಂಖ್ಯೆ:ಬಿ.ಅ.ಪ್ರಾ/ಕಾಇಂ(ಉ)/1030/2015-16, ದಿನಾಂಕ : 23-06-2015, Stamp Duty and Registration Fees are exempted
Vide Notification No's.(1)ಸಂಖ್ಯೆ:ಶಾ.ಇ 15 ಶಾಸನ 2010, ದಿನಾಂಕ:31/03/2010, (2) No.RD 40 MUNOMU 2010, ದಿನಾಂಕ:
01/04/2010.

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BDA-1-01636-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BDAD212 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 25-06-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಸಹಿ ರಚನಾ (ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ) (ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ)	ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
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Designed and Developed by C-DAC, ACTS, Pune

1636 / 2015-2016ನೇ ವರ್ಷದ 7ನೇ ತಿಂಗಳು

ಆ.ಜಿ.ಸೋಂ (ಬಿಡಿಎ)



RECTIFIED

VI. NOW THIS DEED OF DEED OF RELINQUISHMENT WITNESSES that in pursuance of the above and modification of plan approved by the Planning Authority, Bangalore Development Authority bearing License No. DLP-65/2010-11/14-15 dated 16/06/2015 and the Letter issued by the Second Party (BDA) vide No. BDA/TPM/DLP-65/2010-11/1106/2015-16 dated 17/06/2015 to the First Party, intimating the First Party to relinquish the parks and open space and RMP Road. First Party hereby relinquishes the Schedule B Property under this Deed of Relinquishment in favour of the Second Party.

1. That it is further agreed by the First Party has this day hand over the Schedule-B properties free of cost which includes parks and open space, and RMP Road to the Bangalore Development Authority, North Division, for being handed over to the concerned local body as per the directions of the Bangalore Development Authority. However the First Party is entitled to maintain the same and use the same for benefit of residents of the layout.

SCHEDULE -A

Part and partial of the Modified Residential development plan bearing survey Nos. 47/1(p), 47/2(p), 48/1(p), 48/2(p), 48/4, 48/5, 48/6 (p), 48/7, 48/8 (p), 49/2(p), 50/2(p), 51(p), 52/1, 52/2, 52/7, 52/8, 53, 54/1, 54/2, 54/3, 54/4, 55/1, 55/2, 55/3, 55/4, 55/5(p), 55/6(p), 55/7(p), 55/9(p), 56/1, 56/2(p), 56/3 (p), 56/4(p), 58/2, 59/2, 60/1(p), of Thanisandra village, K.R.Puram Hobli, Bangalore East Taluk, Ward no.6, BBMP khata No.13/2 and 37/47/2 Bangalore, measuring in all about 19 acres (excluding 17 guntas Karab) i.e. 76889.64 Sqmt. Now this Relinquishment Deed is to the effect that the First Party Hands over the Second Party the parks and open spaces, and RMP road as indicated and marked on the sanctioned layout plan annexed and described in the Schedule - B given below:

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಬೆಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
ಬೆಂಗಳೂರು - 560 032

For G. Corp Homes Private Limited


Authorized Signatory

1ನೇ ಪುಸ್ತಕದ 1636 / 2015-2016ನೇ ದ್ವಾರವೇಷ 8ನೇ ಪುಟ



ಅ.ಪ.ನೋಂ.(ಬಿಡಿಎ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

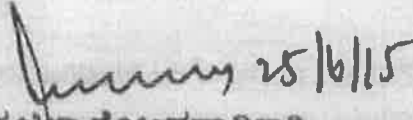
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M.R. SEETHARAM S/o Late. M.S. Ramalah represented by their Power of Attorney M/s
G: Corp Homes Pvt. Ltd., (The Developer) represented by its authorized signatory Mr.
Ramesh N. ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid by cash.
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : Bangalore

ದಿನಾಂಕ : 25/06/2015


ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
Additional District Registrar
(Bangalore Development Authority)

Designed and Developed by C- DAC, ACTS Pune.

1ನೇ ಪುಸ್ತಕದ 1636/2015-2016ನೇ ವರ್ಷದ 9ನೇ ಪುಟ
 ಅ.ಜ.ನೋಂ.(ಬಿಡಿ)



Bounded on.

Towards East : By Private Property / Drain;

West : By Private Property (Manyata Tech Park);

North : By Private Property; and

South : By Road & Existing Drain & North City Park.

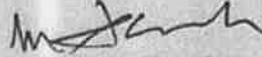
SCHEDULE -B

The Details of Park and Open Spaces and Road are given under.

Details	North to south in mtrs	East to West in mtrs	Area in Sq. m	Schedule			
				East	West	North	South
Park Area							
Park -1	41.955 (Avg)	43.683 (Avg)	1832.72	6m wide Drive Way / CA site – 2	Private Property (Manyata Tech Park)	CA Site no.1 / HT	18 m wide RMP Road
Park -2	85.760 (Avg)	52.524 (Avg)	4504.45	CA site 3	Private Property (Manyata Tech Park)	18 m wide RMP Road	Owners Property
Park – 3	10.622 (Avg)	48.510 (Avg)	515.27	Owners / Private Property	Private Property (Manyata Tech	Private Property (Manyata Tech	Owners Property

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
 ಬೆಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
 ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
 ಬೆಂಗಳೂರು - 560 032

For G: Corp Homes Private Limited


 Authorised Signatory

1ನೇ ಪುಸ್ತಕದ 1636 / 2015-2016ನೇ ದಾಖಲೆ/ನೇ ಪುಟ

ಆ.ಜೆ.ನೋಂದಣಿ(ದಾಖಲೆ)



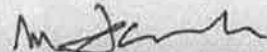
					Tech Park)	Park)	
Park - 4	18.570 (Avg)	19.297 (Avg)	358.34	Private Property	Owners / Private Property	Private Property	Owners / Private Property
Park - 5	31.185 (Avg)	15.334 (Avg)	478.19	Private Property	Owners Property	Private Property	Private Property
	Sub Total		7688.96 Sq.mts				

ROAD AREA

Details	North to South in mtrs	East to West in mtrs	Area in Sq.mt	Schedule			
				East	West	North	South
Road -1 (RMP 2015 18mt wide Road)	18.00	76.26	1372.75	Private Property	Private Property (Manyata Tech Park)	Park -1 & CA Site-2	Park - 2 & CA Site-3
	Sub Total		1372.75 Sq.mts.				

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಬೆಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
ಬೆಂಗಳೂರು - 560 032

For G: Corp Homes Private Limited


Authorised Signatory

1ನೇ ಪುಟದ 1636 / 2015-2016ನೇ ದಾವಾವೇದನ 11ನೇ ಪುಟ

ಅ.ಜ.ನೋ. (ದಿವಿ)



IN WITNESS WHEREOF THE PARTIES ABOVENAMED HAVE EXECUTED THESE PRESENTS ON THE DAY, MONTH AND YEAR MENTIONED HEREINABOVE IN THE PRESENCE OF THE WITNESSES ATTESTING HEREUNDER

Witnesses:

1. Paul
Vinay
21/19, Rajy Park
layout, M. G Road
Bangalore - 1

2. Paul
74 11th cross
Rajasinagar
1st Block
Bangalore.

M. R. Seetharam

(M.R. Seetharam)
represented by his Power of Attorney
G Corp Homes Pvt. Ltd. by its authorised
signatory Sri Ramesh N.
FIRST PARTY

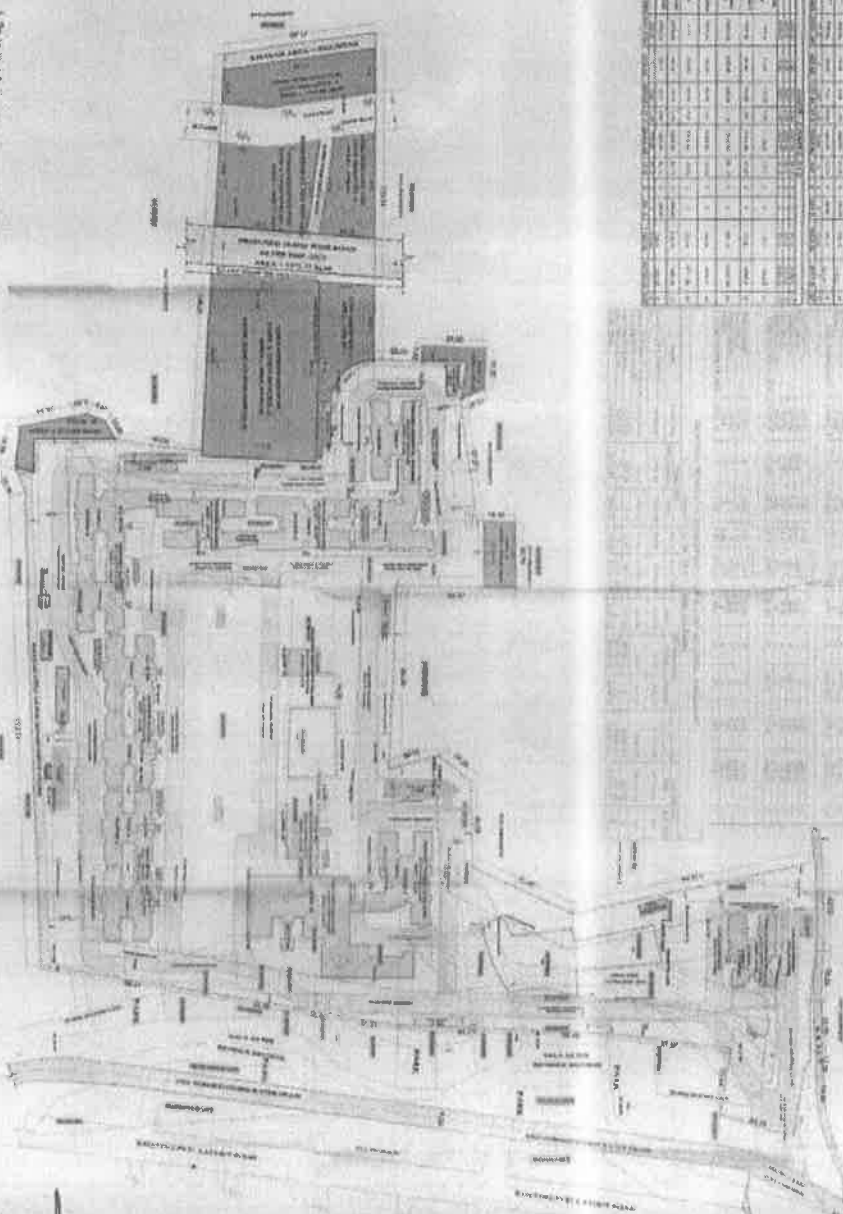
U. A.
ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರ

ಬೆಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
ಬೆಂಗಳೂರು - 560 032
(Bangalore Development Authority)
SECOND PARTY

Sundaraswamy & Ramdas

SUNDARASWAMY & RAMDAS
ADVOCATES
"Keshava Nivas"
No. 24, 1st Main Road, Gandhinagar
BANGALORE-560 009
Tel: 22263838 / 22380809

Sl. No.	Particulars	Amount	Total
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ಕಾರ್ಯನಾಟಕ ಅಭಿಯಂತರರು
 ಪಂ. ಅ. ಪ್ರಾಧಿಕಾರ, ಉತ್ತರ ವಿಭಾಗ
 ಆರ್.ಟಿ.ನಗರ, ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
 ಬೆಂಗಳೂರು - 560 032

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1. ಈ ಪ್ರತಿಗಳು 1626/2015-2016ನೇ ವರ್ಷದವು
 12ನೇ ಅಂಶ