

13/5/23
2023-24

ಈ ದಸ್ತಾವೇಜು 11 ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು
1ನೇ ಪುಟದ 212 /2023-2024ನೇ ದಸ್ತಾವೇಜಿನ 1ನೇ ಪುಟ

ಆ.ಜ.ನೋಂ. (ದಿಡಿಎ)



RELINQUISHMENT DEED

THIS RELINQUISHMENT DEED IS MADE AND EXECUTED ON THIS SIXTEENTH DAY OF MAY, TWO THOUSAND AND TWENTY THREE (16/05/2023), AT BANGALORE :

BY

1.Mr.B.K.Surendranath, 2.B.K.Manjunath, 3.B.K.Sanjeewanath, 4.B.K.Amarnath represented by their GPA Holder M/s.SBR BUILDERS, Office at #24/5, 'SBR Horizon', Seegehalli, Kadugodi, Hoskote Main Road, Whitefield, Bangalore - 560067, Rep Managing Partner Shri. T.Venugopal By its authorized signatory Sri. K.V. Vijaya Kumar Aged 63 Years hereinafter referred to as "FIRST PARTY/OWNER" (which expression whenever the context so admit, shall mean and include its successors-in-title, administrators, executors and assigns) of the ONE PART.,

IN FAVOUR OF

BANGALORE DEVELOPMENT AUTHORITY, Bangalore, represented by its Executive Engineer, South Division, BDA Shopping Complex, Banashankari, Bangalore-560 028, hereinafter referred to as "SECOND PARTY/BDA" (which expression whenever the context so admits, shall mean and include its successors-in-title, administrators, executors and assigns) of the OTHER PART.

WITNESSETH:

The FIRST PARTY represents that they are the absolute owners of all that piece and parcel of converted land in Survey Nos. 145/1, 145/2 & 145/4 at Kumbalagodu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore. measuring 08-Acres 04 - Guntas or

For SBR BUILDERS


Managing Partner

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EXECUTIVE ENGINEER
South Division
B.D.A., B.S.K. II Stage
BANGALORE - 560 070

1ನೇ ಪುಸ್ತಕದ 212 / 2023-2024ನೇ ದಶಾವೇಶನ 2ನೇ ಪುಟ



ಅ.ಪ.ನೋಂ. (ದಿಡಿಎ)

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 Sri BDA Executive Engineer South Division Represented by Sri. Lohith Gowda .V. ,
ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	200.00	Challan No CR0523003000323495 Rs.200/- dated 20/May/2023
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : Bangalore

ದಿನಾಂಕ : 20/05/2023

ಅಧಿಕ ಪಟ್ಟಿ ನೋಂದಣಿ
(Bangalore Development Authority)

Designed and Developed by C- DAC Pune.

For 2BR BUILDERS

1907199 gniggnasM

1ನೇ ಪುಟದ 212 /2023-2024ನೇ ದ್ರಾವ್ಯವೇದನ 3ನೇ ಪುಟ

ಅ.ಸ.ಸೋ. (ದಿಡಿ)



32779.26 Sq.Mtrs., which is more fully described in Schedule 'A' hereunder and herein after referred to as the Schedule 'A' Property/Composite Property. The FIRST PARTY further represents that the Schedule 'A' Property is free from all encumbrances, charges, claims or demands whatsoever, subsisting on the Schedule 'A' Property and the same is not subject matter of any suit or litigation or proceeding and has not been offered as security or otherwise to any Court or Revenue Authority or any other person or entity. The FIRST PARTY further covenant that they have not received any notice for acquisition or requisition of the Schedule 'A' Property or any part thereof, or any other notice that may adversely affect the marketability of title of the Schedule 'A' Property or the continued retention, user or enjoyment thereof and that there is no law, regulation, order or impediment in force that comes in the way of enjoying the use of the Schedule 'A' Property. The FIRST PARTY further covenant that there are no proceedings instituted by or against the FIRST PARTY or their predecessors-in-title in respect of the Schedule 'A' Property or any portion thereof pending in any Court of law. The FIRST PARTY is empowered to obtain the requisite approvals for the development of the Schedule 'A' Property.

The FIRST PARTY has made an application for sanction of Residential Development Plan on the Schedule 'A' Property.

The Bangalore Development Authority has approved the Residential Layout Plan in respect of the Schedule 'A' Property to an extent of Survey Nos. 145/1, 145/2 & 145/4 at Kumbalagodu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore measuring 08-Acres 04 -

For SBR BUILDERS

Page 2 of 5


Managing Partner


EXECUTIVE ENGINEER
South Division
B.D.A., B.S.K. II Stage
BANGALORE - 560 070



1ನೇ ಪುಸ್ತಕದ 212 / 2023-2024ನೇ ದಸ್ತಾವೇಜಿನ ಹೇಳಿಕೆ

Print Date & Time : 20-05-2023 12:24:43 PM

ಅ.ಜ.ಸೋಂ. (ದಿವಿ)

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 212

Additional District Registrar Bangalore Development Authority ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-05-2023 ರಂದು 11:31:31 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	1260.00
3	ಜಾಪನಾ ಪತ್ರದ ನಕಲು	100.00
	ಒಟ್ಟು :	1560.00

ಶ್ರೀ Sri BDA Executive Engineer South Division Represented by Sri. Lohith Gowda .V. C/o BDA ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri BDA Executive Engineer South Division Represented by Sri. Lohith Gowda .V. C/o BDA			

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಬರಹಗೊಳಿಸಿದ್ದಾಗ (ಮತ್ತು ಪೂರ್ಣ / ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ.) (ರೂಪಾಯಿ)
ಅಧಿಕಾರಿಗಳು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri BDA Executive Engineer South Division Represented by Sri. Lohith Gowda .V. . C/o BDA (ಬರಹಗೊಂಡವರು)			
2	Mr B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath, B.K. Amarnath represented by their GPA Holder M/s. SBR BUILDERS, Rep. by Managing Partner Shri T. Venugopal by its			

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



Guntas or 32779.26 Sq.Mtrs., by its Authority Resolution No. 3.4.5/22-23, dated 20.03.2023 and BDA has requisitioned the FIRST PARTY for relinquishment of Schedule 'B' Property reserved for Park/Open Spaces area under this deed.

In pursuance to the approval of Residential Development Plan, the FIRST PARTY agrees that as per the terms of the Residential Layout Plan, the areas reserved for Park/Open Spaces, Road widening area as earmarked in the Residential Development Plan situated in the Schedule 'A' Property (morefully described in the Schedule 'B' to this Deed and hereinafter referred to as the Schedule 'B' Property) shall vest with the SECOND PARTY free of cost.

NOW THIS DEED OF RELINQUISHMENT WITNESSETH that the FIRST PARTY being the Owner do hereby relinquishes all their rights in Schedule 'B' Property in favour of the SECOND PARTY free of cost and hereby hand over the area reserved for Park/Open Spaces, Road widening areas situated in Schedule 'A' Property earmarked in the Residential Development Plan approved by the Bangalore Development Authority vide Authority Resolution No. 3.4.5/22-23, dated 20.03.2023, to Bangalore Development Authority.

: SCHEDULE 'A':

ALL THAT piece and parcel of property being non-agricultural converted vacant lands comprised in Survey Nos. 145/1, 145/2 & 145/4 at Kumbalagodu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore. measuring 08-Acres 04 Guntas or 32779.26 Sq.Mtrs., by its Authority Resolution No. 3.4.5/22-23, dated 20.03.2023., and bounded on :

For SBR BUILDERS

Page 3 of 5

Kokun
Managing Partner

n
EXECUTIVE ENGINEER
South Division
B.D.A., B.S.K. II Stage
BANGALORE - 560 070

authorized signatory Sri. K.V. Vijaya Kumar (ಬರೆದುಕೊಡುವವರು)			For SBR BUILDERS  Managing Partner
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 ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
 Additional District Registrar
 ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕೆಲಂ 88(I) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ Sri BDA Represented by Executive Engineer South Division.
 . C/o BDA ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.


 ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
 Additional District Registrar
 ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1ನೇ ಪುಸ್ತಕದ 212 / 2023-2024ನೇ ವರ್ಷದ 6ನೇ ಪುಟ

ಆ.ಜ.ನೋಂ. (ದಿಡಿಎ)

1ನೇ ಪುಟದ 212 / 2023-2024ನೇ ದಶಾವೇಶನ 7ನೇ ಪುಟ

ಅ.ಜ.ಸೋಂ. (ದಿಡಿ)

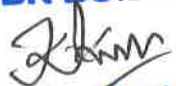


East by	:	Sy No. 145/3
West by	:	Sy No. 184
North by	:	Sy No. 183
South by	:	Existing 16.80M Wide Road

**SCHEDULE 'B':
(PARK & OPEN SPACE)**

Sl No	Area in Sqm	North	South	East	West
1	2076.35	5.00m Setback area then Proposed Building (WING-D)	6.00m wide Driveway then Proposed Building (WING-C)	6.00m wide Driveway then Proposed Building (WING-E)	6.00m wide Driveway then Proposed Building (WING-B)
2	1201.57	Sy No. 183	6.00m wide Driveway then Proposed Building (WING - A, K, J, H & G)	Sy No. 145/3	Sy No. 184
	3277.92	(Drawing Enclosed)			

For SBR BUILDERS


Managing Partner


EXECUTIVE ENGINEER
South Division
B.D.A., B.S.K. II Stage,
BANGALORE - 560 070

1ನೇ ಪುಸ್ತಕದ 212 / 2023-2024ನೇ ದಸ್ತಾವೇಜು 8 ನೇ ಪುಟ

ಗುರುತಿಸುವವರು

ಅ.ಜ.ನೋಂ. (ದಿಡಿಎ)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Parthiban No. 137, 3rd Floor, C.Q.A.L. Layout, Sahakaranagar, Bangalore.	m. parthiban
2	Karthick No. 137, 3rd Floor, C.Q.A.L. Layout, Sahakaranagar, Bangalore.	v. Karthick

ಅಧಿಕ ಬೆಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Stamp Duty and Registration Fees are exempted Vide Notification No's.(1)ಸಂಖ್ಯೆಶಾಇ 15 ಶಾಸನ 2010, ದಿನಾಂಕ31/03/2010, (2) No.RD 40 MUNOMU 2010, ದಿನಾಂಕ 01/04/2010.

20.05.23
ಅಧಿಕ ಬೆಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ BDA-1-00212-2023-24 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ BDAD1338 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 20-05-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ (Bangalore Development Authority)	20.05.2023 ಅಧಿಕ ಬೆಲಾ ನೋಂದಣಾಧಿಕಾರಿ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
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1ನೇ ಪುಸ್ತಕದ 212 / 2023-2024ನೇ ದಾಖಲೆವೇಳೆ 9ನೇ ಪುಟ

ಆ.ಜ.ಸೋಂ. (ದಿಡಿಎ)



(PROPOSED ROAD WIDENING AREA)

Sl No	Road Widening Area in Sqm	North	South	East	West
1	558.98	Civic Amenities Area - (1 & 2) & Proposed Building (WING-C),	Existing 16.80M Wide Road	Sy No. 145/3	Sy No. 184
	558.98	(Drawing Enclosed)			

IN WITNESS WHEREOF THE Parties to this Relinquishment Deed have subscribed their respective signature in the presence of witnesses herein below.

WITNESSES:

1)

ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ ಅಭಿಯಂತರರು
ನಂ-3ನೇ(ಎ) ಉಪ-ವಿಭಾಗ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ

2)

137, 3rd floor
COAL Layout,
Sahabur, Bangalore.

For SBR BUILDERS

Managing Partner

(First Party)

for Bangalore Development Authority

Executive Engineer

South Division BDA, Bangalore

B.D.A. (Second Party),
BANGALORE - 560 070.

V. 137

137, 3rd floor
COAL Layout.
Sahabur, B.lore.

PARK & OPEN SPACE AREA - (2)

PROPOSED ROAD WIDENING AREA

-103.90-

33

PARK & OPEN SPACE AREA - (1)				
S.NO	NO'S	LENGTH	BREATH	AREA IN SMT
1	1	26.20	79.25	2076.35
			TOTAL	2076.35

PARK & OPEN SPACE AREA - (2)				
S/LNO	NOS	LENGTH	BREADTH	AREA IN SQMT
1	1	18.86	2.85	53.75
2	1/2	20.08	6.92	69.52
3	1/2	20.08	7.81	78.41
4	1	32.50	9.28	301.67
5	1	103.90	6.72	698.23
TOTAL				1,201.57

PROPOSED ROAD WIDENING AREA				
S/LNO	NO'S	LENGTH	BREATH	AREA IN SQM
1	1/2	8.92	3.28	14.63
2	1/2	8.92	3.28	14.63
3	1/2	30.50	3.58	54.66
4	1/2	30.50	3.56	54.31
5	1/2	9.60	3.37	16.18
6	1/2	9.60	3.37	16.18
7	1/2	12.54	3.42	21.47
8	1/2	12.54	3.43	21.51
9	1/2	32.64	3.58	58.43
10	1/2	32.64	3.57	58.33
11	1/2	32.40	3.58	58.04
12	1/2	32.40	3.58	58.04
13	1	31.11	3.60	112.00
14	1/2	0.33	3.60	0.99
TOTAL				558.96

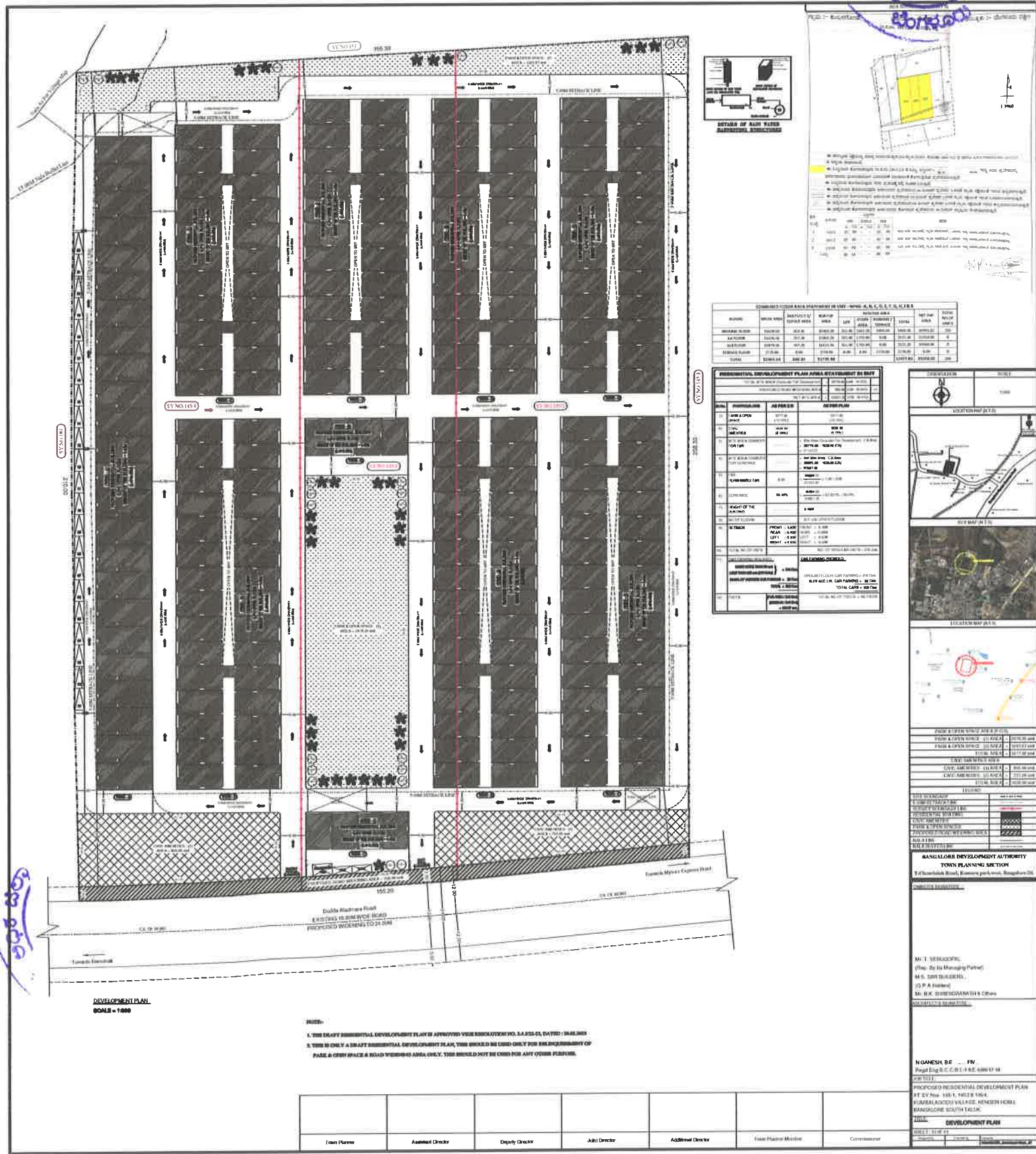
Managing Partner

B.D.A., B.S.K. II Stage
BANGALORE - 560 070

ORIENTATION	SCALE
	NTS
BANGALORE DEVELOPMENT AUTHORITY TOWN PLANNING SECTION T-Chowdiah Road, Kumbura park west, Bangalore-20.	
OWNER'S SIGNATURE :-	
Mr. T. VENUGOPAL (Rep. By its Managing Partner) M/S. SBR BUILDERS., (G.P A Holders)	
Mr. B.K. SURENDRAMATH & Others	
ARCHITECT'S SIGNATURE :-	
N.GANESH, B.E.,.....FV., Regd Eng B.C/B.3/s/E-4289/17-18	
JOB TITLE:	
PROPOSED RESIDENTIAL DEVELOPMENT PLAN AT SY Nos. 1451, 1452 & 1454, KUMBALAGODU VILLAGE, KENGERI HOBLI, BANGALORE SOUTH TALUK.	
TITLE	
AREA DIAGRAM	
SHEET : 01 OF 01	Date: 22/07/2017 Drawn by: _____ Checked by: _____ Approved by: _____

1ನೇ ಪುಟ 212 /2023-2024ನೇ ಬಜೆಟ್‌ನಲ್ಲಿನ ಪುಟ

ಆ.ಪ.ಸೋ. (ದಿವಿ)



For SBR BUILDERS

Managing Partner

EXECUTIVE ENGINEER
South Division
B.D.A., B.S.K. II Stage
BANGALORE - 560 070