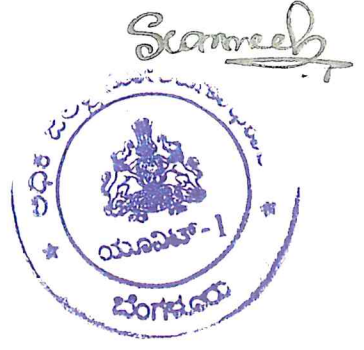


ಈ ದಸ್ತಾವೇಜು.....10.....ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು
1ನೇ ಪುಸ್ತಕದ 4246/2024-2025ನೇ ದಸ್ತಾವೇಜಿನ 1ನೇ ಪುಟ

Bk I 4246/2u-2s

ಆ.ಜ.ನಂ.0. (ಬಿಡಿಎ)



DEED OF RELINQUISHMENT

THIS DEED OF RELINQUISHMENT is made and executed on Day of 26th
March Two Thousand Twenty Five (26.03.2025) at Bengaluru:

BY

M/S. SOBHA LIMITED, a company incorporated under the Indian Companies Act, 1956 and having its Registered and Corporate office at "SOBHA", No.51/5, Sarjapura-Marathahalli Outer Ring Road (ORR), Devarabeesanahalli, Bellandur Post, Bangalore-560 103, represented by its Authorized Signatory, Mr. Ashok Kumar.N.B, hereinafter referred to as the "**FIRST PARTY**" (which expression whenever the context so admits, shall mean and include its successors-in-title, administrators, executors and assigns) of the ONE PART.

IN FAVOUR OF

THE COMMISSIONER, BANGALORE DEVELOPMENT AUTHORITY, Bangalore, who has authorized the Assistant Director, Town Planning Section, T-Chowdaiah Road, Kumara Park West, Bangalore - 20, 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) to act on his behalf, of the OTHER PART.

WHEREAS:

WHEREAS the FIRST PARTY represents that they are the absolute owner of all that piece and parcel of converted land in Survey Nos.87/2 and 87/3, situated at Kothanur Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, totally measuring 5 Acre 34 Gunta or 23668.68 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.

For SOBHA LIMITED

Authorized Signatory

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು.
ನಗರ ಯೋಜನಾ ವಿಭಾಗ,
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.

ನಿ ಪುಸ್ತಕದ 4246/2024-2025ನೇ ವಸಾಹೇಜಿನ 2



ಅ.ಜ.ನೋ. (ಬಿಡಿಎ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sobha Ltd. is Rep. by Mr.Ashok Kumar N.B. represented by his SPA holder Venkatamahesh R

ಇವರು ₹500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	500.00	Online Challan Reference Number RG0325000017040996 Dated:27/03/2025
Total:	500.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ

ದಿನಾಂಕ: 28/03/2025

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ನಿ ಪುಸ್ತಕದ 4246 / 2024-2025ನೇ ವರ್ಷದ 3

ಅ.ಬಿ.ನಂ. (ಬಿಡಿ)



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 Development Plan in respect of the Schedule 'A' Property to an extent of Survey Nos.87/2 and 87/3, situated at Kothanur Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, totally measuring 5 Acre 34 Gunta or 23668.68 Sq.Mtrs., by its Authority Resolution No.6.5.2/2024, dated 30.10.2024 and BDA has requisitioned the FIRST PARTY for relinquishment of Schedule 'B' & 'C' Property reserved for Park & Open Spaces and RMP – 2015 Proposed Road 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 Development Plan, the areas reserved for Park & Open Spaces and RMP – 2015 Proposed Road area as earmarked in the Residential Development Plan, situated in the Schedule 'A' Property (morefully described in the Schedule 'B' & 'C' to this Deed and hereinafter referred to as the Schedule 'B' & 'C' 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' & 'C' Property in favour of the SECOND PARTY free of cost and hereby hand over the area reserved for Park & Open Spaces and RMP – 2015 Proposed Road area situated in Schedule 'A' Property earmarked in the Residential Development Plan approved by the Bangalore Development Authority vide Authority Resolution No.6.5.2/2024, dated 30.10.2024, to Bangalore Development Authority.

The First Party herewith confirm that the First Party has received the Approved Development Plan for the Schedule Property vide order No.BDA/TPM/DLP-11/2024-25/2420/24-25, dated 26.12.2024 based on the affidavit submitted by the First Party to BDA, wherein the First Party have undertaken to execute and register the Deed of Relinquishment for relinquishment of Park & Open Space and RMP - 2015 Proposed Road area in favour of BDA upon receipt of E-khata for the said areas. Accordingly, the First Party has now received the E-khatas issued by the BDA for Schedule B and C Properties vide PID Nos. 9000010093, 9000010094 and 9000010095 respectively and executing this Deed of Relinquishment as per the requirements of BDA.

SCHEDULE "A" PROPERTY
(ENTIRE EXTENT)

All that piece and parcel of residentially converted lands in Survey Nos.87/2 and 87/3, both situated at Kothanur Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, totally measuring 5 Acre 34 Gunta or 23668.68 Sq.Mtrs., bounded as under:

For SOBHIA LIMITED

Authorised Signatory

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು,
ನಗರ ಯೋಜನಾ ವಿಭಾಗ,
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ.

ನಿ ಪುಸ್ತಕದ 4246 /2024-2025ನೇ ದಸ್ತಾವೇಜು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BDA-1-04246-2024-25

ಅ.ಬಿ.ಕೋ. (ಬಿಡಿಎ)

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 28/03/2025 ರಂದು 10:50:23 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ಸೇವಾ ಶುಲ್ಕ	500.00
2	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು	700.00

Sobha Ltd. is Rep. by Mr.Ashok Kumar N.B. represented by his SPA holder Venkatamahesh R ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sobha Ltd. is Rep. by Mr.Ashok Kumar N.B. represented by his SPA holder Venkatamahesh R , , 0, Resident of: , SOBHA No. 51/5, Sarjapura Marathahalli Outer Ring (ORR), Dearabeesanahalli, Bellandur Post, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560103 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಿ ಪ್ರಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	The Commissioner Bangalore Development Authority is Rep. by Sri.Assistant Director, Town Planning Section , , 0, Resident of: , Kumara Park West, T.Chowdaiah Road, Bengaluru, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560020 (Claimant) I have satisfied myself as to the execution of the document by The Commissioner Bangalore Development Authority is Rep. by Sri.Assistant Director, Town Planning Section who is exempted from personal appearance under sub-section (i) of Section 88 of the Indian Registration Act 1908			

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಪುಸ್ತಕದ 4946 / 1044-1045ನೇ ಪುಟದ 5ನೇ



ಅ.ಸ.ನೋಂ. (ಬಿಡಿಎ)

EAST BY	:	Remaining portion of lands in Survey Nos.87 and 177/2 of Kothanur Village and Road;
WEST BY	:	Remaining portion of land in Survey No.87/2 of Kothanur Village;
NORTH BY	:	Remaining portion of lands in Survey Nos.87/2 and 87/3 of Kothanur Village;
SOUTH BY	:	Land in Survey Nos.85, 174/1A of Kothanur Village;

SCHEDULE "B" PROPERTY
(PARK AND OPEN SPACE)

All that piece and parcel of Park and Open Space area measuring 2370 Sq.Mtrs out of the Schedule "A" Property, vide E-khata PID No. 9000010093, shown in the Development Plan is as per annexed sketch, bounded as follows:

EAST BY	:	Private Layout
WEST BY	:	6.00 m wide fire driveway
NORTH BY	:	Swimming Pool
SOUTH BY	:	Driveway

SCHEDULE "C" PROPERTY

SCHEDULE OF AREAS RESERVED FOR ROADS AS PER THE REVISED MASTER PLAN 2015
OUT OF THE SCHEDULE "A" PROPERTY, SHOWN IN THE DEVELOPMENT PLAN IS AS
PER ANNEXED SKETCHES

RMP Road No.	E-khata PID No.	Extent in Sq.Mtrs	Boundaries			
			East	West	North	South
R-01	9000010094	1094.53	Remaining portion of Sy No. 87	Remaining portion of Sy No. 87/3	STP & Organic waste converter	Ramp
R-02	9000010095	623.48	Remaining portion of Sy No. 87	Driveway	Remaining portion of Sy No. 87	Sy No. 174/1A
Total		1718.01				

For SOBHA LIMITED

Authorized Signatory

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ನಗರ ಯೋಜನಾ ವಿಭಾಗ
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

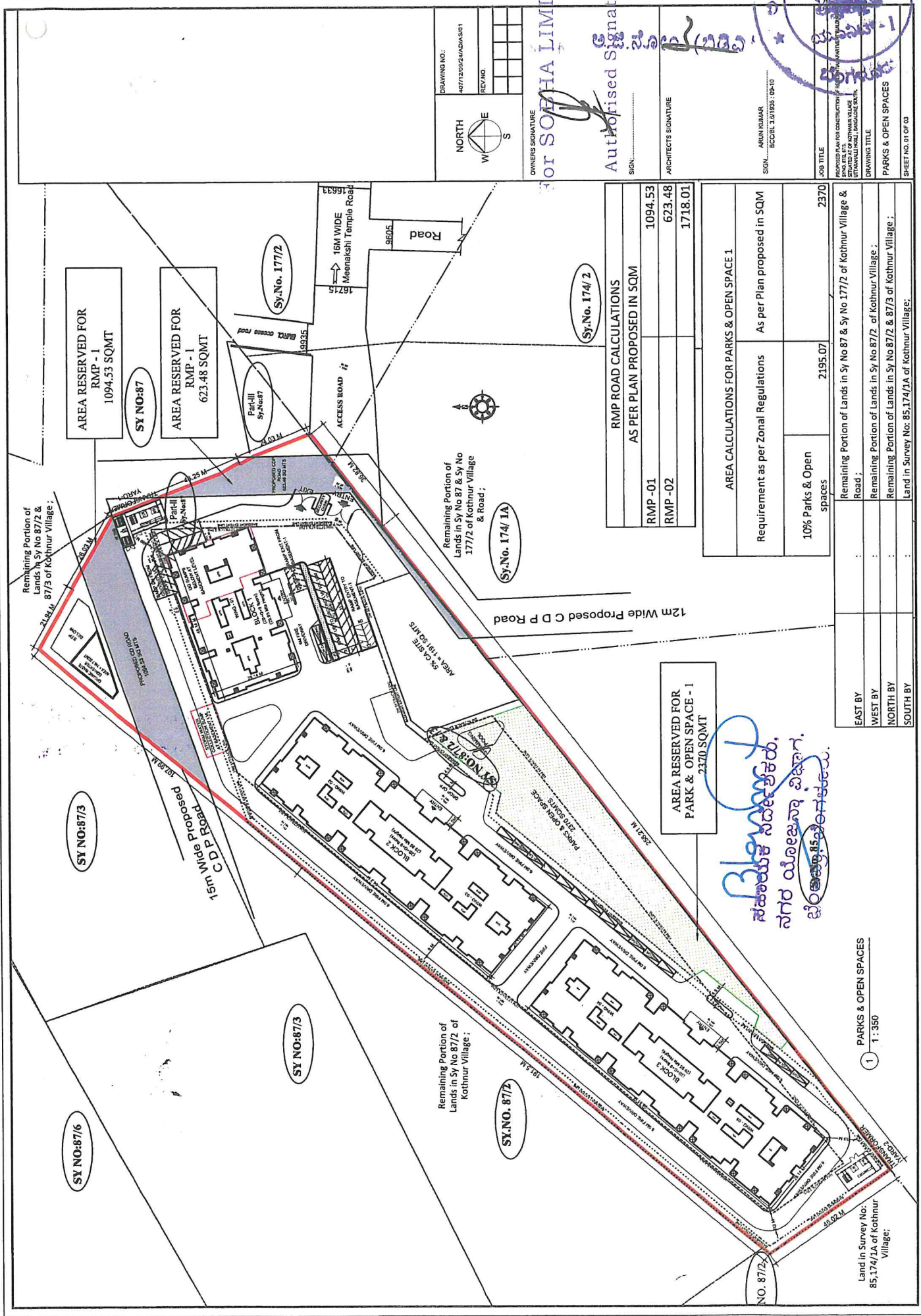
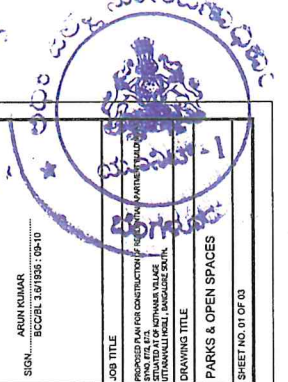
2	Sobha Ltd. is Rep. by Mr.Ashok Kumar N.B. represented by his SPA holder Venkatamahesh R , , 0, Resident of: , SOBHA No. 51/5, Sarjapura Marathahalli Outer Ring (ORR), Dearabeesanahalli, Bellandur Post, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560103 (Executant)		 Left Thumb	
3	Sobha Ltd. is Rep. by Mr.Ashok Kumar N.B. represented by his SPA holder Venkatamahesh R , , 0, Resident of: , SOBHA No. 51/5, Sarjapura Marathahalli Outer Ring (ORR), Dearabeesanahalli, Bellandur Post, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560103 (Executant)		 Left Thumb	
4	Sobha Ltd. , , 0, Resident of: (Executant)		 Left Thumb	

ಉಪನೋಪಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Ashwathreddy S/o Byyareddy (Identifier)	,No. 7, 15th Cross, Dasarahalli Main Road, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560024	
2	Sudheer Kumar S/o Chandrashekhar (Identifier)	,Hebbala, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560024	

ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



DRAWING NO: 407120024/AD/AS/01
REV NO: 1

NORTH
W E S

OWNERS SIGNATURE
FOR SOHHA LIMITED

Authorised Signatory

ARCHITECTS SIGNATURE

SIGN
ARUN KUMAR
BCEBL 3.07/193: 09-10

JOB TITLE

PROPOSED PLAN FOR CONSTRUCTION OF BUILDING WITHIN THE VILLAGE

DRAWING TITLE

PARKS & OPEN SPACES

SHEET NO. 01 OF 03

RMP ROAD CALCULATIONS AS PER PLAN PROPOSED IN SQM	
RMP -01	1094.53
RMP -02	623.48
	1718.01

AREA CALCULATIONS FOR PARKS & OPEN SPACE 1	
Requirement as per Zonal Regulations	As per Plan proposed in SQM
10% Parks & Open spaces	2195.07
	2370

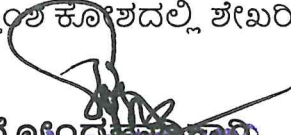
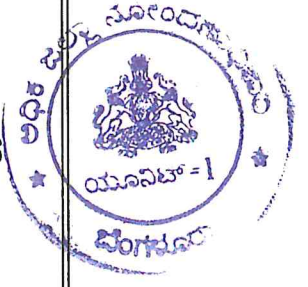
EAST BY	Remaining Portion of Lands in Sy No 87 & Sy No 177/2 of Kothnur Village & Road ;
WEST BY	Remaining Portion of Lands in Sy No 87/2 of Kothnur Village ;
NORTH BY	Remaining Portion of Lands in Sy No 87/2 & 87/3 of Kothnur Village ;
SOUTH BY	Land in Survey No: 85,174/1A of Kothnur Village;

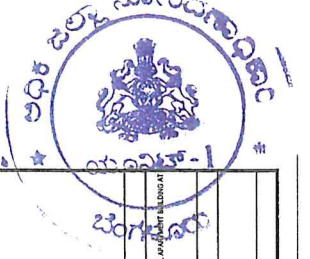
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು,
ನಗರ ಯೋಜನಾ ವಿಭಾಗ,
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ.

PARKS & OPEN SPACES
1 1:350

Land in Survey No:
85,174/1A of Kothnur
Village;

ಪುಸ್ತಕದ ಸಂಖ್ಯೆ 4246 /2024-2025ನೇ ದಸ್ತಾವೇಜು 8

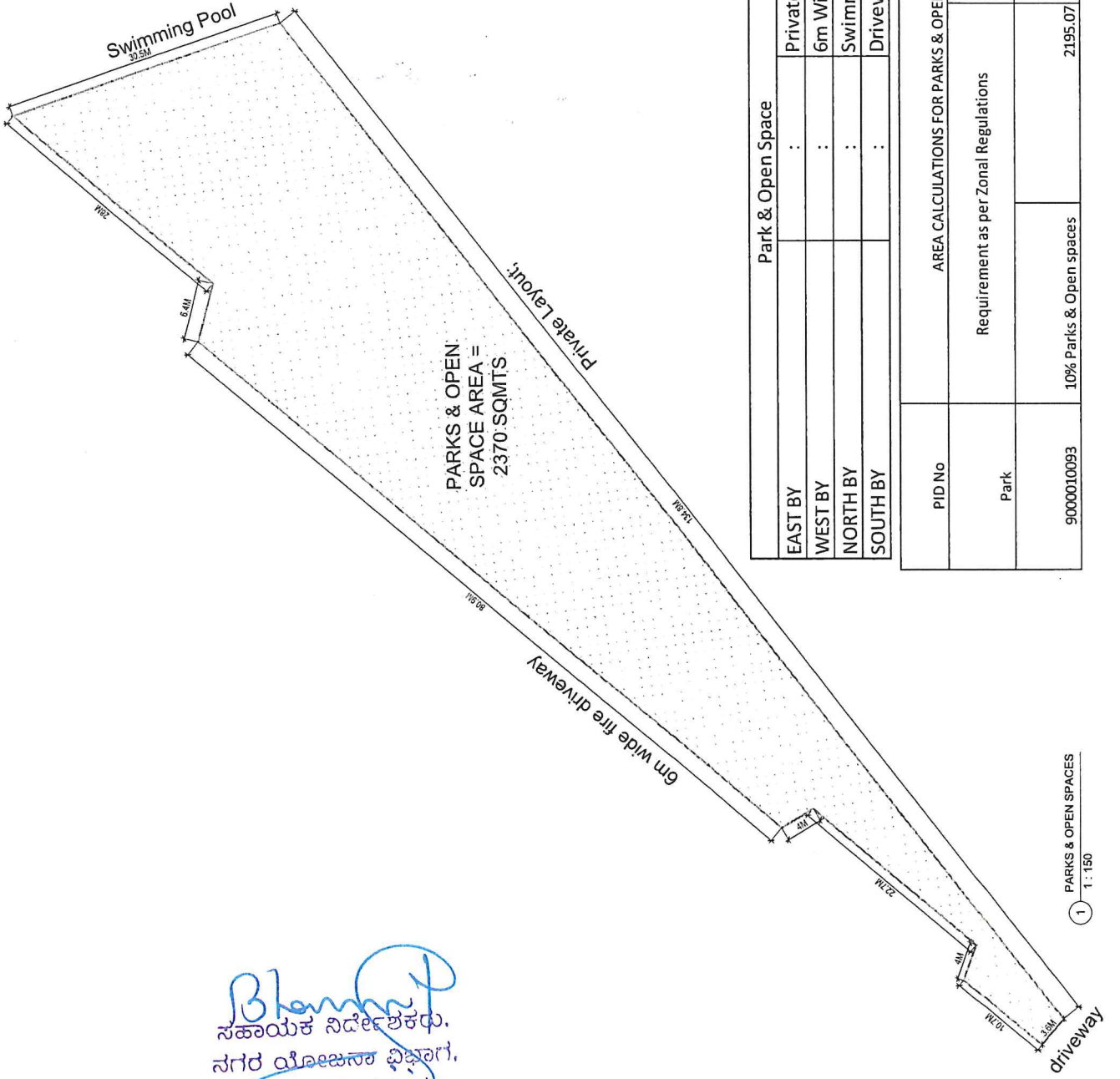
 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ BDA-1-04246-2024-25 ಆಗಿ ದಿನಾಂಕ 28/03/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.  ಉಪನೋಂದಾಯಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ (ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ)	ಅ.ವ.ಸಂಖ್ಯೆ. (2024) 
--	---



FORSBH LIMITED

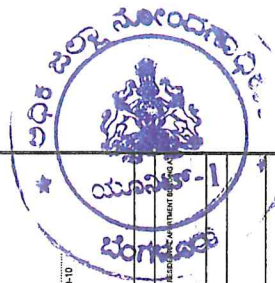
Authorised Signatory

DRAWING NO: 40712092/AD/AS/01	REV. NO.	SIGNATURE	ARCHITECT'S SIGNATURE	SIGNATURE ARUN KUMAR REG. NO. 3/1/1936-09-10	JOB TITLE	PROPOSED PLAN FOR CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDINGS AT STATION 14 OF KOTHANUR VILLAGE UTTAMNALLI HOUSING SOCIETY, SANGAREE SOUTH.	DRAWING TITLE	PARKS & OPEN SPACES	SHEET NO. 02 OF 03



Park & Open Space		AREA CALCULATIONS FOR PARKS & OPEN SPACE 1	
EAST BY	:	Private Layout	As per Plan proposed in SQM
WEST BY	:	6m Wide Fire Driveway	
NORTH BY	:	Swimming Pool	
SOUTH BY	:	Driveway	
PID No	9000010093	Requirement as per Zonal Regulations	
Park		10% Parks & Open spaces	2195.07
			2370

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು,
ನಗರ ಯೋಜನಾ ವಿಭಾಗ,
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.



FOI SOBH LIMITED

Authorised Signatory



DRAWING NO:
407120924ADAS01
REV NO:

SIGN
ARUN KUMAR
ECC/BL 3.0/1936 : 09-10

JOB TITLE

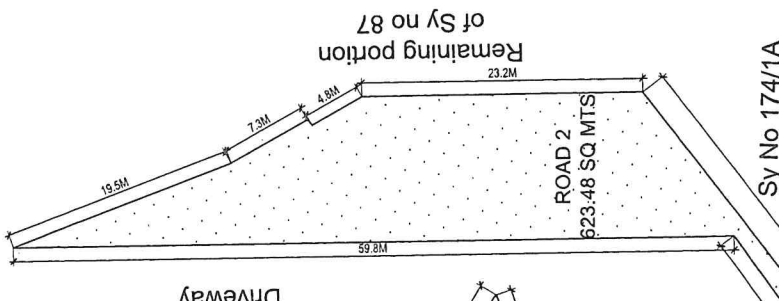
PROPOSED PLAN OF CONSTRUCTION OF RAMP AND ROAD
SY No 174/A
UTTHANALI WEST, MANGALORE SOUTH,

DRAWING TITLE

RMP ROAD

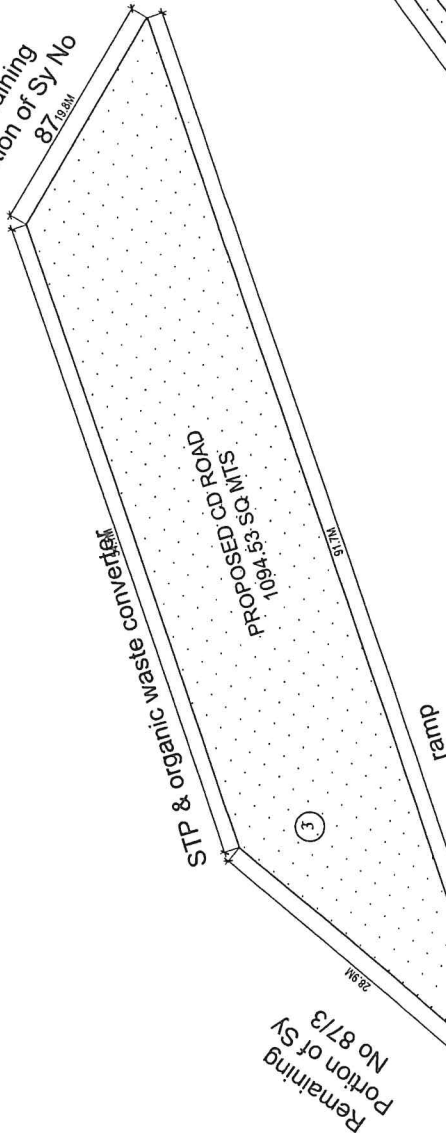
SHEET NO. 03 OF 03

Remaining portion of Sy no 87



Driveway

Remaining Portion of Sy No 87



Remaining Portion of Sy No 87/3

ramp

1
RMP ROAD 1
1 : 150

2
RMP ROAD 2
1 : 150

PIDNo	RMP ROAD CALCULATIONS AS PER PLAN PROPOSED IN SQM
9000010094	RMP -01 1094.53
9000010095	RMP -02 623.48
	1718.01

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು,
ನಗರ ಯೋಜನಾ ವಿಭಾಗ,
ಬೆಂಗಳೂರು, ಕೆ.ಆರ್.ನಗರ.

ಅಧಿಕಾರಿ

