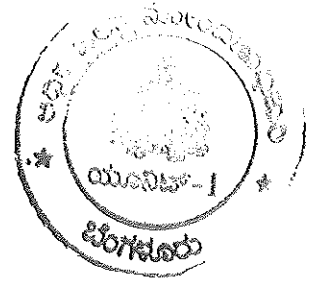


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8087/2017-2018

BQ8087/A CP

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6.3.2018. (633)



DEED OF RELINQUISHMENT

THIS DEED OF RELINQUISHMENT is made and executed on 6 Day of March, Two Thousand Eighteen (_____.2018) at Bengaluru:

BY

Mr. ZAHED HUSAIN, aged about 80 years, S/o late Baquir Husain, residing at No.7/1, Aga Abdullah Street, Richmond Town, Bangalore – 560 025, represented by his Power of Attorney Holder, M/s.Sobha Limited (a company incorporated under the Companies Act 1956 and having its registered and corporate office at "SOBHA", No.51/5, Sarjapura-Marthahalli Outer Ring Road (ORR), Devarabeesanahalli, Bellandur Post, Bangalore – 560 103) represented by its authorised signatory Mr. N.B.Ashok Kumar (Hereinafter referred to as the FIRST PARTY)

(The term FIRST PARTY which expression shall wherever the context so requires or admits, mean and include, his legal heirs, representatives, executors and administrators);

IN FAVOUR OF

BANGALORE DEVELOPMENT AUTHORITY, T.Chowdaiah Road, Kumarapark West Extension, Bangalore – 560 020, represented by its Executive Engineer, R.T.Nagar, Bangalore, (Hereinafter referred to as the SECOND PARTY).

(The term SECOND PARTY which expression shall wherever the context so requires or admits, mean and include, its administrators, successors-in-office and assigns);

WHEREAS the Second Party vide its Committee Resolution No. 161/2017 dated 21.12.2017 has agreed to sanction the Development Plan for Residential Project (hereinafter referred to as the Project) at Sy.No.50, 51 and 54 situated at Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru District, totally measuring 17 Acres 21 Guntas or 70921.22 Sq. Mtrs., which is more particularly described in the schedule hereunder and hereinafter referred to as the Schedule "A" Property.

The First Party agrees that as per the terms of sanction of the Development Plan for the said Project, the Park & Open Spaces areas and proposed Road area marked in the Development Plan situated in the Schedule "A" Property shall vest with the Second Party free of cost, which is more particularly described in the schedule hereunder and hereinafter referred to as the Schedule "B" Property. Accordingly, the First Party having relinquished their rights in the Schedule "B" Property and having handed over the same

Executive Engineer
BDA North Division
R.T. Nagar, BDA Complex
Bangalore - 560 032

ಶ್ರೀ ಬೆಂಗಳೂರು 8087

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ಆ.ಬಿ.ಸಿ.ಎ. (ಇಂಜಿ.)



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 BDA Executive Engineer North Division Represented By Sri. Narayanaswamy (A.E.) ,
ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : Bangalore

ದಿನಾಂಕ : 07/03/2018


Additional District Registrar
(Bangalore Development Authority)

8087

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U.S. Sec. (1000)



to the Second Party through this deed, has requested the Second Party to maintain and develop the said Park & Open Spaces areas for the benefits of the residents of the Project and its neighboring area in all respects for the larger interest of residents of the area.

SCHEDULE "A" PROPERTY
(ENTIRE EXTENT)

All that piece and parcel of residentially converted land bearing Sy.No.50, 51, and 54, in all measuring 17 Acres 21 Guntas or 70921.22 Sq. Mtrs, situated at Bellahalli Village, Yelahanka Hobli, Bengaluru North Taluk bounded as under:

ON THE EAST : Land in Sy.No.45 and 39 of Bellahalli Village;
WEST : Land in Survey no.55 of Bellahalli Village;
NORTH : Government Road and land in Sy.no.52, 53 and 55 of Bellahalli Village;
SOUTH : Land in Sy.No.49 and 48 of Bellahalli Village;

SCHEDULE "B" PROPERTY

SCHEDULE OF AREAS OF ALL THE ITEMS OF PARKS AND OPEN SPACES AREAS
SHOWN IN THE DEVELOPMENT PLAN ARE AS PER ANNEXED SKETCHES

Item No.1

All that piece and parcel of Park and Open Space Area -1, measuring 474.94 Sq. mtrs and bounded as follows:

ON THE EAST : Development in the remaining portion of Schedule A Property;
WEST : Setback area left for the 30mtrs wide proposed CDP Road;
NORTH : Development in the remaining portion of Schedule A Property;
SOUTH : Development in the remaining portion of Schedule A Property;

Item No.2

All that piece and parcel of Park and Open Space Area -2, measuring 3795.28 Sq. mtrs and bounded as follows:

ON THE EAST : Development in the remaining portion of Schedule A Property;
WEST : Setback area left for the 30mtrs wide proposed CDP Road;
NORTH : Development in the remaining portion of Schedule A Property;
SOUTH : Development in the remaining portion of Schedule A Property;

Executive Engineer
BDA North Division
R.T. Nagara, BDA Complex
Bangalore - 560 032



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Print Date & Time : 07-03-2018 12:36:47 PM

ಬಿ.ಕೆ.ಸಿ.ಎ. (ಬಿ.ಕೆ.ಸಿ.ಎ.)

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8087

Additional District Registrar Bangalore Development Authority ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-03-2018 ರಂದು 11:18:51 AM .
ಗಂಟಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
3	ಜಾಪನಾ ಪತ್ರದ ನಕಲು	100.00
	ಒಟ್ಟು :	550.00

ಶ್ರೀ BDA Executive Engineer North Division Represented By Sri. Narayanaswamy (A.E.) ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ BDA Executive Engineer North Division Represented By Sri. Narayanaswamy (A.E.)			

ಅಧಿಕಾರಿ, ಬೆಂಗಳೂರು ವಿಭಾಗ, ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು ವಿಭಾಗ, ಬೆಂಗಳೂರು

ಬಿ.ಕೆ.ಸಿ.ಎ. (ಬಿ.ಕೆ.ಸಿ.ಎ.)/ಭಾಗಶಃ ಪ್ರತಿಪಲ ರೂ..... (ರೂಪಾಯಿ)
ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	BDA Executive Engineer North Division Represented By Sri. Narayanaswamy (A.E.) . (ಬರಸಿಹೊಂಡವರು)			
2	Mr. ZAHED HUSAIN S/o late Baquir Husain represented by his power of Attorney Holder, M/s. Sobha Limited represented by its authorised signatory Mr. N.B. Ashok Kumar			

ಅಧಿಕಾರಿ, ಬೆಂಗಳೂರು ವಿಭಾಗ, ಬೆಂಗಳೂರು
ಬೆಂಗಳೂರು ವಿಭಾಗ, ಬೆಂಗಳೂರು

8087/2008-2009 A.C. No. 5



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U.S. Sec. (1002)

Item No.3

All that piece and parcel of Park and Open Space Area -3, measuring 1914.64 Sq. mtrs and bounded as follows:

ON THE EAST : Private Property;
WEST : Development in the remaining portion of Schedule A Property;
NORTH : Private Property;
SOUTH : Development in the remaining portion of Schedule A Property;

Item No.4

All that piece and parcel of Park and Open Space Area -4, measuring 908.33 Sq. mtrs and bounded as follows:

ON THE EAST : Private Property;
WEST : Development in the remaining portion of Schedule A Property;
NORTH : Development in the remaining portion of Schedule A Property;
SOUTH : Private Property;

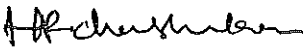
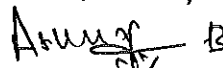
Proposed Road Area:

Description of proposed Road in Development Plan	Road (in Sq.Mtr.) in the Development Plan
Total area left for proposed Road on the western side of the schedule 'A' property as per the sketch attached	1754.08

IN WITNESS WHEREOF the First Party and Second Party have executed this Deed of Relinquishment in the presence of the witnesses attesting hereunder:


FIRST PARTY

WITNESSES:

- 1) 
No-12/1, Coimbatore Road Building
Bellary Road, Hebbal, Bangalore-24
- 2) 
[Ashwathreddy 13]
No-14/15, 2nd cross
Hebbal, Bangalore-24


SECOND PARTY

Executive Engineer
BDA North Division
R.T. Nagara, BDA Complex
Bangalore - 560 032

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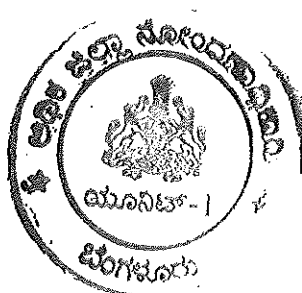
ಆ.ನಿ.ರೇ. (ಆ.ನಿ.ರ)

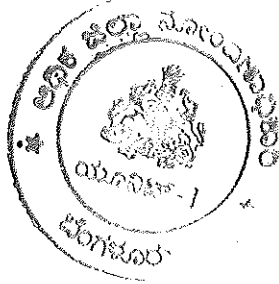
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	H.R. Chandrashekhara No. 12/1, Canara Bank Building, Bellary Main Road, Hebbal, Bangalore-24.	H.R. Chandrashekhara
2	Ashwath Reddy B No. 14/15, 2nd Cross, Hebbal, Bangalore-24.	Ashwath Reddy B

ಅಧಿಕಾರಿ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
Additional District Registrar
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಸಂಖ್ಯೆ:ಬೆಂ.ಅ.ಪ್ರಾ/ಕಾಇಂ(ಉ)/3133/2017-18, ದಿನಾಂಕ : 06-03-2018. Stamp Duty and Registration Fees are exempted
Vide Notification No's.(1)ಸಂಖ್ಯೆ:ಕಾಇಂ 15 ಶಾಸನ 2010, ದಿನಾಂಕ:31/03/2010, (2) No.RD 40 MUNOMU 2010, ದಿನಾಂಕ:
01/04/2010.

ಅಧಿಕಾರಿ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

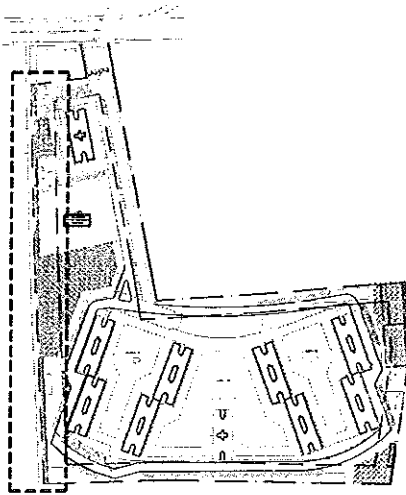
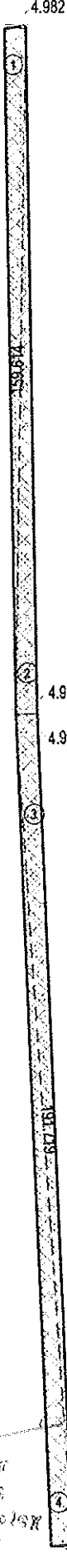
 <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ BDA-1-08087-2017-18 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ BDAD234 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 07-03-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ 07/03/18 ಸಿ.ಜಿ. ಪ್ರಭಾಕರ್ ಅಧಿಕಾರಿ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ (ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ) (Bangalore Development Authority) ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ</p>	
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ಪ.ಸ.ಸಂ. (ಸಂಖ್ಯೆ)



AREA CALCULATIONS FOR PROPOSED ROAD				
SL No	WIDTH FACTOR	SIZE IN M. M.		AREA IN SQM
1	0.5	150.514	4.982	307.00
2	0.5	150.514	4.994	308.55
3	0.5	151.713	4.998	479.11
4	0.5	151.713	4.995	478.82
TOTAL				1754.08

NORTH					
		REV NO			
		<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>			
JOB TITLE PROPOSED RESIDENTIAL DEVELOPMENT PROJECT IN AT SURVEY NUMBER 50,51 & 54 BELLAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE					
DRAWING TITLE PROPOSED ROAD AREA					

8087 / 8
 T. Nagar, 300 Condo
 Bangalore 560 012
 4.995

GP

AREA EARMARKED TOWARDS 10% OF PARK/OPEN SPACES			
AS PER PLAN	AS PER Z.R		
7093.19 SQM (10 %)	7092.12 SQM (10 %)		
TOTAL			

PARK & OPEN SPACES AREAS	
PARK & OPEN SPACES - 1	474.94 SQMT.
PARK & OPEN SPACES - 2	3795.28 SQMT.
PARK & OPEN SPACES - 3	1914.64 SQMT.
PARK & OPEN SPACES - 4	908.33 SQMT.
TOTAL AREAS	
	7093.19 SQMT.



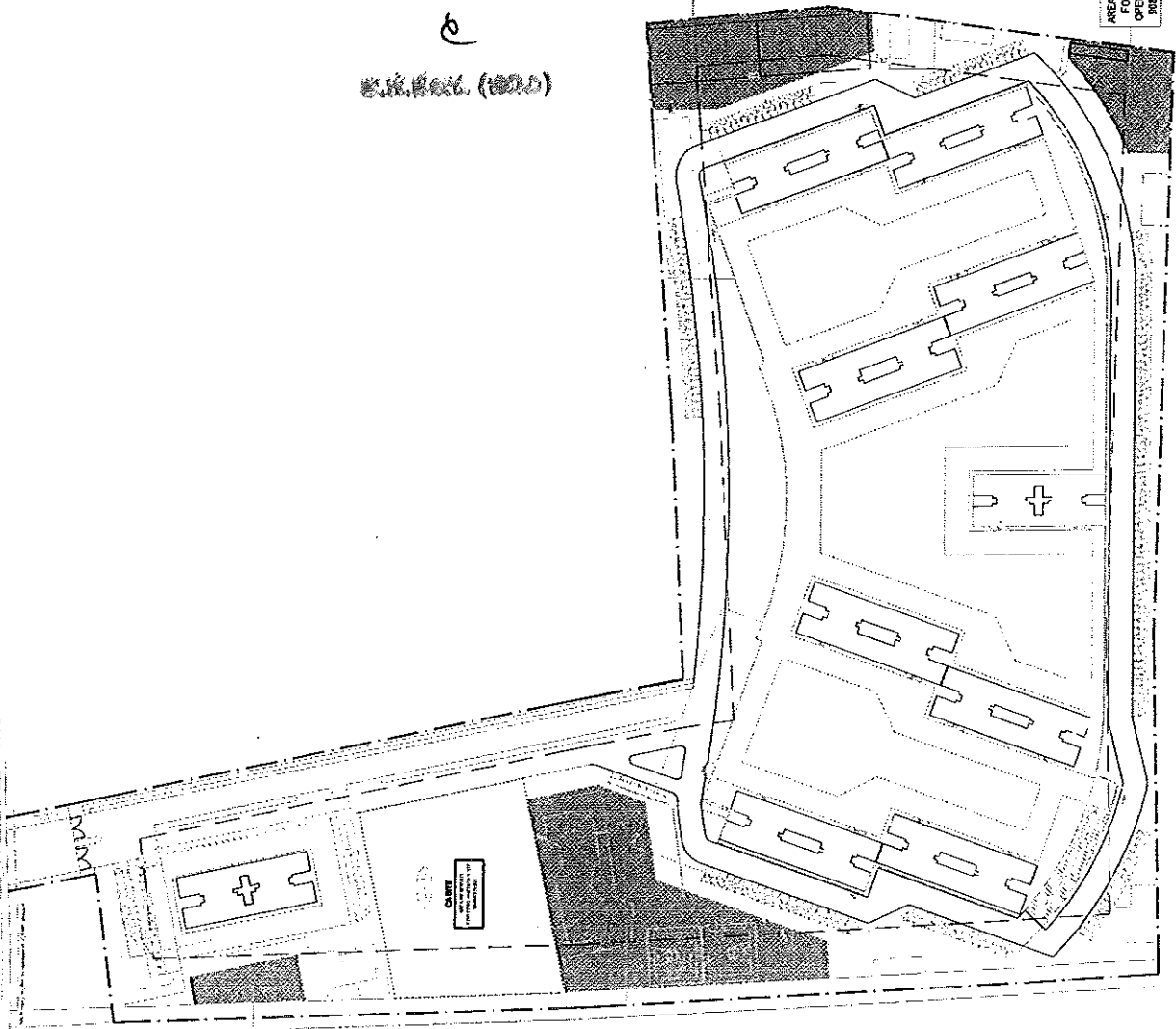
NORTH N	REVNO.	
	JOB TITLE	
PROPOSED RESIDENTIAL DEVELOPMENT PROJECT IN AT SURVEY NUMBER 50.51 & 54 BELLAHALLI VILLAGE YELAHANKA HOBLI, BANGALORE		
DRAWING TITLE		PARKS & OPEN SPACE

8087 / 10000 sqm (10%) ... 9. ...

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AREA RESERVED
FOR PARK &
OPEN SPACE - 3
1914.64 SQMT.

AREA RESERVED
FOR PARK &
OPEN SPACE - 4
908.33 SQMT.



AREA RESERVED
FOR PARK &
OPEN SPACE - 1
474.94 SQMT.

AREA RESERVED
FOR PARK &
OPEN SPACE - 2
3795.28 SQMT.

Executive Engineer
BDA North Division
R. T. Nagara, 29th Complex
Bangalore - 560 032

