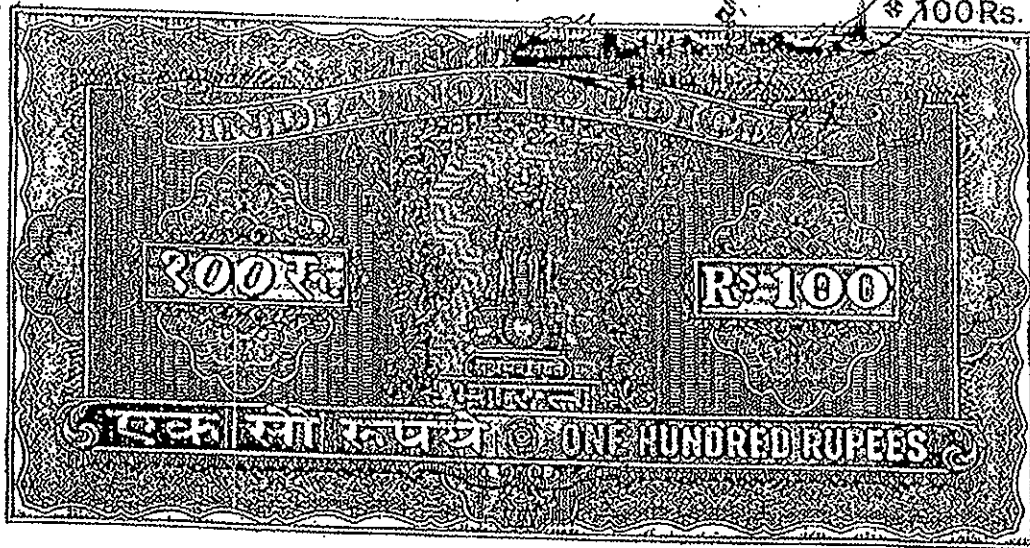




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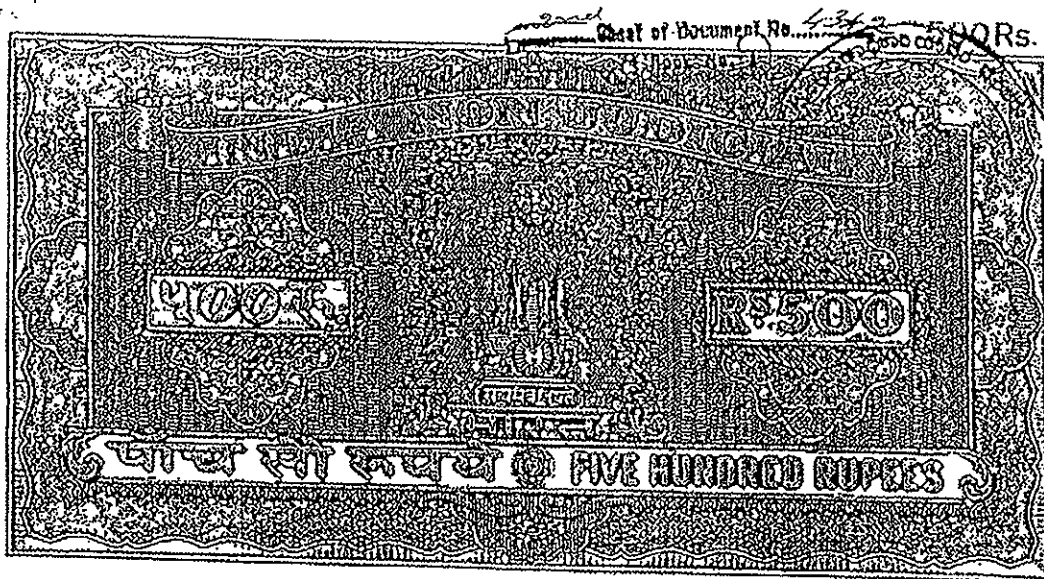
WHEREAS, under an agreement of Sale dated 19.12.1984 the First Party Vendors were obliged to sell the Schedule lands to M/s. 1. R.Kantilal, son of late Rathanlal, residing at 'Springdel', 40/52, Barlow's Road, Coonoor, 2) Dr.P.Syed Ismail, son of Kalanthan Kutty, residing at 'The Nest' East Talep, Cannanore, Kerala, 3) Dr.K.Moidu, son of late Kunnihi Tharuvayi Haji, residing at 'Shade' Malabar Christian College Cross Road, Khozikode, Kerala and on account of some unforeseen circumstances the said Sri R.Kantilal, Dr.P.Syed Ismail, and Dr. K. Moidu are unable to come forward to purchase the schedule property and instead have requested the First Party Vendors to sell the Schedule lands to their Nominee, the present Purchaser Sri C. Abdulla for which the First party - Vendors have no objection and hence this deed witnesseth further.

Naraini Rajchekar

Ashwin R. Pullay

Naraini Rajchekar as P.A Holder4...
of Rajesh Pallegar.

Suryay.R. Pullay



-2-

WHEREAS, originally the schedule lands belonged to then Maharaja of Mysore H.H. Sri Jayachamarajendra Wadiyar. He had created a family trust dated 18.4.1955 in respect of the Schedule lands also to be managed and administered by a family trust under which Sri Srikantadatta Narasimharaja Wadiyar was the beneficiary, who conveyed the Schedule lands in favour of late Sri H.P.Rajasekhar, under a Registered Sale Deed dated 26.7.1974 which bears No.1964 of the year 1974-75 found at Pages 165 to 169 in the additional volume. The said late Sri H.P.Rajasekhar who is the husband of Smt.Vasanthi Rajasekhar and father of Sri Ashwin.R.Pallegar, Rajesh.R. Pallegar, and Sanjay.R.Pallegar died intestate on 13.9.1983 and on his death the First Party Vendors have become the full and absolute owners in possession of the Schedule mentioned lands as the legal heirs.

Nasanthi Rajasekhar

Ashwin.R.Pallegar

Nasanthi Rajasekhar as3...

P.A. Holder of Rajesh Pallegar.

Sanjay.R.Pallegar



C. $\frac{2000}{2} = 1000$ $\frac{500}{1} = 500$ $\frac{100}{4} = 25$ $\frac{50}{2} = 25$

Presented in the office of the Sub Registrar,
Mysore North Between the Hours of 12-2

110/92 By SA [Signature] WDW

[Signature]
28 SEP 1992

28 SEP 1992

1277-9

2nd Regiment
 Wythe North, Mysen
 Hon Admittance
 Received fee for
 Registration fee

Registration fee

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Copy to:

Miscellaneous

under

Postage

ec - 12100-00

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

22-11

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Total 114 500

Vasanthi Rajeshkar R. B.
as G.P.A holder of ...
Rajesh R. Palliyur.
Vasanthi Rajeshkar

Total 142 03 5- W

Admiral R. D. Ladd

Sangay R. Fullerton

Registered as No. 4362 of the year 1992-73
Volume 1023 of Books
Printed at Mysore North.
1.10.92



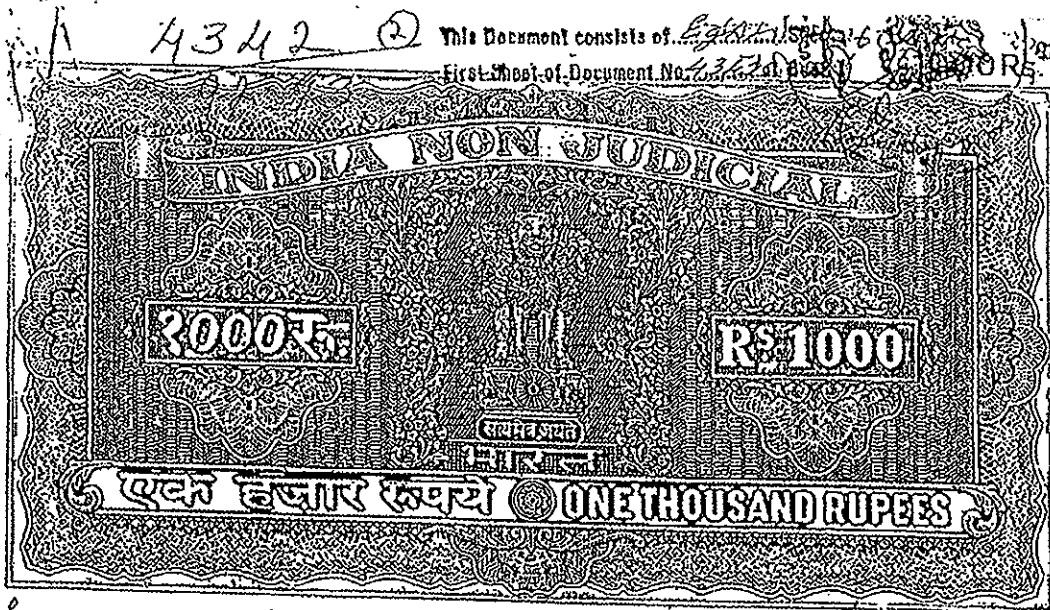
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ed by *[Signature]* *[Signature]* *[Signature]*

15. *Robert*
Rudolph

Wynne H. H. Wynne
11/1/6

1110/92



Sale
Rs 195,000/-
16,00,000/-

SALE DEED

14000

13

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14015

20

14025

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THIS DEED OF SALE executed on 30th day of September, 1992, by (1) Smt. Vasanthi Rajasekhar, aged about 48 years, wife of late Sri H.P. Rajasekhar, (2) Ashwin. R. Pallegar, aged about 27 years, (3) Rajesh. R. Pallegar, aged about 25 years, represented by P.A. Holder Smt. Vasanthi Rajasekhar, (4) Sanjay. R. Pallegar, aged about 22 years, parties 2 to 4 are the sons of late Sri H.P. Rajasekhar, and the above said parties 1 to 4 are residents of No.12/4, 'Sumukha', Mirza Road, Nazarbad, MYSORE - 570 010, hereinafter together called as "FIRST PARTY - VENDORS", and Sri C.ABDULLA, son of G.H. AHMED, aged about 48 years, residing at Door No.200/201, J.B.Kaval, Saraswathipuram, Nandini Layout, BANGALORE-560 086, hereinafter called as "SECOND PARTY - PURCHASER", on the terms and conditions and on the payment of consideration mentioned hereunder;

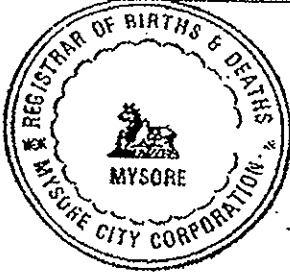
Vasanthi Rajasekhar

Ashwin. R. Pallegar

Vasanthi Rajasekhar as

P.A Holder of Rajesh Pallegar

Sanjay. R. Pallegar



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ಜನನ ಮತ್ತು ಮರಣಗಳ ಮುಖ್ಯ ರಿಜಿಸ್ಟ್ರಾರರು
Chief Registrar of Birth and Deaths

ನಮೂನೆ ನಂ. 6
(8ನೇ ನಿಯಮ ನೋಡಿ)
FORM No. 6
(See Rule 8)

ಮರಣ ಪ್ರಮಾಣ ಪತ್ರ
(12/17 ನಿಯಮ ಪ್ರಕಾರ ಮೊದಲ ಕೂಡಲಾರದ)
DEATH CERTIFICATE
(Issued Under Section 12/17)

ಈ ಕೆಳಕಂಡ ವಿವರಗಳನ್ನು ಕರ್ನಾಟಕ ರಾಜ್ಯದಜಿಲ್ಲೆಯ
.....ತಾಲ್ಲೂಕಿನ(ಗ್ರಾಮ/ಪಟ್ಟಣ)
ರಿಜಿಸ್ಟ್ರಾರನವರಿಂದ ಮರಣ ಸಂಬಂಧವಾದ ಮೂಲ ದಾಖಲೆಯಿಂದ ತೆಗೆದುಕೊಳ್ಳಲಾಗಿದೆಯೆಂದು ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ.

This is to certify that the following information has been taken from the
original record of death which is the register for F.N. Mohalla (village/town) of
M.C.C. taluk of Mysore district of Karnataka State.

(1) ಹೆಸರು
Name H.P. Rajashakar

(2) ಮರಣವಾದ ಸ್ಥಳ
Place of Death Mysore

(3) ಲಿಂಗ
Sex Male

(4) ನೋಂದಣಿ ಸಂಖ್ಯೆ
Registration No 204

(5) ಮರಣವಾದ ದಿನಾಂಕ
Date of Death 11-09-1983

(6) ನೋಂದಣಿ ದಿನಾಂಕ
Date of Registration 16-09-1983

(7) ತಂದೆಯ/ತಾಯಿಯ/ಗಂಡನ ಹೆಸರು
Name of the Father/Mother/Husband
H.N. Paleghar

(8) ಪಾಯಿಂ ವಿಳಾಸ
Permanent Address 12/14
Narharbad, Mohalla,
Mysore Road, Mysore-10

ದಿನಾಂಕ : 7-11-2006
Date:

C-388
Registrar of Births & Deaths
Mysore City Corporation
Signature of Issuing Authority

ಮೊಹರು :
Seal :

A.V.Jaya Rama Rao

Advocate

No.1230/A, CH-36/A, 2nd Cross,
(Behind Krishnamurthyapuram Ramamandira),
Krishnamurthyapuram, Chamaraja Mohalla
Mysore - 570 004

22-01-2015

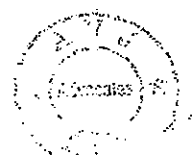
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Report of Investigation of Title in respect of Immovable Property of Sri M.R.Jaishankar,
Managing Director pertaining to Project BRIGADE MOUNTAIN VIEW

1.	a) Name of the Branch / Business Unit/ Office seeking opinion	RASMECCC
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower	Intending Purchaser/s
2.	a) Name of the unit/concern/company/person offering the property /ies as security	Intending Purchaser/s
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge	Individuals
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc)	-
3.	Complete of full description of the immovable property/ ies offered as security including the following details	As mentioned below
	a) Survey No.	-
	b) Door / House No. (in case of house property)	Apartments being constructed in No.F-10/A, (Old No.143/A)
	c) Extent/Area including plinth built up area in case of house property	Apartments being constructed in 1,74,240 Square Feet of land
	d) Locations like name of the place, Village, city, registration, sub-district etc., Boundaries	Harischandra Road also known as Block No.6 of Mysore - Nanjangud Road, Khille Mohalla, Mysore

A.V. +

4.	a) Particulars of the documents scrutinized - serially and chronologically a) Nature of documents verified and as to whether they are originals or Certified Copies or registration extracts duly certified Note: Only originals or certified extracts from the registering/land/ revenue/other authority be examined	As narrated below		
Sl. No	Date	Name/nature of the document	Original/ Certified Copy/Extract/ Photocopy	In case of copies whether original was scrutinized by the Advocate
1)		Memorandum and Articles of Association	Photostat	Original not verified
2)	26-01-1950	List of Immovable Properties	Photostat	Original not verified
3)	18-04-1955	Certified Copy of Registered Settlement Deed	Certified	Original not verified
4)	18-04-1955	Registered Trust Deed	Photostat	Original not verified
5)	26-07-1974	Certified Copy of the Registered Sale Deed registered as No.1964	Certified copy	Certified copy verified
6)		Plan showing details of lands	Photostat	Original not Verified
7)	30-09-1992	Registered Sale Deed executed by Smt.Vasanthi Rajashekhar and others in favor of Sri C.Abdulla registered as No.4343 Pages 52-59 Vol.1125 of Book-I on 01-10-1992	Original	Original Verified
8)	30-09-1992	Registered Sale Deed executed by Smt.Vasanthi Rajashekhar and others in favor of Sri C.Abdulla registered as No.4342 Pages 184-189 Vol.1023 of Book-I on 01-10-1992	Original	Original Verified
9)		RTC Extract from 1970-71 to 1974-75	Original	Original Verified
10)		RTC Extract for 1981-82 and 1982-83	Original	Original Verified
11)		RTC Extract from 1982-83-71 to 1984-85	Original	Original Verified
12)		RTC Extract from 1996-97 to 1999-2000 of Survey No.69/14B	Original	Original Verified
13)		RTC Extract from 1995-96 to 1998-99 of Survey No.69/14B	Original	Original Verified
14)		RTC Extract for 2000-01 of Survey No.69/14B	Original	Original Verified
15)		RTC Extract for 2002-03 of Survey No.69	Photostat	Original Verified
16)	18-01-1996	Official Memorandum No.99/1995-96	Original	Original Verified
17)	14-12-1996	Endorsement No.867/1996-97	Original	Original Verified
18)	10-07-2002	Registered Partnership Deed	True copy	Original Verified
19)	26-07-2002	Registered Sale Deed executed by C.Abdulla in favor of M/s. Regal Realtors registered as No.4440 Page 140-147 Vol.2343 of Book-I on 29-07-2002	Original	Original Verified



20)	30-11-2002	Registered Sale Deed executed by C.Abdulla in favor of M/s. Regal Realtors registered as No.9537 Pages 13-21 Vol.2448 of Book-I	Original	Original Verified
21)	19-08-2003	Khata Confirmation Letter	Original	Original Verified
22)	23-03-2005	Registered Supplementary Agreement	Original	Original Verified
23)	23-03-2005	Registered Supplementary Agreement	Original	Original Verified
24)	17-10-2005	General Power of Attorney	Photostat	Original Verified
25)	20-10-2005	General Power of Attorney	Photostat	Original Verified
26)	27-10-2005	Khata Endorsement of M/s. Regal Realtors	Original	Original Verified
27)	07-11-2005	Death Certificate of H.P.Rajashekhar	Original	Original Verified
28)	14-12-2005	Registered Sale Deed executed by M/s. Regal Realtors, represented by its Partners in favor of M/s. Brigade Enterprises Private Limited registered as No.MYS-1-11500-2005-06 in CD No.MYSD-60 of Book-I on 14-12-2005	Original	Original Verified
29)	21-09-2007	Khata Endorsement	Original	Original Verified
30)		Letter	Original	Original Verified
31)	25-11-2009	No Objection Certificate No.5983/2009-10	Photostat	Original Verified
32)	25-07-2009	No Objection Certificate from Bharat Sanchar Nigam Limited	Photostat	Original Verified
33)	08-12-2009	No Objection Certificate from Airports Authority	Photostat	Original Verified
34)	30-09-2013	Letter of State Level Environment Impact Assessment Authority	Photostat	Original Verified
35)	13-11-2013	Public Notice	Photostat	Original Verified
36)	22-01-2014	Building License	Original	Original Verified
37)	22-01-2014	Approved Building Plan No.My.Na.Pa/Na.Yo.Sha/Ta-1/Vaka-1-20/2013-14	Original	Original Verified
38)	17-02-2014	No Objection Certificate from Vani Vilas Water Works	Photostat	Original Verified
39)	10-03-2014	Letter No.578/2014-15	Photostat	Original Verified
40)	04-04-2014	Letter of Karnataka State Pollution Control Board	Photostat	Original Verified
41)	08-09-2014	No Objection Certificate from Director General of Police	Photostat	Original Verified
42)	14-08-2014	Receipt No.4032	Photostat	Original Verified
43)	14-08-2014	Receipt No.97552	Photostat	Original Verified
44)	01-10-2014	Counterfoil of Challan towards tax for 2014-15	Original	Original Verified
45)	07-12-2005	Certificate of Encumbrances from 07-10-1970 to 06-10-2005	Original	Original Verified
46)	19-01-2006	Certificate of Encumbrances from 26-01-1950 to 31-12-1958	Original	Original Verified
47)	10-07-2006	Certificate of Encumbrances from 07-10-2005 to 26-06-2006	Original	Original Verified

A.V.V.



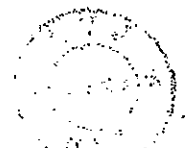
48)	26-05-2008	Nil Encumbrance Certificate from 26-06-2006 to 31-03-2008	Original	Original Verified
49)	30-05-2012	Nil Encumbrance Certificate from 26-06-2006 to 28-05-2012	Original	Original Verified
50)	16-01-2015	Nil Encumbrance Certificate from 25-05-2012 to 15-01-2015	Original	Original Verified
5.	Whether Certified Copy of all title documents are obtained from the relevant Sub-Registrar Office and compared with the documents made available by the proposed Mortgagor? (Please also enclose all such Certified Copies and relevant fee receipts along with the TIR)			Yes
6.	a) Whether the records of registrar office or relevant authorities relevant to the property in question are available for verification through any online portal or compute system?			No
	b) If such online/computer records available, whether any verification or cross checking are made and comment/finding in this regard			No
	c) Whether the genuineness of stamp paper is possible to be got verified from any online portal and if so whether such verification was made?			No
7.	a) Property offered as security falls within the jurisdiction of which Sub-Registrar Office			Mysore South
	b) Whether it is possible to have registration of documents in respect of property in question, at more than one office of Sub-Registrar / District Registrar / Registrar - General, if so, please name all such offices?			No
	c) Whether search has been made at all offices named at (b) above?			Yes
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?			No
8.	Chain of title tracing the title from the oldest Title Deed to the latest Title Deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs.1.00 Crore and above, search of title / encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used).			As per report
9.	Nature of Title of the Intended Mortgagor over property (whether full ownership rights, Leasehold rights, Occupancy / Possessory Rights or Inam Holder or Government Grantee / Allottee etc.)			Ownership
10.	If leasehold, whether:			Not a leasehold
	a) Lease Deed is duly stamped and registered			
	b) Lessee is permitted to mortgage the Leasehold right			Not Applicable
	c) Duration of the Lease/unexpired period of lease			Not Applicable
	d) If, a sub-lease, check the Lease Deed in favor of Lessee as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lessee also			Not Applicable

R.V.T.



	e) Whether the leasehold right permits for the creation of any superstructure (if applicable)?	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof	Not Applicable
	II Government grant/allotment/lease cum Sale Agreement whether	No
	Grant/Agreement etc., provides for alienable rights to the Mortgagor with or without conditions	Not Applicable
11.	The Mortgagor is competent to create charge on such property	Yes
	Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not Applicable
	If occupancy right, whether:	No
12.	a) Such right is heritable and transferable	Not Applicable
	b) Mortgage can be created	Not Applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, modalities/procedure to be followed including Court permission to be obtained and the reasons for coming to such conclusion	No
	If property has been transferred by way of Gift/Settlement Deed whether:	No
	a) The Gift / Settlement Deed is duly stamped and registered	Not Applicable
	b) The Gift / Settlement Deed has been attested by two witnesses	Not Applicable
	c) The Gift / Settlement Deed transfers the property to Donee	Not Applicable
	d) Whether Donee has accepted the gift by signing Gift/Settlement Deed or by a separated writing or by implication or by actions	Not Applicable
14.	e) Whether there is any restriction on the Donor in executing the Gift / Settlement Deed in question.	Not Applicable
	f) Whether the Donee is in possession of the gifted property	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is need for any other person to join creation of mortgage	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift / settlement deed.	Not Applicable
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	No
	b) Whether mutation has been effected and whether the Mortgagor is in possession and enjoyment of his share.	
	c) Whether the partition made is valid in law and the Mortgagor has acquired a mortgagable title thereon.	
	d) In respect of partition by decree of Court, whether such decree has become final and all other condition/formalities completed/complied with	
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
16.	Whether title document include any testamentary document/Wills?	No
	a) In case of Wills, whether Will is registered Will or un registered Will?	

a.v.t



	b) Whether Will in the matter needs a mandatory probate and if so whether the same is probated by a competent Court?	Not Applicable
	c) Whether the property is mutated on the basis of Will?	Not Applicable
	d) Whether the original Will is available?	Not Applicable
	e) Whether original Death Certificate of the Testator is available?	Not Applicable
	f) What are the circumstances and/or documents to establish the Will in question is the last and final Will of the Testator? (Comments on the circumstances such as availability of a declaration by all the beneficiaries about the genuineness/ validity of the Will, all parties have acted upon the Will etc., which are relevant to rely on the Will, availability of Mother / Original Title Deeds are to be explained)	Not Applicable
17.	a) Whether the property is subject to any Wakf rights?	No
	b) Whether property belongs to church/temple or any religious/other institutions having any restriction in creation of charge on such properties?	Not Applicable
	c) Precautions / permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
18.	a) Where the property is a Hindu Undivided Family / joint family property, mortgage is created for family benefit / legal necessity, whether the Major Coparceners have no objection / join in execution, minor's share if any, rights of female members etc.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
	a) Whether the property belongs to any Trust or is subject to the rights of any Trust?	No
19.	b) Whether the Trust is a private or public Trust and whether Trust Deed specifically authorizes the mortgage of the property?	Not Applicable
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	As detailed below
	d) Requirements, if any for creation of mortgage as per the central / state laws applicable to the Trust in the matter	Not Applicable
	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No
20.	b) In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	c) In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	Not Applicable
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz., Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ Regulations, Coastal Zone Regulations, Environmental Clearance etc)	No

D. V. ✓

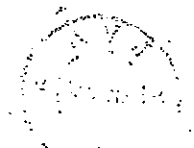
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry?	No
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Documents produced for perusal does not disclose any litigations over property
	b) If so, whether such litigation would adversely affect the creation of valid mortgage or have any implication of its future enforcement?	
	c) Whether the title documents have any Court seal / marking which points out any litigation / attachment / security to Court in respect of the property in question? In such case please comment on such seal / marking	No
24.	a) In case of Partnership Firm, whether the property belongs to the firm and the deed is properly registered.	No
	b) Property belonging to Partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	No
	c) Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm.	As per report
25.	Whether property belongs to a Limited Company, check the borrowing powers, Board Resolution, authorization to create mortgage / execution of documents, registration of any prior charges with Company Registrar (ROC), Articles of Association / provision for common seal etc.	Yes
26.	In case of Societies, Association, required authority / power to borrower and whether the mortgage can be created and requisite resolutions, bye-laws.	Not applicable
27.	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA involved is one coupled with interest i.e., a Development Agreement. ~ Cum-Power of Attorney. If so, please clarify whether the same is registered document and hence it has created an interest in favor of the builder/developer and as such irrevocable as per law.	No.
	c) In case the title document is executed by POA Holder, please clarify whether the POA involved is (i) one executed by the Builders viz., Companies/Firm/Individual or Proprietary Concerns in favor of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Sale Agreements, Sale Deeds etc., in favor of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not applicable
	d) In case of Builder's POA, whether a Certified Copy of POA is available and the same has been verified / compared with the original POA	Not applicable
	e) In case of Common POA (i.e., POA other than Builder's POA), please clarify the following clauses in respect of POA	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of the document in question?	Not Applicable

A.V.V.



	f) Whether POA was in force and not revoked or had become invalid on the date of execution of document in question? (Please clarify whether same has been ascertained from the Office of Sub-Registrar also?)	Not applicable
	g) Please comment on the genuineness of POA?	Not applicable
	h) The unequivocal opinion on enforceability and validity of POA?	Not applicable
28.	Whether mortgage is being created by a POA Holder, check genuineness of Power of Attorney and extent of powers given therein and whether the same is properly executed / stamped / authenticated in terms of law of the place, where it is executed	Not applicable
29.	If the property is a flat / apartment or residential / commercial complex, check and comment on the following: a) Promoter's / Land Owner's title to the land / building b) Development Agreement / Power of Attorney c) Extent of authority of the Developer / Builder d) Independent title verification of land and /or building in question e) Agreement for sale (duly registered) f) Payment of proper stamp duty g) Requirement of registration of Sale Agreement, Development Agreement, POA etc. h) Approval of building plan, permission of appropriate/local authority etc. i) Conveyance in favor of Society / Condominium concerned: j) Occupancy Certificate/Allotment Letter/Letter of possession k) Membership details in the Society etc. l) Share Certificates: m) No Objection Letter from the Society n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-Operative Societies' Laws etc. o) Requirements, for noting the Bank charges on the records of the Housing Society, if any p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Residential Apartment As per report
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, liens etc., and details thereof.	Except entries disclosing the registration of Settlement Deed, Supplementary Agreement and Sale Deeds, there are no other entries revealing any charge/encumbrance over the property from 07-10-1970 to 06-10-2005, 26-01-1950 to 31-12-1958, 07-10-2005 to 26-06-2006, 26-06-2006 to 31-03-2008, 26-06-2006 to 28-05-2012 and 25-05-2012 to 15-01-2015

A.V.4-



		<u>Up to date Certificate of Encumbrances from 16-01-2015 revealing no charge / encumbrances has to be produced</u>
31.	The period covered under the Encumbrance Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any	07-10-1970 to 06-10-2005 26-01-1950 to 31-12-1958 07-10-2005 to 26-06-2006 26-06-2006 to 31-03-2008 26-06-2006 to 28-05-2012 25-05-2012 to 15-01-2015
32.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Tax is paid for the years 2014-15
33.	a) Urban Land Ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required / obtained	Not Applicable Not Applicable
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	Khata Endorsement dated 21-09-2007 issued by Mysore City Corporation in favor of Sri M.R. Jaishankar, Managing Director, Brigade Enterprises Limited
35.	Whether the name of Mortgagor is reflected as Owner in the Revenue / Municipal / Village Records?	Yes
36.	a) Whether the property offered as security is clearly demarcated? b) Whether demarcation / partition of the property is legally valid? c) Whether the property has clear access as per documents?	Yes
37.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection. b) Document in relation to water connection c) Document in relation to Sales Tax Registration, if any applicable d) Other utility bills, if any	No Building is being constructed
38.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment on the same.	No
39.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of property on the said document and that in the title deeds (If the valuation report and / or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the Advocate)	Not available
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes

D.V.T.



42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of Certified Extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43.	Whether the governing law / constitutional documents of the Mortgagor (other than natural persons) permits creation of mortgage and additional precaution, if any to be taken in such case	As per report
44.	Additional aspects relevant for investigation of title as per local laws	As per report
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security	As per report
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage	Proposed Purchaser/s of the Flats from M/s. Brigade Enterprises Private Limited, represented by its Managing Director Sri M.R. Jaishankar

FLOW OF TITLE:

That Brigade Enterprises Private Limited, which was registered on 08-11-1995 under the Companies Act, 1956 was subsequently re-named as Brigade Enterprises Limited as per the fresh Certificate of Incorporation dated 20-07-2007 consequent upon change of name on conversion to Public Limited Company issued by the Registrar of Companies. The main objects of Brigade Enterprises Limited is to carry on, in all their respective branches all or any of the business as property developers, real estate promoters, builders, masonry and general construction contractors and among other things to constitute, execute, carryout, equip, improve work and advertise houses, buildings, industrial sheds, commercial complexes and erection of every kind, or any building or construction materials as per its Memorandum of Association. According to Articles of Association of the Company, the Managing Director / Whole Time Director shall subject to the supervision, control and direction of the Board and subject to the provisions of the Act, exercise such powers as are exercisable under the Articles of Association by the Board of Directors.

That the land bearing Survey No.69 of Mysore Kasaba Village, KasabaHobli, Mysore Taluk was the private property of His Highness The Maharaja of Mysore as per the list prepared by the Chief Secretary to the Government of Mysore and the Secretary to the Government of India. His Highness The Maharaja of Mysore was therefore the absolute owner in possession and enjoyment of the said property.

a.v.t-



That on 18-04-1955 His Highness The Maharaja Sri Jayachamaraja Wadiyar Bahadur, Maharaja of Mysore executed a Trust Deed and constituted Srikantadatta Narasimha Raja Wadiyar Trust and among other properties, conveyed the land bearing Survey No.69 to the Trustees with a stipulation that the Trust properties shall be delivered to the beneficiary Sri Srikantadatta Narasimha Raja Wadiyar.M.A., Yuvaraja of Mysore, upon him attaining the age of 21 years.

That on 26-07-1974 Sri Srikantadatta Narasimha Raja Wadiyar.M.A., Yuvaraja of Mysore, aged 21 years executed a Registered Sale Deed and sold the land measuring 4 Acres in Block No.6 out of Survey No.69 of Mysore Kasaba Village, Kasaba Hobli, Mysore Taluk for valuable consideration to Sri H.P.Rajashekar and put him in possession and enjoyment thereof.

That the Village Map pertaining to the said property is also produced for perusal.

That Sri H.P.Rajashekar, S/o. H.N.Pallegar expired on 11-09-1983 as per Death Certificate dated 07-11-2005.

That on 30-09-1992 the legal heirs of late H.P.Rajashekhar by name Smt.Vasanthi Rajasekhar, Ashwin.R.Pallegar, Rajesh.R.Pallegar, Sanjay.R.Pallegar, who had inherited the said property by way of intestate succession have executed a Registered Sale Deed and sold the land measuring 2 Acres in Block No.6 out of Survey No.69 of Mysore Kasaba Village, Kasaba Hobli, Mysore Taluk for valuable consideration to Sri C.Abdulla and put him in possession and enjoyment thereof. Thus, Sri C.Abdulla became the absolute owner in possession and enjoyment of the said property.

That on 30-09-1992 the legal heirs of late H.P.Rajashekhar by name Smt.Vasanthi Rajasekhar, Ashwin.R.Pallegar, Rajesh.R.Pallegar, Sanjay.R.Pallegar have executed a Registered Sale Deed and sold the lands measuring 2 Acres in Block No.6 out of Survey No.69 of Mysore Kasaba Village, Kasaba Hobli, Mysore Taluk for valuable consideration to Sri C.Abdulla and put him in possession and enjoyment thereof. Thus, Sri C.Abdulla became the absolute owner in possession and enjoyment of the said property.

A.V.K



That the RTC Extract pertaining to land bearing Survey No.69 altogether measuring 75 Acres 9 Guntas from 1970-71 to 1971-72 shows that the said land was standing in the name of Srikantadatta Narasiharaja Wadiyar and subsequently an extent of 10 Acres remained in his name. The RTC Extract pertaining to land bearing Survey No.69/14B measuring 4 Acres for the years 1995-96 to 2000-01 shows that under Mutation Proceedings No.MR:48/1992-93 and MR:49/1992-93, the Khata of 2 Acres each was transferred into the name of Sri C.Abdulla and subsequently the said land was converted for non-residential purposes.

That in response to his application dated 09-10-1995, the Deputy Commissioner, Mysore District by his order dated 18-01-1996 permitted Sri C.Abdulla to use the said land bearing Survey No.69 measuring 4 Acres from agricultural purposes to commercial purpose. Therefore, Sri C.Abdull had no impediment to use the said agricultural land for non agricultural purposes under Section 95 of Karnataka Land Revenue Act.

That the RTC Extract pertaining to land bearing Survey No.69 for the years 2002-03 shows that it altogether measures 75 Acres 9 Guntas and an extent of 10 Acres was standing in the name of Srikantadatta Narasiharaja Wadiyar Trust Board, Sri D.S.Srinivasa Rao, Sri D.S.Sathya Prema Kumar, D.S.Uma and D.S.Manjunath.

That the Khata of the said property was transferred into the name of Sri C.Abdulla in the registers of Mysore City Corporation and it was given the sub-number as 143/A, F-10/A as per Endorsement dated 14-12-1996. In view of the said property coming within the City Corporation limits, he had no impediment to use the said land for residential purposes.

That on 10-07-2002 Sri P.K.Kunhabdulla Haji, A.Konhami, A.Mohammed, P.K.Aysha, P.K.Kadeeja, P.K.Pathootty, A.Saleena, A.Sabira, P.K.Abdul Salam, P.K.SaleemYousuf, P.K.Safeer Yousuf, M.K.Kadeeja, Mohammed Shariff Pakanhy Kinattumkara, P.K.Muhammed, Moosa Haji, P.Moideen and K.R.Nisha have executed a Partnership Deed and constituted the firm under the name and style 'M/s. Regal Realtors'.

a.v.t

That on 26-07-2002 said Sri C.Abdulla executed a Registered Sale Deed and sold the property measuring 2 Acres in Block No.6 out of Survey No.69 and New No.69/14B for valuable consideration to M/s. Regal Realtors, represented by its Managing Partner Sri P.Moideen and put him in possession and enjoyment thereof. Thus, M/s. Regal Realtors, represented by its Managing Partner Sri P.Moideen became the absolute owner in possession and enjoyment of the said property.

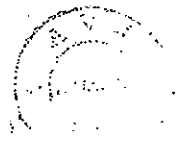
That on 30-11-2002 said Sri C.Abdulla executed a Registered Sale Deed and sold the property measuring 2 Acres in Block No.6 out of Survey No.69 New No.69/14B for valuable consideration to M/s. Regal Realtors, represented by its Managing Partner Sri P.Moideen and put him in possession and enjoyment thereof. Thus, M/s. Regal Realtors, represented by its Managing Partner Sri P.Moideen became the absolute owner in possession and enjoyment of the said property.

That the Khata of the said property was registered in the name of Sri C.Abdulla in the registers of Mysore City Corporation and the same was assessed for tax as per Khata Confirmation Letter dated 19-08-2003.

That on 23-03-2005 Sri C.Abdulla executed a Registered Rectification Deed and inserted the site No.143/A, New No.F-10A to land bearing Survey No.69, New No.69/14B mentioned in the Sale Deed dated 27-07-2002.

That on 23-03-2005 Sri C.Abdulla executed a Registered Rectification Deed and inserted the site No.143/A, New No.F-10A to land bearing Survey No.69, New No.69/14B mentioned in the Sale Deed dated 30-11-2002.

That A.Mohammed, P.K.Abdul Salam, P.K.SaleemYousuf, Mohammed Shareef Pakanhi Kinattumkara, P.K.Muhammed, the Partners of M/s. Regal Realtors executed a General Power of Attorney in respect of land bearing Survey No.69 (Sub No.69/14B) having site No.143/A New F-10/A situated at Harischandra Road, Khille Mohalla, Mysore and empowered their Partner Sri P.Moideen to manage and administer the said property.

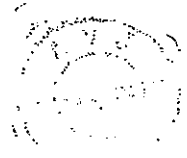


That on 20-10-2005 P.K.Kunhabdulla Haji, K.Kunhami, P.K.Aysha, P.K.Kadeeja, P.K.Parhootty, A.Saleena, P.K.Safeer Yousuf, M.K.Kadeeja, Moosa Haji, K.R.Nisha have executed a General Power of Attorney in respect of the property bearing Survey No.69 (Sub No.69/14B) having site bearing No.143/A New No.F-10/A situated at Harischandra Road, Khille Mohalla, Mysore and empowered their Partner Sri P.Moideen to manage and administer the said property.

That the Khata of the said property was transferred into the name of M/s. Regal Realtors, represented by its Managing Partner Sri P.Moideen in the registers of Mysore City Corporation as per Khata Endorsement dated 27-10-2005.

That on 14-12-2005 M/s. Regal Realtors, Partnership Firm represented by its Partners Sri P.Moideen, P.K.Kunhabdulla Haji, A.Kunhami, A.Mohammed, P.K.Aysha, P.K.Kadeeja, P.K.Parhootty, A.Saleena, A.Sabira, P.K.Abdul Salam, P.Saleem Yousuf, M.K.Kadeeja, Mohammed Shareef Pukanhi Kinattumkar, P.K.Mohammed, Moosa Haji, K.R.Nisha, represented by their General Power of Attorney Holder Sri P.Moideen executed a Registered Sale Deed and sold the property bearing Municipal No.F10/A, (Old No.143/A) measuring 1,74,240 Square Feet (earlier bearing Survey No.69/14B (Old Survey No.69) Block No.6 situated at Mysore Kasaba Village, Kasaba Hobli, Mysore Taluk for valuable consideration to M/s. Brigade Enterprises Private Limited, represented by its Managing Director Sri M.R.Jaishankar and put it in possession and enjoyment thereof. Therefore, M/s. Brigade Enterprises Private Limited, represented by its Managing Director Sri M.R.Jaishankar is now in possession and enjoyment of the said property as its absolute owner. The name 'Brigade Enterprises Private Limited' is now changed as 'Brigade Enterprises Limited' as per the fresh Certificate of Incorporation consequent upon the change of name on conversion to Public Limited Company dated 20-07-2007 issued by the Registrar of Companies. Therefore, the property now stands in the name of Brigade Enterprises Limited.

D. V. +



That the Khata of the said property is now transferred into the name of Sri M.R.Jaishankar, Managing Director, M/s. Brigade Enterprises Private Limited in the registers of Mysore City Corporation as per Khata Endorsement dated 21-09-2007. Therefore, the said property is now standing in the name of Sri M.R.Jaishankar, Managing Director, M/s. Brigade Enterprises Private Limited as per the entries found in the records of Mysore City Corporation.

That on 25-11-2009 CHESCOM issued a No Objection Certificate stating that it has no objection for construction of a building in their land to Brigade Enterprises Private Limited.

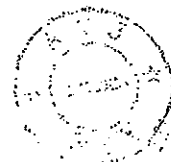
That on 25-07-2009 Bharath Sanchar Nigam Limited issued a No Objection Certificate stating that it has no objection for construction of a building in their land to Brigade Enterprises Private Limited.

That on 08-12-2009 Airports Authority of India issued a No Objection Certificate stating that it has no objection for construction of a building in their land to Brigade Enterprises Private Limited for Brigade Enterprises Private Limited to construct Hotel Complex in the said property.

That on 30-09-2013 State Level Environment Impact Assessment Authority, Karnataka has issued a No Objection Certificate stating that it has no objection for construction of a building in their land to Brigade Enterprises Private Limited. On 06-11-2013 a Public Notice in 'Star of Mysore' was published regarding the environmental clearance issued to M/s. Brigade Enterprises Private Limited.

That on 04-04-2014 Karnataka State Pollution Control Board has accorded Environmental Clearance to the proposed project of M/s. Brigade Enterprises Private Limited in their land.

D.V. +



That the Office of the Director General of Police and Karnataka Fire and Emergency Services has by its letter dated 08-09-2014 recommended the Commissioner, Mysore Maha Nagara Palike, the issue of license for the construction of High Rise Hotel Building at Property bearing No.F-10/A, (Old No.143/A), Nanjangud - Ooty Road, Harischandra Road Junction, Khille Mohalla, Mysore.

That M/s. Brigade Enterprises Private Limited paid a sum of Rs.9,85,860/- and a sum of Rs.11,11,610/- towards charges for laying of pipeline etc., to Mysore City Corporation as per Receipts each dated 14-08-2014.

That the plan of the residential apartment building proposed to be constructed in property bearing No.F-10/A, (Old No.143/A) submitted by M/s. Brigade Enterprises Private Limited was approved by Joint Director of Town Planning, Town Planning Department and on 22-10-2014 Mysore City Corporation granted a Building License to commence the construction on the said property. Therefore, M/s. Brigade Enterprises Private Limited has obtained necessary permission from Mysore City Corporation to commence the construction of the apartment building and they have no impediment to proceed on with the construction in terms of it.

Date : 22-01-2015

Place : Mysore


Signature of the Advocate

CERTIFICATE OF TITLE:

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the documents in detail, taking into account all the guidelines in the checklist vide Annexure - B and the other relevant factors.

D.V.4



3. I confirm having made a search in Land/Revenue Records. I also confirm having verified and checked the records of the relevant Government Offices /Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holder from creating a valid mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records / Revenue Records, relating Title Deeds, certified copies of such title deeds obtained from the concerned Registrar Office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious / Doubt, if any, has been clarified by making necessary enquiries.

5. There are no Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 07-10-1970 to 06-10-2005, 26-01-1950 to 31-12-1958, 07-10-2005 to 26-06-2006, 26-06-2006 to 31-03-2008, 26-06-2006 to 28-05-2012 and 25-05-2012 to 15-01-2015 pertaining to the immovable property covered by above said Title Deeds. The property is free from all encumbrances.

6. In case of second / subsequent charge in favor of the Bank, there are no other mortgages/charges other than already stated above.

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of NIL.

8. The mortgage if created, will be available to the Bank for the liability of the intending Borrower/s M/s. Brigade Enterprises Private Limited represented by its Managing Director Sri M.R.Jaishankar.

9. I certify that M/s. Brigade Enterprises Private Limited, represented by its Managing Director Sri M.R.Jaishankar has an absolute, clear and marketable title over the schedule property/(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

- a. Up to date Certificate of Encumbrances from 16-01-2015
- b. Sale Agreement executed by M/s. Brigade Enterprises Private Limited, represented by its Managing Director Sri M.R.Jaishankar in favor of the proposed Purchaser/s
- c. Registered Sale Deed executed by M/s. Brigade Enterprises Private Limited, represented by its Managing Director Sri M.R.Jaishankar in favor of proposed Purchaser

C.V. 4

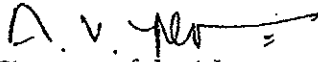


11. There are no legal impediments for M/s. Brigade Enterprises Private Limited to sell undivided share, right, title and interest over the land along with the total built up area, common areas, amenities and facilities including car parking space in the basement in the property to intending Purchasers.

SCHEDULE OF THE PROPERTY

Apartment being constructed in vacant land bearing Municipal No.F-10/A (Old No.143/A) measuring 1,74,240 Square Feet situated at Harishchandra Road also known as Mysore - Nanjangud Road, Khille Mohalla, Mysore, (earlier bearing Survey No.69/14B, (Old Survey No.69), Block No.6, Mysore Kasaba Village, Kasaba Hobli, Mysore Taluk) and bounded on the East: Road, West: Private Property belonging to JSS Hospital, North: Storm Water Drain and South: Madhuvana Lands

Place : Mysore
Date : 22-01-2015


Signature of the Advocate

A. V. Jayaram B.A., B.L., LL.B.
ADVOCATE
No. 100/1, Cross 1, 2nd Cross,
(Old Survey No. 69)
Kasaba Hobli, Mysore Taluk,
Mysore District, Karnataka
Ph: 0821 231 231

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Pradeep Bogadi,Mysore.	Pradeep
2	Vishwanath NO 158,N.R.Mohalla,Mysore.	ವಿಶ್ವನಾಥ

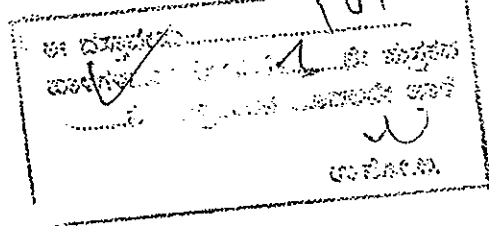
Senior Sub Registrar
Mysore South

1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
ನಂಬರ MYS-1-10748-2018-19 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ MYSD399 ನೇ ಧರಣಿ
ದಿನಾಂಕ 19-03-2019 ರಂದು ಮೊಂಡಾಯಿಸಲಾಗಿದೆ

M. KASAVANNA
Senior Sub Registrar
Mysore South

19 MAR 2019

10748
18-19



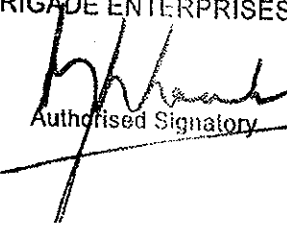
DEED OF DISCHARGE

THIS DEED OF DISCHARGE is made and executed at Mysore on this day the 01st day of March 2019, by and between: **THE JAMMU AND KASHMIR BANK LIMITED**, a Banking company established under the Jammu and Kashmir Companies Act, 1977 [Samvat] having its registered office at M.A. Road, Srinagar Kashmir and a branch office, amongst others, at Infantry Road, Bangalore-560 001, hereinafter called the **FIRST PARTY** (which term shall mean and include his successors in office, legal representatives, administrators, executors, nominees and assigns) OF THE ONE PART; AND

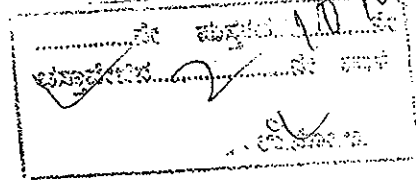
M/s. BRIGADE ENTERPRISES LIMITED, a Limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 29th and 30th Floor, World Trade Centre, Brigade Gateway Campus, # 26/1, Dr. Rajkumar Road WTC Bangalore, Malleshwaram-Rajajinagar, Bangalore: 560 055, hereinafter called the **SECOND PARTY** (which term shall mean and include their legal representatives, administrators, executors, nominees, successors in office and assigns) of the OTHER PART; WITNESSETH AS FOLLOWS: *Represented by its Chairman and Managing Director Mr. M. R. JATSHANKAR*

WHEREAS the FIRST PARTY and the SECOND PARTY got executed a Deed of Memorandum of Deposit of Title Deeds on 24:03:2016, the said instrument was registered as Document No. 2348 of 2016-17, Book I, dated: 25:06:2016; in the office of the Sub-Registrar, Mysore South, with regard to the property described in the schedule hereunder; was mortgage by the Second Party in favour of the First Party to secure the repayment of the sum of Rs. 50,00,00,000/- (Rupees fifty crores only).

For BRIGADE ENTERPRISES LTD.


Authorized Signatory


J & K Bank
GEM PLAZA
INFANTRY ROAD,
BANGALORE-560 001



AND WHEREAS the said Second Party has paid to the said First Party a sum of Rs. 50,00,00,000/- (Rupees fifty crores only).; in full satisfaction of all the due of the said the First Party under this deed inclusive of interest and costs on this day.

NOW THIS DEED OF DISCHARGE WITNESSES; that in consideration of the sum of Rs. 50,00,00,000/- (Rupees fifty crores only); being the principle sum, interest and costs due under the said deed having been paid by the Second Party to the First Party, and in confirmation of the receipt whereof the said First Party, do hereby admit, acknowledges and confirm the said First Party do hereby release, discharge and reassure the properties described in the schedule hereto from all principal moneys, interest, costs, claims and demands secured by the said deed of mortgage AND the said First Party hereby covenants with the said Second Party that the said First Party has not done, executed or performed or knowing suffered to the contrary or been a party or privy to any act, deed or things whereby or by reasons or means whereof the said properties or any one or part thereof is are or may be affected or prejudiced in title or estate in any way whatsoever or that the said First Party may be hindered or prevented from releasing and reassuring the same in the manner here in before indicated.

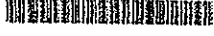
Schedule Property

All that piece and parcel of vacant land bearing municipal No. F-10/A (old No. 143/A), measuring 1,74,240 square feet situated in Harishchandra Road, also known as Mysore-Nanjanagud Road, Khille Mohalla, Mysore (earlier bearing Survey No. 69/148, old Survey No. 69, Block No. 6, Mysore Kasaba Village, Kasaba Hobli, Mysore Taluq. Converted from agricultural to non-agricultural use vide order No. ALN 99/1995-96 dated 18-01-1996 issued by of the Deputy Commissioner, Mysore Dist. Mysore. Bounded on the East by: Road, West by: Private Property belonging to JSS Hospital, North by: Storm Water Drain and on the South by: Madhuvana Lands.

For BRIGADE ENTERPRISES LTD.

Authorised Signatory

J & K Bank
GEM PLAZA
INFANTRY ROAD,
BANGALORE-560 001



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

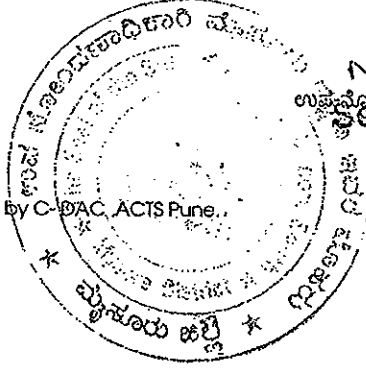
ಶ್ರೀ M/s. Brigade Enterprises Ltd Rep By its Chairman and Managing
Director.M.R.Jaishankar Rep By SPA Holder. T.K.Thyagaraj , ಇವರು 100.00 ರೂಪಾಯಿಗಳನ್ನು
ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	100.00	ByCash
ಒಟ್ಟು :	100.00	

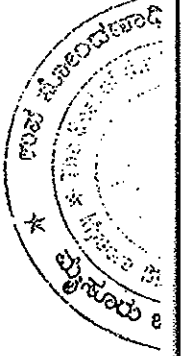
ಸ್ಥಳ : ಮೈಸೂರು(ದಕ್ಷಿಣ)

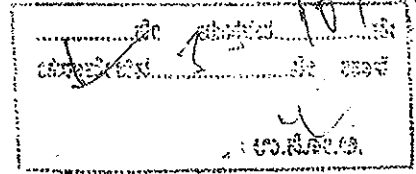
ದಿನಾಂಕ : 19/03/2019

Designed and Developed by C-DAC, ACTS Pune.



Senior Registrar
Mysuru





IN WITNESSES WHEREOF the Parties to this Discharge Deed have affixed their respective hands on the day, month and the year first above written:

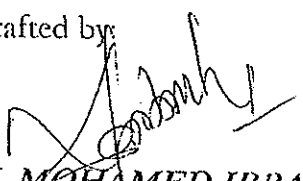
WITNESSES:

1. ~~AA~~ ~~AS~~

A.L. PRASHUGOWDA
No. 20, VETTALMALLYAROD
BANGALORE - 1

2. Prashup C
Bogadi nyo.

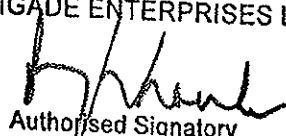
Drafted by


M. MOHAMED IBRAHIM
Advocate
Unit # 108, First Floor
House of Lords
No. 15-16, St. Mark's Road
Bangalore: 560 001.


FIRST PARTY

 **J & K Bank**
GEM PLAZA
INFANTRY ROAD,
BANGALORE-560 001
SECOND PARTY

For BRIGADE ENTERPRISES LTD.


Authorized Signatory

Print Date & Time : 19-03-2019 12:31:20 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 10748

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಮೈಸೂರು(ದಕ್ಷಿಣ) ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-03-2019 ರಂದು 11:44:53 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	210.00
3	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	40.00
	ಒಟ್ಟು :	450.00

ಶ್ರೀ M/s. Brigade Enterprises Ltd Rep By Its Chairman and Managing Director.M.R.Jaishankar Rep By SPA Holder, T.K.Thyagaraj ಇವರಿಂದ ಹಾಜರಾದ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Brigade Enterprises Ltd Rep By Its Chairman and Managing Director.M.R.Jaishankar Rep By SPA Holder, T.K.Thyagaraj			

Senior Sub Registrar
Mysore South

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ /ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....ಮುಟ
ದ್ದಾಗಿ) ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	M/s. Brigade Enterprises Ltd Rep By Its Chairman and Managing Director.M.R.Jaishankar Rep By SPA Holder, T.K.Thyagaraj . (ಬರೆದುಕೊಂಡವರು)			

Senior Sub Registrar
Mysore South

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕಲಂ 88(1) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ Br.Head, The Jammu and Kashmir Bank Ltd,Gem Plaza,Infantry Road, Bangalore . ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

Senior Sub Registrar
Mysore South