



**PRASHANTH VIJAYLAKSHMI  
& ASSOCIATES**

Advocates

OFFICE :

#162, 1st Floor, Above Venkateshwara Mobiles,

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Bangalore

Dated 14/09/2022

**LEGAL OPINION**

**NAME OF THE PROJECT: AADYA HEIGHTS**

**M/S.WHITE WINDS CONSTRUCTIONS PRIVATE LIMITED** represented by its directors have sought for Legal opinion in respect of all that piece and parcel of the land being Northern Portion of Converted Sy.No.130/2B, Portion of Old Sy.No.130, presently bearing Mandur Village Panchayat Katha No.278/259/153/1, Sl.No.150200401601600268, converted for residential purpose vide Official Memorandum dated 8/1/2021 bearing No.ALN(EBK)SR/27/2020-21, Sl.No.LCCP101465/2021, issued by the Deputy Commissioner measuring 1 Acre 18.97 Guntas, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and bounded as under:

- East by : Presently Road, earlier property of Vaijanatha Rao Patil and Gurupadappa in Sy.No.130/3 sold to Sri.handrashekar Patil;  
West by : Sy.No.130/2A belonging to Sri.Tippeswamy;  
North by : Property belonging to Sri.P.C.Malpani;  
South by : remaining portion of Sy.No.130/2B belonging to M/s.HM Estates and Properties and thereafter Road.

The above said Property is hereunder and hereinafter referred to as the "**SUBJECT PROPERTY**". In this regard we are furnished with the **photo-copies** of the following documents for scrutiny and opinion thereof.

**I. LIST OF DOCUMENTS SCRUTINISED:**

SL. NO.	DATE	DESCRIPTION OF DOCUMENTS FURNISHED.
1.		Village Map of Bommenahalli Village
2.		Saguvali chiti Vahi Extract for the year 1938-39 issued by the Tahasildar, Hoskote, in the name of Sri.S.H.Lakshminarasappa in respect of Sy.No.96 measuring 20 Acres of Bommenahalli Village.





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3.		Karda Nakalu in respect of Sy.No.96, New No.130, measuring 20 Acres 6 Guntas + 35 Guntas Karab, totally 21 Acres 1 Gunta situated at Bommenahalli Village in the name of S.H.Lakshminarasappa.
4.	31/1/1952	Sale Deed executed by Sri.H.L.Jagganath son of Sri.S.H.Lakshminarasappa, Sri.H.L.Narasinga Rao son of Sri.Lakshminarasappa and Sri.S.H.Lakshminarasappa son of Sri.Sreenivasa Harthi, in favour of Sri.P.S.Devadas son of Dr.P.R.Subba Rao, registered as document No.140/51-52, Volume 81, Pages 81 to 90, in Book I, in the office of the Sub-Registrar, Bangalore, in respect of Sy.No.130, measuring 20 Acres situated at Bommenahalli Village.
5.	16/4/1960	Sale Deed executed by Sri.P.S.Devadas son of Late Dr.P.R.Subba Rao, in favour of Sri.Chidambara Sarma son of Sri.M.R.V.Sharma, registered as document No.207, Pages 160 to 164, Volume 260, Book I, in the office of the Sub-Registrar, Hoskote in respect of Sy.No.130 measuring 20 Acres and thereabouts situated at Bommenahalli Village, Hoskote Taluk
6.	31/7/1961	Sale Deed executed by Sri.V.Chidambara Sarma son of Sri.M.R.Venkatarama Sarma in favour of Sri.K.J.Varghese son of Sri.Joseph, registered as document No.1599/1961-62, Volume 999, Pages 240 to 245, in Book-1, registered in the office of Sub-Registrar, Hoskote, Bangalore in respect of Sy.No.130 measuring 20 Acres and thereabouts situated at Bommenahalli Village, Hoskote Taluk
7.	22/1/1970	Sale Deed executed by Sri.K.J.Varghese son of Sri.K.V.Joseph in favour of Sri.Vaijinath Rao Patil Son of Sri.Siddaramappa Patil, registered as document No.3384/1969-70, Volume 1264, Pages 202 to 206, in Book-1, registered in the office of Sub-Registrar, Hoskote in respect of Western Portion of Sy.No.130, measuring 10 Guntas 20 Guntas including 16 Guntas out of 21 Acres 1 Gunta inclusive of 32 Guntas, Situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk, Bangalore





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8.	22/1/1970	Sale Deed executed by Sri.K.J.Varghese son of Sri.K.V.Joseph in favour of Sri.Gurupadappa Son of Sri.Sangamabasappa, registered as document No.3385/1969-70, Volume 1266, Pages 27 to 31, in Book-1, registered in the office of Sub-Registrar, Hoskote in respect of Eastern Portion of Sy.No.130, measuring 10 Guntas 20 ½ Guntas including 16 Guntas out of 21 Acres 1 Gunta inclusive of 32 Guntas, Situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk, Bangalore
9.	20/7/1970	Mortgage/deposit of title deeds, executed by Sri.Vaijinath Rao Patil and Sri.Gurupadappa in favour of Syndicate Bank, registered as document No.1366, Volume 1276, SF 26, registered in the office of Sub-Registrar Bidarahalli, Bangalore in respect of property situated in Bommenahalli Village.
10.	17/10/1975	Release/Discharge Deed executed by Syndicate Bank in favor of Sri.Vaijinath Rao Patil and Gurupadappa registered as document No.2489/75-76, Volume 1465, Pages to 54 to 57, in Book I, in the office of the Sub-Registrar, Hoskote, in respect of land measuring 12 Acres 25 Guntas in portion of Sy.No.130 in Bommanahalli Village
11.	19/5/1975	Official Memorandum bearing No.B.Dis.ALN.SR.789/1974-75 issued by the Deputy Commissioner, Bangalore District, in the name of Sri.Vaijinath Patil and Gurupadappa, in respect of Sy.No.130, measuring 10 Acres, situated at Bommenahalli Village, for industrial purpose.
12.	24/12/1975	Official Memorandum bearing No.B.Dis.ALN.SR.789/1974-75 issued by the Deputy Commissioner, Bangalore District, in the name of Sri.Vaijinath Patil and Gurupadappa, in respect of Sy.No.130, measuring 10 Acres 5 Guntas, situated at Bommenahalli Village, for industrial purpose.





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13.	7/4/1978	Sale Deed executed by Sri.Vaijinath Rao Patil Son of Sri.Siddaramappa Patil and Sri.Guru Padappa Son of Sri.Sasappa in favour of Sri.Y.P.Thippeswamy Son of Sri.Pallakkappa, registered as document No.75/1978-79, Volume 1538, Pages 55 to 59, in Book-1, registered in the office of Sub-Registrar Hoskote, Bangalore, in respect of Sy.No.130 measuring 8 Acres (4 Acres converted and 4 Acres agricultural land), Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
14.		Index of Lands in respect of Sy.No.130 measuring 21 Acres 1 Guntas, situated at Bommenahalli Village
15.		Record of Rights in respect of Sy.No.130 of Bommenahalli Village.
16.		Hissa Survey Tippan dated 15/1/1980 and 26/3/1985, in respect of Sy.No.130/2, later No.130/2B, situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
17.		Atlas in respect of Sy.No.130/2 of Bommenahalli Village.
18.		Akarbandh Durasth Extract in respect of Sy.No.130/2B measuring 4 Acres + 4 Guntas Karab, situated at Bommenahalli Village
19.	1969-70 to 1973-74 1974-75 to 1981-82 1982-83 to 1987-88	RTC Extract in respect of Sy.No.130, measuring 20 Acres 9 Guntas + 32 Guntas Karab, totally measuring 21 Acres 1 Gunta, situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk
20.	1988-89 to 1992-93 1993-94 to 1998-99 1999-2000 to 2001-02	RTC Extract in respect of Sy.No.130 Portion, measuring 6 Acres 6 Guntas, situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk,





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21.	1988-89 to 1992-93	RTC Extract in respect of Sy.No.130 Portion, measuring 4 Acres 1 Guntas, situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk, Bangalore.
22.	2020-21 2021-22	RTC Extract in respect of Sy.No.130, measuring 16 Acres 17 Guntas + 4 guntas Karab, situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk, Bangalore.
23.	2020-21	RTC Extract in respect of Sy.No.130/2B, measuring 4 Acres 4 guntas Karab, situated at Bommenahalli Village, Bidarahalli Hobli, Hoskote Taluk, Bangalore.
24.		Endorsement dated 2/3/2022 issued by the Tahasildar stating MR No.1/1970-71 in respect of Sy.No.130/2B of Bommenahalli Village is not available.
25.	10/12/1985	Conversion Certificate bearing No.ALN.SR.84/1984-85, issued by the Tahasildar in the name of Sri.Y.P.Thippeswamy Son of Sri.Pallakkappa, in respect of Sy.No.130, measuring 4 Acres, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
26.		Order issued by Thasildhar, stating that the time limit for utilizing the converted land for the purpose it was converted is hereby extended for 1 year from the date of the expiry of the original conversion order, in respect of Converted Sy.No.130, measuring 4 Acres, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
27.	19/10/1987	Sale Deed executed by Sri.Y.P.Thippeswamy Son of Sri.Pallakkappa in favour of M/s.Peninsula Milling Company Private Limited, represented by its Director Sri.Sanjay Bansal, registered as document No.5729/1987-88, Volume 2613, Pages 171 to 182, in Book-1, registered in the office of Sub-Registrar Bangalore South Taluk, in respect of Converted Sy.No.130/2B, Old Sy.No.130, measuring 4 Acres, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.





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28.		Mutation Register Extract No.1/1987-88 in the name of M/s.Peninsula Milling Company in respect of Sy.No.130/2B measuring 4 Acres of Bommenahalli Village.
29.	20/6/2006	Assignment Agreement entered between M/s.H.M.Estates & Properties and M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd., in respect of portion of Sy.No.130/B measuring 1 Acres 18.97 Guntas (64220 Sq.feet) situated at Bommanahalli Village.
30.	1/9/2006	Order passed in Writ Petition No.5715/2006, filed before the High Court of Karnataka
31.	12/1/2007	Sale Deed executed by Karnataka State Financial Corporation, represented by its Senior Manager Legal Sri.Mallnath A.Tipanesti in favour of M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd, represented by its Director Sri.T.S.Mohammed Ismail and Sri.V.Chetan, registered as document No.32029/06-07, in Book-1, registered in the office of Sub-Registrar K.R.Puram, Bangalore
32.		Mutation Register No.3/2007-08 in the name of M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd, in respect of Sy.No.130/2B, measuring 1 Acre 20 Guntas, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk.
33.	16/4/2007	Agreement executed by Sri.Chandrashekar Patil Son of late Manik Rao Patil and H.M.Estates & Properties, represented by its Partners Sri.H.J.Siwani and Mr.M.J.Siwani in favour M/s.Apoorva Agro Foods (Bangalore) Private Limited, represented by its Director Sri.T.S.Mohammed, registered as document No.762/2007-08, in Book-1, registered in the office of Sub-Registrar Bidarahalli, Bangalore





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34.		Tax paid for the year 1998-99, issued by Village Panchayath
35.	28/3/2007	Simple Mortgage executed by M/s.Apoorva Agro Foods (Bangalore) Private Limited, in favor of Syndicate Bank, registered as document No.35752/2006-07, registered in the office of Sub-Registrar K.R.Puram, Bangalore
36.	14/7/2011	Release of Simple Mortgage Deed executed by Syndicate Bank, presented by its Chief Manager Sri.Naragaja Kedlaya in favour of M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd, represented by its Director Sri.T.S.Mohammed Ismail and Sri.V.Chetan, registered as document No.2399/11-12, in Book-1, registered in the office of Sub-Registrar Bidarahalli, Bangalore
37.	14/7/2011	Sale Deed executed by M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd, represented by its Director Sri.T.S.Mohammed Ismail and Sri.V.Chetan in favour of M/s.Srinidhi Roller Flour Mills Private Limited, represented by its Director Sri.T.R.Venkatesh and four others, registered as document No.2413/11-12, in Book-1, registered in the office of Sub-Registrar Bidarahalli, Bangalore
38.	10/8/2011	Mortgage Deed executed by K.R.Ashok Kumar and Mr.Venkatesh Kaushik both directors of M/s.Srinidhi Roller Flour Mills Private Limited, in favour of The Allahabad Bank, registered as document No.3334/2011-12, registered in the office of Sub-Registrar, Bidarahalli, Bangalore
39.	14/3/2013	Supplemental Letter of Mortgage executed by K.R.Ashok Kumar and Mr.Venkatesh Kaushik both directors of M/s.Srinidhi Roller Flour Mills Private Limited, in favour of The Allahabad Bank, registered as document No.7491/2012-13, in Book I, registered in the office of Sub-Registrar Bidarahalli, Bangalore





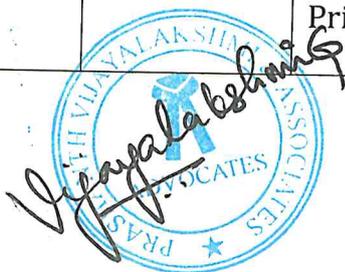
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40.	15/4/2014	Supplemental Letter of Mortgage executed by K.R.Ashok Kumar and Mr.Venkatesh Kaushik both directors of M/s.Srinidhi Roller Flour Mills Private Limited, in favour of The Allahabad Bank, registered as document No.108/2014-15, in Book I, registered in the office of Sub-Registrar Bidarahalli, Bangalore.
41.	14/7/2015	Supplemental Letter of Mortgage executed by K.R.Ashok Kumar and Mr.Venkatesh Kaushik both directors of M/s.Srinidhi Roller Flour Mills Private Limited, in favour of The Allahabad Bank, registered as document No.876/2015-16, in Book I, registered in the office of Sub-Registrar Bidarahalli, Bangalore.
42.	15/3/2016	Memorandum of entry of title deeds executed by M/s.Srinidhi Roller Flour Mills Private Limited in favour of Kotak Mahindra Bank Limited, registered as document No.5841/2015-16, in Book-1, registered in the office of Sub-Registrar Halsoor
43.	2/8/2018	Discharge Deed executed by M/s.Kotak Mahindra Bank Ltd., represented by its Sri.Gerald Anthony in favour of M/s.Srinidhi Roller Flour Mills Private Limited, registered as document No.2617/18-19, in Book-1, registered in the office of Sub-Registrar Bidarahalli, Bangalore
44.	2/8/2018	Memorandum of deposit of title deeds executed by M/s.Srinidhi Roller Flour Mills Private Limited in favour of M/s.Tumkur Merchants Credit Co-operative Limited registered as document NMo.BDH-1-02627-2015-16, in Book I, in the office of the Sub-Registrar, Bidarahalli, Bangalore.
45.	10/12/2019	Certificate of Incorporation pursuant to the Change of name issued by the Government of India, Ministry of Corporate Affairs for change of the Company name from "Srinidhi Roller Flour Mills Private Limited" to "Whitewinds Constructions Private Limited".





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46.	16/11/2020	No-Objection Certificate issued by the Bharat Sanchar Nigam Limited (BSNL) in the name of M/s.White Winds Construction Private Limited
47.	20/11/2020	Endorsement issued by the Tahasildar stating that as per the records maintained by them, the conversion certificate No.ALN.SR:84/1984-85 and ALN.SR(S)62/1987-88 are only xerox copies.
48.		Challan for Payment of Conversion Charges and Conversion Sketch.
49.	8/1/2021	Official Memorandum bearing No.ALN(EBK)SR/27/2020-21, Sl.No.LCCP101465/2021, issued by the Deputy Commissioner in the name of M/s.Srinidhi Roller Flour Mills Private Limited, for change of conversion usage from Industrial to Residential-Group Housing/Apartment purpose
50.	27/7/2021	E-Katha issued by the Mandur Village Panchayat in the name of Whitewinds Constructions Private Limited represented by its Directors Satish Bogollu and Sarath BABU Magham
51.	11/1/2021	Confirmation Letter issued by the Mandur Village Panchayat
52.	19/3/2021	No-Objection Certificate issued by the Airports Authority of India
53.	3/4/2021	Approval Letter bearing No.HPA/LAO/33/2020-21 issued by the Hoskote Planning Authority for development of single residential layout plan
54.		Building Plan approval issued by the Hoskote Planning Authority.
55.	7/6/2021	No-Objection Certificate issued by the Karnataka State Pollution Control Board





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56.	9/6/2021	No-Objection Certificate issued by the Karnataka State Fire and Emergency Services
57.	14/7/2021	No-Objection Certificate issued by the Mandur Village Panchayat
58.	4/8/2021	No-Objection Certificate issued by the Bangalore Electricity Supply Company
59.	9/9/2021	Commencement Certificate issued by the Hoskote Planning Authority
60.	13/4/2022	Letter issued by the Revenue Inspector, Bidarahalli, Bangalore East Taluk.
61.	11/8/2022	Mortgage Discharge Deed executed by Tumkur Merchants Credit Co-Operative Limited in faovur of M/s.Srinidhi Roller Flour Mills Private Limited registered as document No.BNS-1-08500-2022-23, stored in CD No.BNSD1592, in Book I, in the office of the Sub-Registrar, Banaswadi, Bangalore.
62.	11/8/2022	Mortgage Deed executed by M/s.White Winds Constructions Private Limited represented by its directors in favour of M/s.Tumkur Merchants Credit Co-operative Limited registered as document No.BNS-1-08500-2022-23, stored in CD No.BNSD1592, in Book I, in the office of the Sub-Registrar, Banaswadi, Bangalore.
63.		Encumbrance Certificate in respect of Sy.No.130, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore. <ul style="list-style-type: none"><li>• From 1/4/1960 to 31/7/1986</li><li>• from 1/4/1969 to 31/3/1985</li><li>• from 1/8/1986 to 31/3/1989</li></ul>





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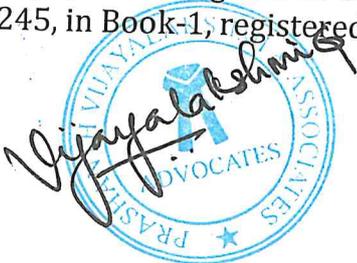
64.	Encumbrance Certificate in respect of Sy.No.130/2B, Old Sy.No.130, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore. <ul style="list-style-type: none"><li>• from 1/4/1985 to 31/7/1986</li><li>• from 1/8/1986 to 31/5/1989</li><li>• from 1/6/1989 to 31/3/2006</li><li>• from 23/5/2011 to 20/3/2012</li><li>• from 1/4/2004 to 7/12/2015</li><li>• from 1/4/2004 to 5/4/2018</li><li>• from 1/4/2004 to 28/10/2021</li><li>• from 1/10/2021 to 11/9/2022</li></ul>
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**II. FLOW OF TITLE:**

As per the documents furnished to us for scrutiny, we understand that originally Sy.No.96 measuring 20 Acres, situated at Bommenahalli Village was granted in the name of Sri.S.H.Lakshminarasappa as could be understood from the Saguvali chiti Vahi Extract issued by the Tahasildar, Hoskote for the year 1938-39. It is represented to us, that the copy of the Official Memorandum for grant of Sy.No.96 measuring 20 Acres in the name of Sri.S.H.Lakshminarasappa is not available.

Subsequent thereto, Sri.S.H.Lakshminarasappa son of Sri.Sreenivasa Harthi alongwith his sons Sri.H.L.Jagganath and Sri.H.L.Narasinga Rao have sold the said land bearing Sy.No.130, measuring 20 Acres, situated at Bommenahalli Village in favour of Sri.P.S.Devadas son of Dr.P.R.Subba Rao, vide Sale Deed dated 31/1/1952 registered as document No.140/51-52, Volume 81, Pages 81 to 90, in Book I, in the office of the Sub-Registrar, Bangalore.

The said Sri.P.S.Devadas Son of Dr.P.R.Subbarao executed Sale Deed dated 16/4/1960 in favour of Sri.Chidambara Sarma son of Sri.M.R.V.Sharma, registered as document No.207, Pages 160 to 164, Volume 260, Book I, in the office of the Sub-Registrar, Hoskote thereby selling the said land in Sy.No.130 measuring 20 Acres and thereabouts situated at Bommenahalli Village, Hoskote Taluk. The said Sri.V.Chidambara Sarma son of Sri.M.R.Venkatarama Sarma inturn sold the same property in favour of Sri.K.J.Varghese son of Sri.Joseph vide Sale Deed dated 31/7/1961, registered as document No.1599/1961-62, Volume 999, Pages 240 to 245, in Book-1, registered in the office of Sub-Registrar, Hoskote





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Subsequently, the Said Sri.K.J.Varghese son of Sri.K.V.Joseph sold the Western Portion of Sy.No.130, measuring 10 Guntas 20 Guntas including 16 Guntas out of 21 Acres 1 Gunta inclusive of 32 Guntas, Situated at Bommenahalli Village vide Sale Deed dated 22/1/1970, registered as document No.3384/1969-70, Volume 1264, Pages 202 to 206, in Book-1, registered in the office of Sub-Registrar, Hoskote in respect of, Bidarahalli Hobli, Hoskote Taluk in favour of Sri.Vaijinath Rao Patil Son of Sri.Siddaramappa Patil, and likewise Sri.K.J.Varghese sold the Eastern Portion of Sy.No.130, measuring 10 Guntas 20 ½ Guntas including 16 Guntas out of 21 Acres 1 Gunta inclusive of 32 Guntas, Situated at Bommenahalli Village, vide Sale Deed dated 22/1/1970, registered as document No.3385/1969-70, Volume 1266, Pages 27 to 31, in Book-1, registered in the office of Sub-Registrar, Hoskote in favour of Sri.Gurupadappa Son of Sri.Sangamabasappa

The said Sri.Vaijinath Rao Patil and Sri.Gurupadappa got a portion of the above said land measuring 10 Acres 20 Guntas in Sy.No.130 converted and sold a portion of the same measuring 8 Acres (4 Acres converted and 4 Acres agricultural land), Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore vide Sale Deed dated 7/4/1978, registered as document No.75/1978-79, Volume 1538, Pages 55 to 59, in Book-1, registered in the office of Sub-Registrar Hoskote, Bangalore, in favour of Sri.Y.P.Thippeswamy Son of Sri.Pallakkappa.

The said land in Sy.No.130 of Bommenahalli Village came be phoded on 15/1/1980 as Hissa No.1, 2 and 3 and the property standing in the name of Sri.Y.P.Thippeswamy was assigned Sy.No.130/2. The land in Sy.No.130/2 came be be sub-divided on 26/3/1985 and the extent of land in the name of Y.P.Thippeswamy was assigned New Sy.No.130/2B.

The said Sri.Y.P.Thippeswamy after purchasing the above said land has got the same converted for Industrial Purpose vide Official Memorandum dated 10/12/1985, bearing No.ALN.SR.84/1984-85 and subsequently sold the same in favour of M/s.Penninsula Milling Company Private Limited vide Sale Deed dated 19/10/1987, registered as document No.5729/1987-88, Volume 2613, Pages 171 to 182, in Book-1, registered in the office of Sub-Registrar Bangalore South Taluk.

Further the said M/s.Peninsula Milling Company Limited had borrowed loan from Karnataka State Financial Corporation (KSFC) and had offered the above said property as security in the said Karnataka State Financial Corporation. The said M/s.Peninsula Milling Company failed to redeem the said loan in time and therefore





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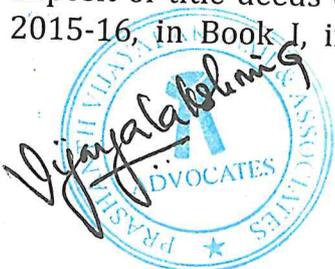
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the said KSFC made a paper publication inviting tenders to the intending buyers to purchase the said property. M/s.H.M.Estates & Properties was the highest bidder for purchase of the said land, building, plant and machinery belonging to M/s.Peninsula Milling Company Limited in a sale negotiation meeting held on 22/3/2006 and 26/4/2006 with KSFC. The said M/s.H.M.Estates & Properties vide an Assignment Agreement dated 20/6/2006, entered with M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd., has agreed to assign its rights in a portion of the above said land bearing Sy.No.130/B measuring 1 Acres 18.97 Guntas (64220 Sq.feet) situated at Bommanahalli Village.

Thereafter, on payment of the auction bid amount, the Karnataka State Financial Corporation, represented by its Senior Manager Legal Sri.Mallnath A.Tipanesti has executed Sale Deed dated 12/1/2007, in favour of M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd, represented by its Director Sri.T.S.Mohammed Ismail and Sri.V.Chetan, registered as document No.32029/06-07, in Book-1, registered in the office of Sub-Registrar K.R.Puram, Bangalore, thereby conveying Northern Portion of Industrial Converted Sy.No.130/2B, Portion of Old Converted Sy.No.130, measuring 1 Acre 18.97 Guntas with industrial shed constructed thereon measuring 47000 Sq.feet, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk. M/s.Karnataka State Industrial and Investment Development Ltd, State Bank of India and M/s.H.M.Estates & Properties and Debenture Trustee, have signed as Consenting Witnesses to the said Sale Deed.

The said M/s.Apoorva Agro Foods (Bangalore) Pvt Ltd, represented by its Director Sri.T.S.Mohammed Ismail and Sri.V.Chetan have executed Sale Deed dated 14/7/2011, in favour of M/s.Srinidhi Roller Flour Mills Private Limited, represented by its Director Sri.T.R.Venkatesh and four others, registered as document No.2413/11-12, in Book-1, registered in the office of Sub-Registrar Bidarahalli, Bangalore, thereby conveying the Northern Portion of Industrial Converted Sy.No.130/2B, measuring 1 Acre 18.97 Guntas with industrial shed constructed thereon consisting of Ground Floor, measuring 30000 Sq.feet of RCC and 17000 Sq.feet of ACC Roof with cement flooring, wooden doors and steel windows, Situated at Bommenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

The said M/s.Srinidhi Roller Flour Mills Private Limited have availed loan from M/s.Tumkur Merchants Credit Co-operative Limited, by executing Memorandum of deposit of title deeds dated 2/8/2018 registered as document NMo.BDH-1-02627-2015-16, in Book I, in the office of the Sub-Registrar, Bidarahalli, Bangalore in





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respect of the Subject Property. The said mortgage came to be discharged vide Mortgage Discharge Deed dated 11/8/2022 executed by Tumkur Merchants Credit Co-Operative Limited in faovur of M/s.Srinidhi Roller Flour Mills Private Limited registered as document No.BNS-1-08500-2022-23, stored in CD No.BNSD1592, in Book I, in the office of the Sub-Registrar, Banaswadi, Bangalore.

Further, vide a Certificate of Incorporation dated 10/12/2019 issued by the Government of India, Ministry of Corporate Affairs the Company name came to be changed from "Srinidhi Roller Flour Mills Private Limited" to "Whitewinds Constructions Private Limited". Thus in the manner mentioned above, M/s.Whitewinds Constructions Private Limited is the absolute Owner of the Subject Property.

The subject property came to be converted from Industrial to Residential-Group Housing/Apartment purpose vide Official Memorandum dated 8/1/2021 bearing No.ALN(EBK)SR/27/2020-21, Sl.No.LCCP101465/2021, issued by the Deputy Commissioner. The Katha in respect of the Subject Property is transferred in the name of M/s.Whitewinds Constructions Private Limited represented by its Directors Satish Bogollu and Sarath Babu Magham vide E-Katha dated 27/7/2021 issued by the Mandur Village Panchayat and assigning Katha No.278/259/153/1, Sl.No.150200401601600268, for the subject property.

The said M/s.Whitewinds Constructions Private Limited have obtained single plan approval vide Letter dated 3/4/2021 bearing No.HPA/LAO/33/2020-21 issued by the Hoskote Planning Authority and further obtained Plan approval for construction of residential apartment building vide Plan approval dated 9/9/2021 bearing LP No.HPA/CC/24/2021-22 issued by the Hoskote Planning Authority. The said Hoskote Planning Authority has also issued Commencement Certificate dated 9/9/2021 for construction of building with Ground + 8 Floors totally 98 units in Property bearing Sy.No.130/2B, Bommenahalli Village.

The said M/s.Whitewinds Constructions Private Limited after having purchased the subject property have mortgaged the same in favour of M/s.Tumkur Merchants Credit Co-operative Limited vide Mortgage Deed dated 11/8/2022, registered as document No.BNS-1-08500-2022-23, stored in CD No.BNSD1592, in Book I, in the office of the Sub-Registrar, Banaswadi, Bangalore. The said loan is still outstanding.





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**III. ENCUMBRANCES:**

On the perusal of the Encumbrance Certificate it would establish that there are no existing charges or mortgages on the subject Property till 11/9/2022.

**IV. CERTIFICATE:**

- a. We certify that M/s. Whitewinds Constructions Private Limited represented by its Directors are the absolute owners of the Subject Property and their title in respect of the Subject Property is clear and marketable.
- b. There are no claims and there are no charges or mortgages over the subject property till 11/9/2022 except for the Mortgage Deed with Tumkur Merchants Credit Co-operative Limited. The said outstanding loan with Tumkur Merchants Credit Co-operative Limited to be cleared and registered Discharge Deed to be furnished.
- c. While conducting the title scrutiny, I have assumed the genuineness of all signatures, copies, extracts submitted to me. Further I have also relied on oral representation made to me by you and your representatives in respect of Subject Property. I have not independently validated the information provided to me with the records of the jurisdictional sub-registrar, revenue authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the subject property in respect of any litigations and this opinion shall not be used as evidence in any courts, forums or authorities.

However, it is further advisable for your good self to check and inspect the following:

- Check all the original documents.
- Check the authenticity of all the revenue records.
- Check if there is any Bank Loans/Mortgage Deed.
- Check if there is any road widening, high tension lines, Gas Pipeline etc.,
- Check if there are agreement Holder
- Check if there are any pending litigations.

  
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