

C. S. VISHWANATH & CO.,

ADVOCATES

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06.06.2024

Bangalore.

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To,

M/s Darshita Build-Tech Private Ltd.,
Bangalore.

Sirs,

Sub:-	Legal scrutiny report regarding the title of M/s Darshita Build-Tech Private Ltd., rep by its authorised representative Sri.Bijay Kumar Agarwal in respect of land bearing Sy no.16/1 measuring 3 acres 33 guntas (excluding 1 gunta of kharab), Sy no.16/2 measuring 3 acres 38 guntas (excluding 5 guntas of kharab) and Sy no.89 measuring 4 acres 02 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Avalahalli Village Panchayath katha no.168/1/16/1, 16/2, 89, PID no.150200400501200209, within the revenue jurisdiction of Avalahalli Village Panchayath, Bangalore
Total Extent :	11 acres 33 guntas

I DESCRIPTION OF PROPERTY :

Item-I

All that piece and parcel of land bearing Sy no.16/1 measuring 3 acres 33 guntas (excluding 1 gunta of kharab) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, within the revenue jurisdiction of Avalahalli Village Panchayath, Bangalore and bounded as follows:-

On the East by	:	Land bearing Sy no.11 & 89
West by	:	Land bearing Sy no.16/2
North by	:	Land bearing Sy no.12 and 11
South by	:	Land bearing Sy no.17

Item-II

All that piece and parcel of land bearing Sy no.16/2 measuring 3 acres 38 guntas (excluding 5 guntas of kharab) situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, within the revenue jurisdiction of Avalahalli Village Panchayath, Bangalore and bounded as follows:-



On the East by	:	Land bearing Sy no.16/1
West by	:	Land bearing Sy no.15
North by	:	Land bearing Sy no.12
South by	:	Land bearing Sy no.17

Item-III

All that piece and parcel of land bearing Sy no.89 measuring 4 acres 02 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, within the revenue jurisdiction of Avalahalli Village Panchayath, Bangalore and bounded as follows:-

On the East by	:	Road
West by	:	Land bearing Sy no.16/1
North by	:	Land bearing Sy no.11
South by	:	Land bearing Sy no.17

COMPOSITE PROPERTY

All that piece and parcel of land bearing Sy no.16/1 measuring 3 acres 33 guntas (excluding 1 gunta of kharab), Sy no.16/2 measuring 3 acres 38 guntas (excluding 5 guntas of kharab) and Sy no.89 measuring 4 acres 02 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Avalahalli Village Panchayath katha no.168/1/16/1, 16/2, 89, PID no.150200400501200209, within the revenue jurisdiction of Avalahalli Village Panchayath, Bangalore totally measuring 11 acres 33 guntas (excluding 6 guntas of kharab) and bounded as follows:-

On the East by	:	Land bearing Sy no.11 and road
West by	:	Land bearing Sy no.15
North by	:	Land bearing Sy no.12 and 11
South by	:	Land bearing Sy no.17

II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):

1. Letter dated 05.06.2024 issued by M/s Darshita Build-Tech Private Ltd., confirming that there are no case filed as against markings such as 'EX-D12, Ex D10' on copies of sale deeds pertaining to lands in Sy nos.16/1 measuring 3 acres 33 guntas, Sy no.16/2 measuring 3 acres 38 guntas and Sy no.89 measuring 4 acres 02 guntas of Cheemasandra Village.



2. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1984-85 to 1986-87, 1984-85, 1989-90 to 1993-94, 2000-01 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, in respect of Sy no.16/1, Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk issued by the office of Tahsildar, Bangalore East Taluk, KR Puram
3. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1984-85 to 1988-89, 1984-85, 1989-90 to 1993-94, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, in respect of Sy no.16/2, Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk issued by the office of Tahsildar, Bangalore East Taluk, KR Puram
4. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1982-83, 1984-85, 1991-92 to 1994-95, 1995-96, 2000-01 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, in respect of Sy no.89, Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk issued by the office of Tahsildar, Bangalore East Taluk, KR Puram.
5. Copy of Index of lands in respect of Sy no.16/1, 2 and 89
6. Copy of Record of Rights bearing nos.470, 593 & 719 issued by the office of Tahsildar, Hosakote Taluk.
7. Copy of Record of Rights bearing no.162 in respect of Sy no.89 issued by the office of Tahsildar, Bangalore East Taluk, KR Puram
8. Sale deed dated 10.11.1947 executed by Sri.Kemapanna in favour of Sri.Maheshappa, registered as doc no.1048/1947-48, Volume-638 entered in pages 166 to 167, at the office of Sub-Registrar, Hosakote.
9. Sale deed dated 10.11.1947 executed by Sri.Kemapanna in favour of Sri.Ramaiah S/o Thamanna, registered as doc no.1049/1947-48, in Book-I, Volume-645, entered in pages 180 to 181, at the office of Sub-Registrar, Hosakote.
10. Certified copy of Sale deed dated 05.01.1948 executed by Sri.Krishnoji Rao S/o Sri.Durgoji Rao in favour of Sri.Kalappa S/o Sri.Kempappa, registered as doc no.1315/1947-48, in Book-I, Volume-648, entered in page 63, at the office of Sub-Registrar, Hosakote.
11. Certified copy of Lease deed dated 05.01.1948 executed by Sri.Kalappa in favour of Sri.Kalachari, registered as doc no.1312/1947-48, in Book-I, Volume-648, entered in pages 61 to 62, at the office of Sub-Registrar, Hosakote in respect of Sy no.89 measuring 4 acres 02 guntas along with another property.
12. Sale deed 26.06.1957 executed by Sri.Kalachari S/o Sri.Chikkachar in favour of Sri.Narayana Rao, registered as doc no.1127/1957-58, in Book-I, Volume-881, entered in pages 100 to 101, at the office of Sub-Registrar, Hosakote.



13. Sale deed dated 10.10.1948 executed by Sri.Ramaiah S/o Sri.Thamanna in favour of Sri.Giddappa S/o Sri.Kempu Siddanna, registered as doc no.1133/1948-49, in Book-I, Volume-672, entered in pages 123 to 124, at the office of Sub-Registrar, Hosakote.
14. Certified copy of Sale deed dated 24.09.1960 executed by Sri.Thimmaiah and Sri.Muniyappa in favour of Sri.Hanumanthappa, registered as doc no.2352/1960-61, in Book-I, Volume-971, entered in pages 34 to 35, at the office of Sub-Registrar, Hosakote - in respect of Sy no.16/2 measuring 20 guntas -for reference purpose only.
15. Absolute sale deed dated 21.10.1964 executed by Sri.M.Narayana Rao S/o Sri.Mannji Rao in favour of Sri.I.K.Ponnappa S/o Sri.I.P.Kariappa, registered as doc no.2339/1964-65, in Book-I, Volume-1102, entered in pages 105 to 109, at the office of Sub-Registrar, Hosakote.
16. Certified copy of sale deed dated 11.11.1964 executed by Sri.Kalappa S/o Sri.Kenchappa in favour of Sri.N.Ramanna S/o Sri.Narasappa, registered as doc no.2578/1964-65, in Book-I, Volume-1104, entered in pages 164 to 166, at the office of Sub-Registrar, Hosakote.
17. Absolute Sale Deed dated 01.06.1965 executed by Sri.N.Ramanna S/o Late Sri.Narasappa in favour of Sri.I.K.Ponnappa, S/o Sri.I.P.Kariappa, registered as doc no.786/1965-66, in Book-I, Volume-1119, entered in pages 224 to 227, at the office of Sub-Registrar, Hoskote.
18. Absolute Sale deed dated 04.02.1970 executed Sri.H.M.Ramappa and Smt.Kasamma in favour of Sri.I.K.Ponnappa S/o Sri.I.P.Kariappa, registered as doc no.3564/1969-70, in Book-I, 3564/1969-70, in Book-I, Volume-1265, entered in pages 91 to 95, at the office of Sub-Registrar, Hosakote.
19. Absolute Sale deed dated 09.11.1972 executed by Sri.Giddappa S/o Late Kempu Siddanna in favour of Sri.I.K.Ponnappa, S/o Late Sri.I.P.Kariappa registered as doc no.3253/1972-73, in Boo-I, Volume-1345, entered in pages 22 to 26, at the office of Sub-Registrar, Hosakote.
20. Official memorandum dated 25.06.1973 bearing no.B-DIS.ALN.SR-6752 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of land in Sy no.16/1 measuring 3 acres 34 guntas, Sy no.16/2 measuring 4 acres 03 guntas and Sy no.89 measuring 4 acres 02 guntas Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk from agriculture to non-agricultural industrial purpose.
21. Official memorandum dated 11.07.1973 bearing no.ALN.SR.70/72-73 issued by the office of Tahsildar, Hoskote regarding conversion of land in Sy no.16/1 measuring 3 acres 34 guntas, Sy no.16/2 measuring 4 acres 03 guntas and Sy no.89 measuring 4 acres 02 guntas Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk from agriculture to non-agricultural industrial purpose.



22. Order dated 28.05.1981 issued by the Court of the Special Deputy Commissioner and Competent Authority, Urban Land Ceiling, Bangalore in case no.ULC (6) Ex 10/1980-81.

23. Endorsement dated 28.05.1981 bearing no.ULC (6) Ex 10/80-81 issued by the office of Special Deputy Commissioner, Urban Land Ceiling Bangalore.

24. Absolute Sale deed dated 12.01.1994 executed by Sri.I.K.Ponnappa S/o Late Sri.I.P.Kariappa in favour of M/s BPL Ltd., rep by its Secretary Sri.A.R.Rajaram, registered as doc no.233/1994-95, in Book-I, Volume-790, entered in pages 202 to 216, at the office of Senior Sub-Registrar, Kr Puram, Bangalore.

25. Certified copy of Memorandum of entry for creation of equitable mortgage by deposit of title deeds dated 10.08.2012 executed by M/s BPL Limited in favour of M/s Asia Pragati Capfin Private Ltd., rep by its authorized official and Manager-Credit Sri.Surendra Kumar Jain, registered as doc no.2526/2012-13, in Book-I, stored in C.D no.BSGD175, at the office of Senior Sub-Registrar, Basavanagudi, Bangalore

26. Certified copy of Discharge deed of equitable mortgage dated 01.04.2016 executed by M/s Asia Pragati Capfin Private Ltd., rep by its authorized signatory Sri.Nisheeth Saran in favour of M/s BPL Ltd., rep by its authorized Signatory Sri.Shailesh Mudaliar, registered as doc no.9/2016-17, in Book-I, stored in C.D. no.SHVD225, at the office of Sub-Registrar, Shivajinagar, Bangalore.

27. Extract from the minutes of the meeting of the board of directors of the company M/s BPL Ltd., held on 30.03.2015

28. Absolute Sale deed dated 28.04.2016 executed by M/s BPL Ltd., rep by its Chairman and Managing Director Sri.Ajit G. Nambiar in favour of M/s Darshita Build-Tech Private Ltd., rep by its authorised representative Sri.Bijay Kumar Agarwal, registered as doc no.414/2016-17, in Book-I, stored in C.D. no.HLSD131, at the office of Senior Sub-Registrar, Halasuru, Bangalore.

29. Memorandum of deposit of for creation of charge for term loan/overall limit dated 22.08.2022 executed by Sri.Surendra Kumar Bajaj, authorised representative of M/s Darshita Build-Tech Pvt. Ltd., in favour of State Bank of India, registered as doc no.4288/2022-23, in Book-I, stored in C.D. no.SHVD1196, at the office of Senior Sub-Registrar, Shivajinagar, Bangalore

30. Letter dated 31.03.2016 issued by M/s BPL Ltd., addressed to Darshita Build-tech Pvt. Ltd.,

31. Katha in form no.9 dated 01.08.2022 issued by the office of Avalahalli Village Panchayath in favour of M/s Darshita Build-Tech Pvt. Ltd.,

32. Tax paid receipt dated 04.10.2023 for the period 2023-24.

33. Tax paid receipt dated 31.12.2011 for the period 2008-09 to 2011-12 in respect of property bearing katha no.168/16/1, 16/2, 89



34. Tax paid receipt dated 21.08.2012 for the period 2012-13 in respect of property bearing katha no.168/16/1, 16/2, 89.

35. Tax paid receipt dated 26.06.2015 for the period 2013-14 in respect of property bearing katha no.168/16/1, 16/2, 89

36. Tax paid receipt dated 15.07.2015 for the period 2014-15 in respect of property bearing katha no.168/16/1, 16/2, 89

37. Tax paid receipt dated 15.07.2015 for the period 2015-16 in respect of property bearing katha no.168/16/1, 16/2, 89

38. Tax paid receipt dated 01.12.2020 for the period 2018-19 to 2020-21 in respect of property bearing katha no.168/16/1, 16/2, 89

39. Memorandum and Articles of Association of M/s BP Ltd., together with certificate of incorporation dated 16.04.1963 favouring British Physical Laboratories India Private Ltd., second certificate of incorporation dated 09.01.1976 favouring M/s British Physical Laboratories Ltd., and Fresh certificate of incorporation consequent to change of name of M/s British Physical Laboratories Ltd., to M/s BPL Ltd., issued by Registrar of Companies, Kerala.

40. Endorsement dated 21.11.2001 bearing no.DUS/K/16/2000-01 issued by the office of District Registrar for Detection of undervaluation of stamps, Indiranagar, Bangalore/

41. Endorsement dated 30.03.2015 bearing no.RK.CR/1588/14-15 issued by the office of Tahsildar, Bangalore East Taluk, KR Puram, Bangalore.

42. Endorsement dated 27.02.2016 bearing no.TQ/TC/2969/15-16 issued by the office of Tahsildar, Bangalore East Taluk, KR Puram for non-availability of Akarbandh in respect of Sy no.16/1, 2 & 89

43. Endorsement dated 28.03.2016 bearing no.BDA/LAQ/716/2015-16 issued by the office of Bangalore Development Authority.

44. Endorsement dated 02.03.2016 bearing no.KHB/LAQ/804/2015-16 issued by the office of Karnataka Housing Board

45. Endorsement dated 09.03.2016 bearing no.Bangalore/LAQ-2/ 123/2015-16 issued by the office of Karnataka Industrial Area Development Board.

46. Copy of Hissa Survey Pakka in respect of Sy no.16

47. Copy of Hissa Survey Tippin in respect of Sy nod.16, 89

48. Copy of Resurvey Tippin in respect of Sy nos.16, 89

49. Copy of RR Balabagha in respect of Sy nos.16/1 & 2

50. Copy of Village Map.

51. Encumbrance certificates :

a) Dated 15.02.2016 for the period 01.04.1940 to 31.07.1986 depicting the entries of sale deeds dated 05.01.1948 (doc nos.1315 & 1312), 26.06.1957 (doc no.1127), 11.11.1964 (doc no.2578), 21.10.1964 (doc no.2339) and 01.06.1965 (doc no.786) in respect of Sy no.89.

b) Dated 17.01.2015 for the period 01.08.1986 to 31.05.1989 in respect of Sy no.89



- c) Dated 08.02.2016 for the 01.08.1986 to 31.05.1989 in respect of Sy no.89
- d) Dated 10.02.2016 for the period 01.06.1989 to 31.03.2004 depicting the entry of sale deed dated 12.01.1994 (doc no.233) in respect of Sy no.89
- e) Dated 09.08.2012 for the period 01.04.1994 to 31.03.2004 depicting the entry of sale deed dated 12.01.1994 (doc no.233) in respect of Sy no.89
- f) Dated 13.08.2012 for the period 01.04.2004 to 08.08.2012 in respect of Sy no.89.
- g) Dated 25.02.2016 for the period 01.04.2004 to 23.02.2016 (doc no.2526) in respect of Sy no.89
- h) Dated 01.04.2016 for the period 01.04.2016 to 01.04.2016 depicting the entry of discharge deed dated 01.04.2016 (doc no.9) in respect of Sy no.89
- i) Dated 16.01.2015 for the period 01.04.2004 to 15.01.2015 (doc no.2526) in respect of Sy no.89
- j) Dated 15.02.2016 for the period 01.04.1940 to 31.03.1950 depicting the entries of sale deeds dated 10.11.1947 (doc nos.1048 & 1049) and 27.10.1948 (doc no.1133).
- k) Dated 26.02.2016 for the period 01.04.1950 to 06.06.1950.
- l) Dated 15.02.2016 for the period 01.04.1950 to 31.07.1986 depicting the entries of sale deeds dated 24.09.1960 (doc no.2352) and 09.11.1972 (doc no.3253).
- m) Dated 08.02.2016 for the period 01.08.1986 to 31.05.1989
- n) Dated 17.01.2015 for the period 01.08.1986 to 31.05.1989.
- o) Dated 09.02.2016 for the period 01.06.1989 to 31.03.2004 depicting the entry of sale deed dated 12.01.1994 (doc no.233).
- p) Dated 17.01.2015 for the period 01.06.1989 to 31.03.2004 depicting the entry of sale deed dated 12.01.1994 (doc no.233).
- q) Dated 09.08.2012 for the period 01.04.1994 to 31.03.2004 depicting the entry of sale deed dated 12.01.1994 (doc no.233).
- r) Dated 02.01.2012 for the period 01.04.2011 to 01.01.2012
- s) Dated 13.08.2012 for the period 01.04.2004 to 08.08.2012
- t) Dated 16.01.2015 for the period 01.04.2004 to 15.01.2015.
- u) Dated 25.02.2016 for the period 01.04.2004 to 23.02.2016.
- v) Dated 23.04.2016 for the period 24.02.2016 to 23.04.2016.
- w) Dated 05.04.2016 for the period 01.04.2004 to 03.04.2016.
- x) Dated 23.04.2016 for the period 01.04.2016 to 23.04.2016.
- y) Dated 27.04.2016 for the period 24.02.2016 to 23.04.2016 depicting the entry of discharge deed dated 01.04.2016 (doc no.9)
- z) Dated 04.05.2016 for the period 02.05.2016 to 02.05.2016 depicting the entry of sale deed dated 28.04.2016 (doc no.414)
- aa) Dated 04.01.2017 for the period 23.02.2016 to 02.01.2017 depicting the entry of sale deed dated 28.04.2016 (doc no.414)
- bb) Dated 02.02.2017 for the period 04.01.2017 to 31.01.2017.



- cc) Dated 07.03.2022 for the period 01.04.2004 to 07.03.2022 depicting the entries of sale deed dated 28.04.2016 (doc no.414), discharge deed dated 01.04.2016 (doc no.9) & MOTD dated 13.08.2012 (doc no.2526).
- dd) Dated 18.04.2024 for the period 01.03.2022 to 12.04.2024 depicting the entry of release deed dated 31.01.2024 (doc no.3304).
- ee) Dated 18.04.2024 for the period 01.03.2022 to 16.04.2024 depicting the entry of DTD dated 22.08.2022 (doc no.4288).

III SOURCE OF TITLE :

On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no.16 (Eastern Portion) measuring 3 acres 35 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk was earlier owned by Sri.Maheshappa, he having acquired the same from the predecessor-in-title Sri.Kemapanna under a Sale deed dated 10.11.1947 (doc no.1048/1947-48). After the demise of Sri.Maheshappa, his son Sri.H.M.Ramappa and wife Smt.Kasamma sold the said land in Sy no.16/1 measuring 3 acres 34 guntas in favour of Sri.I.K.Ponnappa S/o Sri.I.P.Kariappa in terms of a Absolute Sale deed dated 04.02.1970 (doc no.3564/1969-70). The sale transaction finds mention in the Record of Rights bearing no.593 issued by the office of Tahsildar, Hosakote Taluk.

Another portion of land in Sy no.16 (Eastern Portion) measuring 3 acres 35 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk was earlier owned by Sri.Ramaiah S/o Thamanna, he having acquired the same from Sri.Kemapanna vide a Sale deed dated 10.11.1947 (doc no.1049/1947-48). In turn, Sri.Ramaiah S/o Sri.Thamanna sold the aforesaid land in Sy no.16 measuring 3 acres 35 ½ guntas in favour of Sri.Giddappa S/o Sri.Kempu Siddanna in terms of a Sale deed dated 10.10.1948 (doc no.1133/1948-49). It is recited that the land bearing Sy no.16 was phodied and assigned as Sy no.16/2 was then found measuring 3 acres 38 guntas along with 5 guntas of kharab land.

Later on Sri.Giddappa S/o Late Kempu Siddanna sold and conveyed the said land in Sy no.16/2 measuring 3 acres 38 guntas in katha of 17 in favour of Sri.I.K.Ponnappa, S/o Late Sri.I.P.Kariappa under an Absolute Sale deed dated 09.11.1972 (doc no.3253/1972-73). The sale transaction is corroborated in the Record of Rights bearing no.719 issued by the office of Tahsildar, Hosakote Taluk.



Whereas land bearing Sy no.89 measuring 4 acres 02 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk was earlier owned by one Sri.Kalappa S/o Sri.Kempappa, he having acquired the same from the predecessor-in-title Sri.Krishnoji Rao S/o Sri.Durgoji Rao under a Sale deed dated 05.01.1948 (doc no.1315/1947-48). Further, copy of Record of Rights bearing no.162 also reflects the name of Sri.Kalappa as occupant in respect of Sy no.89 issued by the office of Tahsildar, Bangalore East Taluk, KR Puram.

The said Sri.Kalappa had mortgaged land in Sy no.89 measuring 4 acres 02 guntas along with another property in favour of Sri.Kalachari vide Lease deed dated 05.01.1948 (doc no.1312/1947-48).

The said Sri.Kalachari S/o Sri.Chikkachar sold land in Sy no.89 measuring 4 acres 7 guntas in favour of Sri.Narayana Rao by virtue of a Sale deed 26.06.1957 (doc no.1127/1957-58). In turn, by Sri.M.Narayana Rao S/o Sri.Mannji Rao sold the aforesaid land in Sy no.89 measuring 4 acres 7 guntas in favour of Sri.I.K.Ponnappa S/o Sri.I.P.Kariappa vide an Absolute sale deed dated 21.10.1964 (doc no.2339/1964-65).

Thereafter, Sri.Kalappa S/o Sri.Kenchappa sold land in Sy no.89 measuring 4 acres 2 guntas in favour of Sri.N.Ramanna S/o Sri.Narasappa under a sale deed dated 11.11.1964 (doc no.2578/1964-65). Subsequently, Sri.N.Ramanna S/o Late Sri.Narasappa sold land bearing Sy no.89 measuring 4 acres 7 guntas situated at Cheemasandra Village, Bidarahalli Hobli, Hosakote Taluk in favour of one Sri.I.K.Ponnappa, S/o Sri.I.P.Kariappa, under an Absolute Sale Deed dated 01.06.1965 (doc no.786/1965-66). The factum of sale is reflected in the Record of Rights bearing no.470 issued by the office of Tahsildar, Hosakote Taluk.

The copy of Index of lands in respect of Sy no.16/1, 2 and 89 depicts the names of Sri.Kempanna, Sri.Maheshappa, Sri.H.M.Ramappa, Sri.I.K.Ponnappa, Sri.Giddappa, Sri.Kallappa, Sri.M.Narayana Rao, Sri.N.Ramanna, Sri.I.K.Ponnappa as occupants of aforesaid lands.

The subject land bearing Sy no.16/1 measuring 3 acres 34 guntas, Sy no.16/2 measuring 4 acres 03 guntas and Sy no.89 measuring 4 acres 02 guntas are converted from agriculture to non-agricultural industrial purpose vide Official memorandum dated 25.06.1973 bearing no.B-DIS.ALN.SR-6752 issued by the office of Deputy Commissioner, Bangalore District, Bangalore and Official memorandum dated 11.07.1973 bearing no.ALN.SR.70/72-73 issued by the office of Tahsildar, Hoskote.



The copy of Order dated 28.05.1981 issued by the Court of the Special Deputy Commissioner and Competent Authority, Urban Land Ceiling, Bangalore in case no.ULC (6) Ex 10/1980-81 and Endorsement dated 28.05.1981 bearing no.ULC (6) Ex 10/80-81 issued by the office of Special Deputy Commissioner, Urban Land Ceiling Bangalore confirms that Sri.I.K.Ponnappa and his family did not possess any excess vacant land. Further, a copy of certificate dated 18.01.1878 bearing no.08/01/10031/PMT/KNSI issued by the Joint Director (SSI), Bangalore of M/s Kavery Wood Industries is produced.

Thereafter, Sri.I.K.Ponnappa S/o Late Sri.I.P.Kariappa sold the aforesaid lands in Sy nos.16/1 measuring 3 acres 34 guntas, Sy no.16/2 measuring 3 acres 38 guntas and Sy no.89 measuring 4 acres 07 guntas in favour of M/s BPL Ltd., rep by its Secretary Sri.A.R.Rajaram by virtue of an Absolute Sale deed dated 12.01.1994 (doc no.233/1994-95). The undervaluation proceedings with regard to said sale deed was settled, pursuant to the payment of deficit stamp duty and registration fee as evidenced from endorsement dated 21.11.2001 bearing no.DUS/K/16/2000-01 issued by the office of District Registrar for Detection of undervaluation of stamps, Indiranagar, Bangalore.

The mortgage of land in Sy no.89 measuring 4 acres 07 guntas along with another property by M/s BPL Limited in favour of M/s Asia Pragati Capfin Private Ltd., under a Memorandum of entry for creation of equitable mortgage by deposit of title deeds dated 10.08.2012 (doc no.2526/2012-13) was discharged vide a Discharge deed of equitable mortgage dated 01.04.2016 (doc no.9/2016-17).

Subsequently, M/s BPL Ltd., rep by its Chairman and Managing Director Sri.Ajit G. Nambiar, for a valuable consideration, sold and conveyed the aforesaid Sy no.16/1 measuring 3 acres 33 guntas (excluding 1 gunta of kharab), Sy no.16/2 measuring 3 acres 38 guntas (excluding 5 guntas of kharab) and Sy no.89 measuring 4 acres 02 guntas, totally measuring 11 acres 33 guntas (excluding 6 guntas of kharab) (i.e., subject property) in favour of M/s Darshita Build-Tech Private Ltd., rep by its authorised representative Sri.Bijay Kumar Agarwal in terms of an Absolute Sale deed dated 28.04.2016 and registered as doc no.414/2016-17, at the office of Senior Sub-Registrar, Halasuru, Bangalore.

We have been provided with a copy of Extract from the minutes of the meeting of the board of directors of the company M/s BPL Ltd., held on 30.03.2015, which allowed the company to dispose off land bearing Sy no.89 measuring 4 acres 7 guntas, Sy no.16/1 measuring 3 acres 34 guntas and Sy no.16/2 measuring 3 acres 38 guntas of Cheemasandra Village and further appoints Sri.Ajit G. Nambiar, Chairman & Managing Director as authorised signatory to complete the process of sale.



M/s BPL Ltd., issued a letter dated 31.03.2016 addressed to Darshita Build-tech Pvt. Ltd., confirming the following ;

- a) That There are no mortgages, charges or liens, registered or unregistered;
- b) That There are no winding up proceedings filed or threatened winding up proceedings;
- c) The company has passed the necessary resolutions for the transaction, which is as per the requirement of Memorandum and Articles of Association;
- d) The company has not made any reference under any of the prevailing statutes for voluntary winding up/restricting/amalgamation/demerger or any scheme with creditors ;
- e) The name of members of the Board of Directors as on date are Sri.Ajit G. Nambiar – Chairman & Managing Director, Smt.Anju Chandrashekhar – Director, Capt. S.Prabhala and Sri.Suraj L. Mehta.

The subject property is presently mortgaged by Sri.Surendra Kumar Bajaj, authorised representative of M/s Darshita Build-Tech Pvt. Ltd., in favour of State Bank of India, vide a Memorandum of deposit of for creation of charge for term loan/overall limit dated 22.08.2022 (doc no.4288/2022-23)

The copies of Memorandum and Articles of Association of M/s BP Ltd., are given for perusal and it is noticed that Sri.B.L.Ghuwalewala and Sri.T.P.G.Nambiar are its subscribers. Further, copies of certificate of incorporation dated 16.04.1963 favouring British Physical Laboratories India Private Ltd., second certificate of incorporation dated 09.01.1976 favouring M/s British Physical Laboratories Ltd., and Fresh certificate of incorporation consequent to change of name of M/s British Physical Laboratories Ltd., to M/s BPL Ltd., issued by Registrar of Companies, Kerala are also given for perusal.

The katha for the subject composite property bearing no.168/16/1, 16/2, 89 stands in the name of M/s Darshita Build-Tech Pvt. Ltd., vide Katha in form no.9 dated 01.08.2022 issued by the office of Avalahalli Village Panchayath. The property tax is paid upto the period 2023-24.

The office of Tahsildar, Bangalore East Taluk, KR Puram, Bangalore has issued an endorsement dated 30.03.2015 bearing no.RK.CR/1588/14-15 confirming non-availability of RTC/s for the period 1995 to 2000 in respect of Sy nos.16/1, 16/2 & 89 of Cheemasandra Village.



The office of Tahsildar, Bangalore East Taluk, KR Puram has issued an Endorsement dated 27.02.2016 bearing no.TQ/TC/2969/15-16 confirming non-availability of records for issue of Akarbandh in respect of Sy no.16/1, 2 & 89 of Cheemasandra Village.

The office of Bangalore Development Authority has issued an Endorsement dated 28.03.2016 bearing no.BDA/LAQ/716/2015-16 confirming that land bearing Sy no.16/2 measuring 3 acres 38 guntas, Sy no.16/1 measuring 3 acres 33 guntas and Sy no.89 measuring 4 acres 02 guntas of Cheemasandra Village are not notified for acquisition for formation of layout, project, peripheral ring road.

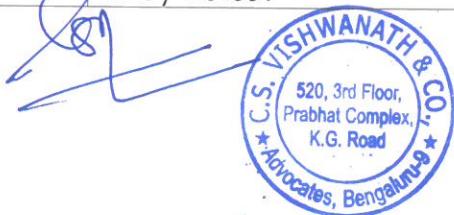
The office of Karnataka Housing Board has issued an Endorsement dated 02.03.2016 bearing no.KHB/LAQ/804/2015-16 confirming that land bearing Sy no.16/1 measuring 3 acres 33 guntas, Sy no.16/2 measuring 3 acres 38 guntas, and Sy no.89 measuring 4 acres 02 guntas of Cheemasandra Village have not acquired.

The office of Karnataka Industrial Area Development Board has issued an Endorsement dated 09.03.2016 bearing no.Bangalore/LAQ-2/ 123/2015-16 confirming that land bearing Sy no.16/1, 16/2 and Sy no.89 of Cheemasandra Village have not been notified for acquisition vide Government notification no.CI 528 SPQ 2009.

We have been provided with a copy of Letter dated 05.06.2024 issued by M/s Darshita Build-Tech Private Ltd., confirming that there are no case filed as against markings such as 'EX-D12, Ex D10' on copies of sale deeds pertaining to lands in Sy nos.16/1 measuring 3 acres 33 guntas, Sy no.16/2 measuring 3 acres 38 guntas and Sy no.89 measuring 4 acres 02 guntas of Cheemasandra Village.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 15.02.2016 for the period 01.04.1940 to 31.07.1986	depicting the entries of sale deeds dated 05.01.1948 (doc nos.1315 & 1312), 26.06.1957 (doc no.1127), 11.11.1964 (doc no.2578), 21.10.1964 (doc no.2339) and 01.06.1965 (doc no.786) in respect of Sy no.89.



2	Dated 10.02.2016 for the period 01.06.1989 to 31.03.2004	depicting the entry of sale deed dated 12.01.1994 (doc no.233) in respect of Sy no.89
3	Dated 09.08.2012 for the period 01.04.1994 to 31.03.2004	depicting the entry of sale deed dated 12.01.1994 (doc no.233) in respect of Sy no.89
4	Dated 01.04.2016 for the period 01.04.2016 to 01.04.2016	depicting the entry of discharge deed dated 01.04.2016 (doc no.9) in respect of Sy no.89
5.	Dated 15.02.2016 for the period 01.04.1940 to 31.03.1950	depicting the entries of sale deeds dated 10.11.1947 (doc nos.1048 & 1049) and 27.10.1948 (doc no.1133).
6.	Dated 15.02.2016 for the period 01.04.1950 to 31.07.1986	depicting the entries of sale deeds dated 24.09.1960 (doc no.2352) and 09.11.1972 (doc no.3253).
7.	Dated 09.02.2016 for the period 01.06.1989 to 31.03.2004	depicting the entry of sale deed dated 12.01.1994 (doc no.233).
8.	Dated 17.01.2015 for the period 01.06.1989 to 31.03.2004	depicting the entry of sale deed dated 12.01.1994 (doc no.233).
9.	Dated 09.08.2012 for the period 01.04.1994 to 31.03.2004	depicting the entry of sale deed dated 12.01.1994 (doc no.233).
10.	Dated 27.04.2016 for the period 24.02.2016 to 23.04.2016	depicting the entry of discharge deed dated 01.04.2016 (doc no.9)
11.	Dated 04.05.2016 for the period 02.05.2016 to 02.05.2016	depicting the entry of sale deed dated 28.04.2016 (doc no.414)
12.	Dated 04.01.2017 for the period 23.02.2016 to 02.01.2017	depicting the entry of sale deed dated 28.04.2016 (doc no.414)
13.	Dated 07.03.2022 for the period 01.04.2004 to 07.03.2022	depicting the entries of sale deed dated 28.04.2016 (doc no.414), discharge deed dated 01.04.2016 (doc no.9) & MOTD dated 13.08.2012 (doc no.2526).
14.	Dated 18.04.2024 for the period 01.03.2022 to 12.04.2024	depicting the entry of release deed dated 31.01.2024 (doc no.3304).
15.	Dated 18.04.2024 for the period 01.03.2022 to 16.04.2024	depicting the entry of DTD dated 22.08.2022 (doc no.4288).



IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of M/s Darshita Build-Tech Private Ltd., rep by its authorised representative Sri.Bijay Kumar Agarwal

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :

- a) RERA REGISTRATION CERTIFICATE FOR THE PROJECT.
- b) COPY OF SANCTION PLAN FOR THE BUILDING.
- c) REGISTERED DISCHARGE DEED FROM STATE BANK OF INDIA WITH REGARD TO MOTD DATED 22.08.2022 (DOC NO.4288/2022-23)
- d) NIL ENCUMBRANCE CERTIFICATE FROM 16.04.2024 TILL DATE,

We are of the opinion that the title of M/s Darshita Build-Tech Private Ltd., rep by its authorised representative Sri.Bijay Kumar Agarwal in respect of properties at Item-I, II and III described at para-II supra is legally valid, clear and marketable.

NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE SHOULD BE VERIFIED.
2. COPIES OF DOCUMENTS PERUSED AND VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,
For C.S.Vishwanath & Co.,

Advocate.

