

Date: 20-10-2022

LEGAL SCRUTINY REPORT

To:

M/s Sankeshwar Landmarks LLP,
No. 110/2, First Floor,
Lal Bagh Road, Krishnappa Layout
BANGALORE.

Dear Sir/Madam,

**TITLE OPINION REPORT CERTIFYING THE MARKETABLE TITLE TO
THE PROPERTY BELONGING TO TITLE HOLDER/S / MORTGAGOR/S:**

Name and Address of the
Title Holder

M/s Dhariwal Lifespaces Private Ltd
Having office at #110+101, D Kennedy
Road, Pune, Maharashtra 411001.

Name and Address of the
Builder

M/s Sankeshwar Landmark (LLP)
Having its office at # 110/2, Svamitva
House, 1st Floor, Krishnappa Layout,
Lalbagh Main Road, Bangalore 560027.

1)	Description and Area of the property proposed to be mortgaged. Specific Number(s), address of property along with boundaries and measurements:	1) All that piece and parcel of the converted land bearing Sy. No. 54/1 measuring 3 acres 18 guntas (Converted vide: Official Memorandum bearing No. B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003 and rectified on 19-09-2003 issued by the Special Deputy Commissioner (Revenue), Bangalore District), situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk
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	<p>and bounded as follows;</p> <p>East by : Property bearing Sy. Nos. 54/2, 55 and 53</p> <p>West by : Border of Ellukunte</p> <p>North by : Road</p> <p>South by: Remaining portion of the property bearing Sy. No. 54/1 belonging to the seller herein having purchased from Smt. Ammayamma and Gopal Reddy and thereafter by property belonging to Thippaiah and road to Somasandrapalya.</p> <p>2) All that piece and parcel of converted land bearing Survey No. 54/2 measuring 20 guntas (inclusive of 1 Gunta Kharab land) (Converted vide: Official Memorandum bearing No. B. Dis.ALN:SR(S):197/2005-06 dated: 03-12-2008 of the Special Deputy Commissioner (Revenue), Bangalore South Taluk, Bangalore and bounded as follows;</p> <p>East by ; Land bearing Sy. No. 53 & 55</p> <p>West by : Remaining land in Sy. No. 54 and Boundary of Mangammapalya Village</p> <p>North by : Property of Dhariwal Industries Ltd and Road</p> <p>South by : Remaining land in Sy. No. 54</p>
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SCHEDULE PROPERTY

1) All that piece and parcel of the converted land bearing Sy. No. 54/1 measuring



	<p>3 acres 18 guntas (Converted vide: Official Memorandum bearing No. B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003 and rectified on 19-09-2003 issued by the Special Deputy Commissioner (Revenue), Bangalore District), situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk and bounded as follows:</p> <p>East by : Property bearing Sy. Nos. 54/2, 55 and 53</p> <p>West by : Border of Ellukunte</p> <p>North by : Road</p> <p>South by: Remaining portion of the property bearing Sy. No. 54/1 belonging to the seller herein having purchased from Smt. Ammayamma and Gopal Reddy and thereafter by property belonging to Thippaiah and road to Somasandrapalya.</p> <p>2) All that piece and parcel of converted land bearing Survey No. 54/2 measuring 20 guntas (inclusive of 1 Gunta Kharab land) (Converted vide: Official Memorandum bearing No. B. Dis.ALN:SR(S):197/2005-06 dated: 03-12-2008 of the Special Deputy Commissioner (Revenue), Bangalore South Taluk, Bangalore and situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk and bounded as follows;</p> <p>East by : Land bearing Sy. No. 53 & 55</p> <p>West by : Remaining land in Sy. No. 54 and Boundary of Mangammapalya Village</p> <p>North by : Property of Dhariwal Industries Ltd and Road</p> <p>South by : Remaining land in Sy. No. 54</p>	
	<p>The Market Value of the Schedule Property</p>	<p>Valuation Report has to be obtained</p>
2)	<p>Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential, Industrial. If non-agricultural, the reference and date of Conversion Order from the competent authority should also be mentioned</p>	<p>: Residential</p>
3)	<p>Name of the Mortgagor and Status in the Account i.e., Borrower or Guarantor and whether Individual, Sole-Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is</p>	<p>Intending Purchasers and Agreement Holders</p>



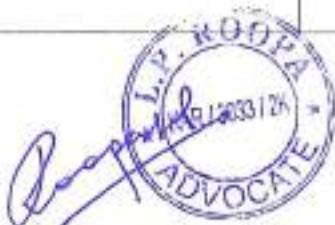
	Partner/Director/ Trustee who is mortgaging the property on behalf of Partnership/Company/Trust whether he/she has the authority? Copy of the Resolution/Memorandum and Articles of association/Trust Deed etc., whether examined and verified?	
4)	Whether any minor, lunatic or un-discharged insolvent is involved? Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken	: Not Applicable
5)	Whether the property is Freehold or Leasehold? If Leasehold, then period of lease and if Freehold, whether, Urban and Land Ceiling Act applies and permissions to be obtained	: Freehold
6)	Source of Property i.e., self-acquired/ ancestral? If ancestral then mode of succession and whether Original Will/ Probate is available?	: Self Acquired
7)	Whether the Mortgagor is Co-Owner/ Joint Owner and/or any partition of the property is made between the members of the family through Partition Deed? If yes, whether Original Registration Partition Deed is available? or it is only a family settlement	: Not Applicable
8)	Whether the Mortgagor is in exclusive possession of the property or is it leased/ rented out to third party?	: The Mortgagors are the intending purchasers
9)	Whether the property is mutated in municipal/revenue records and Mortgagor/s name/s is/are reflecting and if not, the reasons thereof?	: The Schedule Properties stands mutated in the name of M/s Dhariwal Lifespaces Private Limited
10)	Whether any restriction for creation of Mortgage is imposed under Central/	: Nil



	State/Local Laws? If yes, then specify whose consent or permission would be required for creation of mortgage?		
11)	Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available? Please give detailed list	: Original title deeds were made available for scrutiny at the builders office	
12)	Whether the Advocate has personally visited the Sub-Registrar/Revenue/ Municipal Office and examined the records?	: Yes Sub-Registrar Verification has been made for the period from 01-04-1980 to 11-03-2022 and the Encumbrance Certificates for the same has been enclosed.	
13)	Whether the Search is being made for the period of 30 years? If no, reasons thereof	: Search has been made for the period of 30 years.	
14)	Details of documents examined/scrutinized (This should be in chronological order with serial number, type/nature of document, date of execution, parties, date of registration, details including the details of revenue/society records etc.)	: As listed below.	
Sl. No.	Date of Document	Details/Nature of Documents	Whether Original/ Certified/True Copy/Photocopy
	Title Deeds of Sy. No. 54		
1)		Index of land (reflects Sri. Munishamma S/o Basappa is the khathedar of lands in Sy. No 54 measuring 5 acres 01 guntas)	Certified Copy
2)		Record of Rights bearing : 1) RR No. 194 wherein lands in Sy. No. 54 stands mutated in the name of Sri. Munishamma 2) RR No. 501 reflects the Mortgage Release Deed executed by Narayanaswamy in favour of Sri. A. M. Narayanaswamy in respect of	Certified Copy



		lands in Sy. No. 54 measuring 5 acres 15 3) RR 505 shows that lands in Sy. No. 54 measuring 5 acres 01 guntas stands mutated in the names of Master Venkatesh Reddy, Master Venugopala Reddy and Master Thyagaraja Reddy	
3)	22-02-1971	Partition Deed entered into between the sons of Late Bhajantri Munishamappa i.e., Sri. Bhajantri Narayanaswamy and Sri. Bhajantri Basappa, regd. as Doc. No. 5515/1970-71 in Book I, Vol. No. 856 at Pages 186 to 189 in the Office of the Sub-Registrar Bangalore South Taluk.	Certified Copy
4)	05-12-1974	Sale Deed executed by Sri. Bhajantri Narayanaswamy along with his minor children in favour of Master Venkatesh Reddy, Master Venugopala Reddy and Master Thyagaraja Reddy all minor sons of Sri. M. Muni Reddy all rep by the mother and natural guardian and mother Smt. Rathnamma, regd. as Doc. No. 7089/1974-75 in Book I, Vol. No. 1120 at Pages 149-153 in the Office of the Sub-Registrar Bangalore South Taluk. (in respect of Sy. No. 54 measuring 05 acres 01 guntas.)	Photocopy
5)	15-03-1989	Order passed in O S No. 8999/1980 passed by the Court of the City Civil & Session Judge, Bangalore. [wherein as per the Compromise Petition Sri. M. Gopala Reddy & his mother Smt. Ammayamma got allotted property in Sy. No. 54 measuring East to West 230 ft X North to South 190 Ft measuring to an extent of 1 acre and the remaining land to an extent of 4 acres 01 guntas (including 2 acres 04 guntas of kharab land) has been allocate to the share of Smt. Rathnamma, Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopala Reddy and Sri. Thyagaraja Reddy]	Certified Copy
6)		Death Certificate of Sri. Munireddy (DoD 17-12-1984)	Photocopy
7)	08-03-1995	Death Certificate of Rathnamma (DoD 25-02-1995)	Photocopy
8)	30-10-1999	Death Certificate of Venkatesh Reddy (DoD 24-10-1999)	Photocopy



9)		Village Map	Photocopy
10)		RTC Extracts in respect of Sy. No. 54 produced for the period from : 1) 1972-1973 to 1976-1977 stands mutated in the name of Sri. Munishyama 2) 1985-1986 to 1986-1987 stands mutated in the joint names of Venkatesh Reddy, Venu Gopal Reddy and Thyagaraja Reddy vide MR No. 2/74-75 3) 1997-1998 stands mutated in the joint names of Venkatesh Reddy, Venu Gopal Reddy and Thyagaraja Reddy all minors rep by their natural guardian and mother Smt. Rathnamma vide MR No. 2/74-75	Certified Copies
11)		Atlas/Original Survey Tippani for Sy. No. 54	Certified Copy
12)		Hissa Survey Tippani & Pakka for Sy. No. 54 wherein the Phodi has been done and Phodi Order is mentioned and phodied as 54/1 & 54/2	Certified Copy
13)		Akarbundh of Lands in Sy. No. 54/1 & 54/2	Certified Copy
14)		Encumbrance Certificates produced for the period from 15-02-1957 to 01-05-2003	Original
		Title Deeds of Sy. No. 54/1 measuring 3 acres 18 guntas	
15)		RTC Extract in respect of Sy. No. 54/1 for the period from 1) 2001-2002 2) 2002-2003 3) 2020-2021	Online Copies
16)	27-02-2003	Official Memorandum bearing No. BDS.ALN:SR(S):366/2002-2003 issued by the Special Deputy Commissioner converting the	Original



		lands in Sy. No. 54/1 measuring 3 acres 04 guntas from agricultural to non agricultural residential purpose.	
17)	19-09-2003	Official Memorandum bearing No. BDS.ALN:SR(S):366/2002-2003 issued by the Special Deputy Commissioner converting the lands in Sy. No. 54/1 measuring 0.24 guntas of B Kharab land from agricultural to non agricultural residential purpose.	Original
18)	08-10-2003	Deed of Sale executed by Sri. M. R. Seetharam in favour of M/s Dhariwal Industries Ltd A Company incorporated under the Companies Act 1956, rep by its Chief Executive Mr. Prashanth Sampathlal Bafna, regd. as Doc. No. 13305/2003-04 in Book I, stored in CD No. 118 in the Office of the Sub-Registrar Bangalore South Taluk. (in respect of Sy. No. 54/1 measuring 3 acres 04 guntas)	Original
19)		Encumbrance Certificate produced for the period from 01-04-2010 to 05-07-2017	Original
		Title Deeds of Sy. No. 54/2 measuring 20 guntas	
20)	14-07-1992	Sale Deed executed by Smt. Rathnamma along with her sons Sri. Venkatesh Reddy, Sri. Venugopal Reddy & Sri. Thyagaraja Reddy in favour of Sri. Gopala Reddy, regd. as Doc. No. 1989/92-93 in Book I, Vol. No. 3570, Pages 242-245 in the Office of the Sub-Registrar Bangalore South Taluk. (Subsequent to the settlement the vendors herein have sold an extent of 20 guntas in Sy. No. 54)	Original
21)		RTC Extracts in respect of Sy. No. 54/2 for the period of 2001-2002 stands mutated in the name of Sri. Gopala Reddy	Online Copy
22)	11-11-2005	Agreement of Sale entered into between Sri. K. Gopal Reddy and his family members i.e., his wife Smt. L. Manjulamma, and children Sri. G.	Original



		Venkatesh and Smt. Hemavathi in favour of Sri. Prakash Rasiklal Dhariwal, regd. as Doc. No. BAS-1-09865-2005-06 in Book I, stored in CD No. BASD 193 in the Office of the Sub-Registrar Bangalore South Taluk. (in respect of lands in Sy. No. 54/2 measuring 20 guntas inclusive of 1 guntas of kharab lands)	
23)	11-11-2005	General Power of Attorney executed by Sri. K. Gopal Reddy and his family members i.e., his wife Smt. L. Manjulamma, and children Sri. G. Venkatesh and Smt. Hemavathi in favour of Sri. Prakash Rasiklal Dhariwal, regd. as Doc. No. BAS-4-0745-2005-06 in Book IV, stored in CD No. BASD 193 in the Office of the Sub-Registrar Bangalore South Taluk. (in respect of lands in Sy. No. 54/2 measuring 20 guntas inclusive of 1 guntas of kharab lands)	Original
24)	03-12-2008	Official Memorandum bearing No. ALN/SR(S)197/2005-06 issued n Special Deputy Commissioner, Bangalore District wherein lands in Sy. No. 54/2 measuring 0-19 guntas along with 0-01 guntas of A Karab and totally measuring 20 guntas from agricultural to non agricultural residential purpose.	Original
25)	24-01-2011	Sale Deed executed by Sri. K. Gopal Reddy and his family members i.e., his wife Smt. L. Manjulamma, and children Sri. G. Venkatesh and Smt. Hemavathi rep by their GPA Holder Sri. Prakash Rasiklal Dhariwal in favour of M/s Dhariwal Industries, regd. as Doc. No. BMH-1-08104-2010-11 in Book I, stored in CD No. BMHD 463 in the Office of the Sub-Registrar Bangalore Bommanahalli. (in respect of lands in Sy. No. 54/2 measuring 20 guntas inclusive of 1 guntas of kharab lands)	Original
26)		Encumbrance Certificate produced for the period from 01-04-2010 to 05-07-2017	Original



Common Documents to the Project			
27)	23-06-2005	Betterment Charges Receipt bearing No. 600587 issued by the Bommanahalli CMC in respect of the betterment charges being remitted by Sri. Prashant Lal Bhafna and M/s Dhariwal Lifespaces Private Limited (in respect of Sy. No. 64/1/54/1)	Original
28)	23-06-2005	Betterment Charges Receipt bearing No. 600586 issued by the Bommanahalli CMC in respect of the betterment charges being remitted by Sri. Prashant Lal Bhafna and M/s Dhariwal Lifespaces Private Limited (in respect of Sy. No. 62/54/1)	Original
29)	30-01-2017	Development Agreement entered into between M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand Dhariwal, regd. as Doc. No. RRN-I-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore. (on verification of the documents it is seen that the deed had been kept pending for undervaluation of 45/A and as per the District Registrar Jayanagar, Bangalore, Order No. MVD/J/RRN/JDA/20/2016-17 dated 25-10-2017 and the document has been ordered for registration.) (wherein the owners and developers have agreed to develop the schedule properties and to share the revenue in the development and the Revenue Sharing Ratio is 52% and 48% for the Developer and the Owner, respectively after paying Royalty of 4%)	Original
30)	30-01-2017	General Power of Attorney executed by M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand Dhariwal, regd. as Doc. No. RRN-I-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore. (on verification of the documents it is seen that the deed had been kept pending for undervaluation of 45/A and as per the District Registrar Jayanagar, Bangalore, Order No. MVD/J/RRN/JDA/20/2016-17 dated 25-10-2017 and the document has been ordered for registration.) (wherein the owners and developers have agreed to develop the schedule properties and to share the revenue in the development and the Revenue Sharing Ratio is 52% and 48% for the Developer and the Owner, respectively after paying Royalty of 4%)	Original



		Mehta (as Developer) regd. as Doc. No. RRN-I-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore. (wherein pursuant to the Development Agreement a General Power of Attorney has been executed and the attorney is empowered to develop the schedule property to Building/s in terms of Development Agreement and for the said purposes take steps as are required for commencement and completion of the construction, development and providing infrastructure therein. Further the Attorney is empowered to sell or otherwise dispose of by way of sale, lease, mortgage, exchange or otherwise 52% undivided share, right, title, interest and ownership in respect of land in the schedule property or such proportionate divided/undivided share in the land in the schedule property as is proportionate to the Super built up area that has been allotted share of the Developer in accordance with the said Development.	
31)	25-10-2017	Order passed by the Court of the District Registrar, Jayanagar, Bangalore for confirming the stamp duty to be paid in respect of the Development Agreement dated 30-01-2017 in respect of the lands in SY. No. 54/1 measuring 3 acres 18 guntas and Sy. No. 54/2 measuring	Certified Copy and part of the Development Agreement
32)	17-02-2017	Uttarapathra/Khatha Transfer Certificate issued by the Bruhat Bangalore Mahanagara Palike issued in the name of M/s Dhariwal Lifespaces Private Limited In respect of Khatha No. 82/81/64/1/54/1	Original
33)	17-02-2017	Khatha Certificate and Property Extract issued by the Bruhat Bangalore Mahanagara Palike issued in the name of M/s Dhariwal Lifespaces Private Limited in respect of Khatha No. 82/81/64/1/54/1 measuring 1,50,282 Sq. Ft.	Originals
34)	17-02-2017	Uttarapathra/Khatha Transfer Certificate issued	Original



		by the Bruhat Bangalore Mahanagara Palike issued in the name of M/s Dhariwal Lifespaces Private Limited In respect of Khatha No. 1589/54/2	
35)	17-02-2017	Khatha Certificate and Property Extract issued by the Bruhat Bangalore Mahanagara Palike issued in the name of M/s Dhariwal Lifespaces Private Limited in respect of Khatha No. 1589/54/2 measuring 21870 Sq. Ft.	Original
36)	28-02-2018	Special Notice issued by the Bruhat Bangalore Mahanagara Palike issued in the name of M/s Dhariwal Lifespaces Private Limited, wherein the said authorities have amalgamated the Khatha No. 82/81/64/1/54/1 measuring 1,50,282 Sq. Ft. and Khatha No. 1589/54/2 measuring 21870 Sq. Ft.	Original
39)	08-03-2021	Payment Intimation Letter for Sanction of Plan in No. BBMP/ADDL. Dir/JD South/0044/19-20 issued by the Joint Director, Town Planning Authority, Bruhat Bangalore Mahanagara Palike, Bangalore	Original
40)		Sanctioned Plan and License to Construct bearing No. BBMP/ADDL. Dir/JD South/0044/19-20, issued by the Bruhat Bangalore Mahanagara Palike for the construction of	Original
41)	12-03-2022	Encumbrance Certificate produced for the period from 01-04-2004 to 11-03-2022 shows the registration of the Development Agreement dated 30-01-2017 entered into between /s/ Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand	Original
		NOCs	
42)	19-09-2019	NOC issued by the Bangalore Water Supply and	Original



		Sewerage Board	
43)	13-12-2017	NOC issued by the Airport Authority	Original
15)	Tracing of chain of title in favour of the Mortgagor/Owner starting from the earliest document available. The nature of document/deed conveying the title should be mentioned with description of parties along with the type of right it creates.	:	As shown hereunder
<p><u>OPINION:</u> I have examined the documents made available to me for my verification and opinion.</p> <p><u>Flow of title of Sy. No. 54</u></p> <p>On verification of the documents made available for my scrutiny it is seen that the lands in Sy. No. 54 measuring 5 acres 01 guntas belonged to one Sri. Munishama S/o Basappa as could be evidenced from the Index of Land and the Record of Rights (Doc. No. 1 and 2)</p> <p>On further verification of the documents it is seen that Subsequent to the death of Sri. Bhajantri Munishamappa @ Munishama his sons i.e., Sri. Bhajantri Narayanaswamy and Sri. Bhajantri Basappa have entered into a Partition Deed dated 22-01-1971, regd. as Doc. No. 5515/1970-71 in Book I, Vol. No. 856 at Pages 186 to 189 in the Office of the Sub-Registrar Bangalore South Taluk. As per the Partition Deed the lands in Sy. No. 54 measuring 5 acres 01 guntas has been allocated to the share of Sri. Bhajantri Narayanaswamy along with other properties. (Doc. No. 3)</p> <p>Further Sri. Bhajantri Narayanaswamy along with his minor children have sold the lands in Sy. No. 54 measuring 05 acres 01 guntas in favour of Master Venkatesh Reddy, Master Venugopala Reddy and Master Thyagaraja Reddy all minor sons of Sri. M. Muni Reddy all rep by the mother and natural guardian and mother Smt. Rathnamma under Sale Deed dated 05-12-1974, regd. as Doc. No. 7089/1974-75 in Book I, Vol. No. 1120 at Pages 149-153 in the Office of the Sub-Registrar Bangalore South Taluk. (Doc. No. 4)</p> <p>On verification of the documents it is seen that one Sri. M. Gopala Reddy S/o Smt. Ammayamma who is the 1st wife of Sri. Munireddy have filed a suit in O S No. 8999/1980 against Smt. Rathnamma 2nd wife of Sri. Munireddy and others for partition and separate possession of the lands in Sy. No. 54. During the Pendancy of the suit it is seen that Sri. Munireddy expired as could be evidenced from the Death Certificate which is on record. Further it is seen that Smt. Rathnamma</p>			



has expired on 25-02-1995 and Sri. Venkatesh Reddy has expired on 24-10-1999 as could be evidenced from the Death Certificates on record. The above said suit came to be compromised and as per the Compromise Petition got allotted property in Sy. No. 54 measuring East to West 230 ft X North to South 190 Ft measuring to an extent of 1 acre and the remaining land to an extent of 4 acres 01 guntas (including 2 acres 04 guntas of kharab land) has been allocated to the share of Smt. Rathnamma, Sri. K. M. Venkatesh Reddy, Sri. K. M. Venugopala Reddy and Sri. Thyagaraja Reddy. (Doc. Nos. 5, 6, 7, 8)

The Village Map of Haralugunte Village is on record. (Doc. No. 9)

RTC Extracts in respect of Sy. No. 54 produced for the period from : (Doc. No. 10)

- 1) 1972-1973 to 1976-1977 stands mutated in the name of Sri. Munishyama
- 2) 1985-1986 to 1986-1987 stands mutated in the joint names of Venkatesh Reddy, Venu Gopal Reddy and Thyagaraja Reddy vide MR No. 2/74-75
- 3) 1997-1998 stands mutated in the joint names of Venkatesh Reddy, Venu Gopal Reddy and Thyagaraja Reddy all minors rep by their natural guardian and mother Smt. Rathnamma vide MR No. 2/74-75

The survey records i.e., Atlas/Original Survey Tippanni and Akarbundh of Lands in Sy. No. 54/1 & 54/2 confirms the extent and shape of lands in Sy. No. 54/1 and 54/2. The Hissa Survey Tippanni & Pakka for Sy. No. 54 it is seen that the Phodi has been done as per the Phodi Order mentioned and phodied as 54/1 & 54/2. (Doc. Nos. 11, 12, 13)

Encumbrance Certificates produced for the period from 15-02-1957 to 01-05-2003 confirms the above transactions in Sy. No. 54. (Doc. No. 14)

Flow of Title of lands in Sv. No. 54/1 measuring 3 acres 18 guntas

On further verification of the documents made available for my scrutiny, it is seen that subsequent to the phodi of the lands in Sy. No. 54/1 measuring 3 acres 04 guntas has been converted from agricultural to non agricultural residential purpose vide Official Memorandum dated 27-02-2003, bearing No. BDS.ALN:SR(S):366/2002-2003 issued by the Special Deputy Commissioner. (Doc. No. 16) Further the 0.24 guntas of B Kharab land in Sy. No. 54/1 has been converted from agricultural to non agricultural residential purpose vide Official Memorandum dated 19-09-2003 and the same is on record. (Doc. NO. 17)

Subsequent to getting the lands in Sy. No. 54/1 measuring 3 acres 04 guntas converted Sri. M. R. Seetharam has sold the lands to M/s Dhariwal Industries Ltd., a Company incorporated under the Companies Act 1956, rep by its Chief Executive Mr. Prashanth Sampathlal Bafna under Sale Deed dated 08-10-2003,



regd. as Doc. No. 13305/2003-04 in Book I, stored in CD No. 118 in the Office of the Sub-Registrar Bangalore South Taluk. (Doc. No. 18)

Encumbrance Certificate produced for the period from 01-04-2010 to 05-07-2017 shows the above mentioned transactions in respect of lands in Sy. No. 54/1. (Doc. No. 19)

Flow of Title of lands in Sy. No. 54/2 measuring to an extent of 20 guntas.

On further verification of the documents it is seen that Smt. Rathnamma along with her sons Sri. Venkatesh Reddy, Sri. Venugopal Reddy & Sri. Thyagaraja Reddy have sold the lands in Sy. No. 54/2 measuring 20 guntas to Sri. Gopala Reddy under Sale Deed dated 14-07-1992, regd. as Doc. No. 1989/92-93 in Book I, Vol. No. 3570, Pages 242-245 in the Office of the Sub-Registrar Bangalore South Taluk. (Doc. No. 20)

RTC Extracts in respect of Sy. No. 54/2 for the period of 2001-2002 stands mutated in the name of Sri. Gopala Reddy. (Doc. No. 21)

On becoming the sole and absolute owner of the lands in Sy. No. 54/2, Sri. K. Gopal Reddy and his family members i.e., his wife Smt. L. Manjulamma, and children Sri. G. Venkatesh and Smt. Hemavath have entered into an Agreement for Sale dated 11-11-2005, regd. as Doc. No. BAS-1-09865-2005-06 in Book I, stored in CD No. BASD 193 in the Office of the Sub-Registrar Bangalore South Taluk with an intention to sell the property to Sri. Prakash Rasiklal Dhariwal. (Doc. No. 22). Pursuant to the Agreement to Sell Sri. K. Gopal Reddy and his family members i.e., his wife Smt. L. Manjulamma, and children Sri. G. Venkatesh and Smt. Hemavath has executed a General Power of Attorney dated 11-11-2005, regd. as Doc. No. BAS-4-0745-2005-06 in Book IV, stored in CD No. BASD 193 in the Office of the Sub-Registrar Bangalore South Taluk authorizing and empowering the Attorney to look after the affairs of the schedule property along with the powers to alienate the property. (Doc. No. 23)

Further it is seen the lands in Sy. No. 54/2 measuring 0-19 guntas along with 0-01 guntas of A Karab and totally measuring 20 guntas has been converted from agricultural to non agricultural residential purpose vide Official Memorandum dated 03-12-2008, bearing No. ALN/SR(S)197/2005-06 issued n Special Deputy Commissioner, Bangalore District. (Doc. No. 24)

Further Sri. K. Gopal Reddy and his family members i.e., his wife Smt. L. Manjulamma, and children Sri. G. Venkatesh and Smt. Hemavathi rep by their GPA Holder Sri. Prakash Rasiklal Dhariwal have sold the converted lands in Sy. No. 54/2 measuring 20 guntas to M/s Dhariwal Industries under Sale Deed



dated 24-01-2011, regd. as Doc. No. BMH-I-08104-2010-11 in Book I, stored in CD No. BMHD 463 in the Office of the Sub-Registrar Bangalore Bommanahalli, (Doc. No. 25)

Encumbrance Certificate produced for the period from 01-04-2010 to 05-07-2017 confirms the above said transactions and the same is on record. (Doc. No. 26)

Common Documents to the Project

On further verification of the documents it is seen that Sri. Prashant Lal Bhafna and M/s Dhariwal Lifespaces Private Limited have remitted the Betterment Charges in respect of Property No. 64/1/54/1 to the Bommanahalli CMC vide Receipt dated 23-06-2005. (Doc. No. 27) Further Sri. Prashant Lal Bhafna and M/s Dhariwal Lifespaces Private Limited have remitted the Betterment Charges in respect of Property No. 62/54/1 to the Bommanahalli CMC vide Receipt dated 23-06-2005. (Doc. No. 28)

On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand Dhariwal (HUF) have entered into Development Agreement dated 30-01-2017, regd. as Doc. No. RRN-I-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore. On verification of the documents it is seen that the deed had been kept pending for undervaluation of 45/A and as per the District Registrar Jayanagar, Bangalore, Order No. MVD/J/RRN/JDA/20/2016-17 dated 25-10-2017 and the document has been ordered for registration. (Doc. No. 31) As per the Development Agreement the owners and developers have agreed to develop the schedule properties and to share the revenue in the development and the Revenue Sharing Ratio is 52% and 48% for the Developer and the Owner, respectively after paying Royalty of 4%. Pursuant to the Development Agreement Pursuant to the Development Agreement M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal have executed a General Power of Attorney in favour of M/s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta, regd. as Doc. No. RRN-I-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore and the attorney is empowered to develop the schedule property to Building/s in terms of Development Agreement and for the said purposes take steps as are required for commencement and completion of the construction, development and providing infrastructure therein. Further the Attorney is empowered to sell or otherwise dispose of by way of sale, lease, mortgage, exchange or otherwise 52% undivided share, right, title, interest and ownership in respect of land in



the schedule property or such proportionate divided/undivided share in the land in the schedule property as is proportionate to the Super built up area that has been allotted share of the Developer in accordance with the said Development. (Doc. No. 30)

Upon the converted lands bearing Sy. No. 54/1 coming within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, the said authorities have mutated the name of M/s Dhariwal Lifespaces Private Limited as the owner and khathedar of the same and assigned Khatha No. 82/81/64/1/54/1. From the Khatha Certificate and Property Extract both dated 17-02-2017 it is seen that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the Khatha No. 82/81/64/1/54/1, measuring 1,50,282 Sq. Ft., as per the Books of Record maintained by the Bruhat Bangalore Mahanagara Palike. (Doc. Nos. 32 & 33)

Upon the converted lands bearing Sy. No. 54/2 coming within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, the said authorities have mutated the name of M/s Dhariwal Lifespaces Private Limited as the owner and khathedar of the same and assigned Khatha No. Khatha No. 1589/54/2. From the Khatha Certificate and Property Extract both dated 17-02-2017 it is seen that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the Khatha No. 1589/54/2, measuring 21870 Sq. Ft., as per the Books of Record maintained by the Bruhat Bangalore Mahanagara Palike. (Doc. Nos. 34 & 35)

On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited have got the Khatha No. 82/81/64/1/54/1 and Khatha No. 1589/54/2 amalgamated vide Special Notice dated 28-02-2018. (Doc. No. 36)

From the Amalgamated Khatha Certificate and Khatha Extract dated 01-03-2018, issued by the Bruhat Bangalore Mahanagara Palike it is evident that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the schedule property bearing Khatha No. 82/81/64/154/1/54/2 measuring 172062 Sq. Ft., as per the Books of Record maintained by the said authorities. (Doc. No. 37)

Further the Developer has applied to the Bruhat Bangalore Mahanagara Palike and paid the requisite fees and obtained the Sanctioned Plan and License to Construct for the construction of residential a apartment. (Doc. No. 39 & 40)

Encumbrance Certificate dated 12-03-2022, produced for the period from 01-04-2004 to 11-03-2022 shows the registration of the Development Agreement dated 30-01-2017 entered into between M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer



Shankarlal Mehta (as Developer) & Rasiklal Manikchand. (Doc. Nos. 40 & 41)

NOCS

Further the Bangalore Water Supply and Sewerage Board and the Airport Authority of India has given NOC for the construction of residential apartments. (Doc. Nos. 42 & 43)

On verification of the documents made available for my scrutiny, I am of the opinion that M/s Dhariwal Lifespaces Private Limited a regd. Company is the absolute owner of the 1) converted land bearing Sy. No. 54/1 measuring 3 acres 18 guntas (Converted vide: Official Memorandum bearing No. B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003 and rectified on 19-09-2003 issued by the Special Deputy Commissioner (Revenue), Bangalore District), situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk and converted land bearing Survey No. 54/2 measuring 20 guntas (inclusive of 1 Gunta Kharab land) (Converted vide: Official Memorandum bearing No. B. Dis.ALN:SR(S):197/2005-06 dated: 03-12-2008 of the Special Deputy Commissioner (Revenue), Bangalore South Taluk, Bangalore and situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk having acquired the same 1) under Sale Deed dated 08-10-2003, regd. as Doc. No. 13305/2003-04 in Book I, stored in CD No. 118 in the Office of the Sub-Registrar Bangalore South Taluk and 2) Sale Deed dated 24-01-2011, regd. as Doc. No. BMH-I-08104-2010-11 in Book I, stored in CD No. BMHD 463 in the Office of the Sub-Registrar Bangalore Bommanahalli. On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand Dhariwal (HUF) have entered into Development Agreement dated 30-01-2017, regd. as Doc. No. RRN-1-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore. On verification of the documents it is seen that the deed had been kept pending for undervaluation of 45/A and as per the District Registrar Jayanagar, Bangalore, Order No. MVD/J/RRN/JDA/20/2016-17 dated 25-10-2017 and the document has been ordered for registration. As per the Development Agreement the owners and developers have agreed to develop the schedule properties and to share the revenue in the development and the Revenue Sharing Ratio is 52% and 48% for the Developer and the Owner, respectively after paying Royalty of 4%. Pursuant to the Development Agreement. Pursuant to the Development Agreement M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal have executed a General Power of Attorney in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta, regd. as Doc. No. RRN-1-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore and the attorney is empowered to develop the



	<p>schedule property to Building/s in terms of Development Agreement and for the said purposes take steps as are required for commencement and completion of the construction, development and providing infrastructure therein. Further the Attorney is empowered to sell or otherwise dispose of by way of sale, lease, mortgage, exchange or otherwise 52% undivided share, right, title, interest and ownership in respect of land in the schedule property or such proportionate divided/undivided share in the land in the schedule property as is proportionate to the Super built up area that has been allotted share of the Developer in accordance with the said Development. Upon the converted lands bearing Sy. No. 54/1 coming within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, the said authorities have mutated the name of M/s Dhariwal Lifespaces Private Limited as the owner and khatedar of the same and assigned Khatha No. 82/81/64/1/54/1. From the Khatha Certificate and Property Extract both dated 17-02-2017 it is seen that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the Khatha No. 82/81/64/1/54/1, measuring 1,50,282 Sq. Ft., as per the Books of Record maintained by the Bruhat Bangalore Mahanagara Palike. Upon the converted lands bearing Sy. No. 54/2 coming within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, the said authorities have mutated the name of M/s Dhariwal Lifespaces Private Limited as the owner and khathedar of the same and assigned Khatha No. Khatha No. 1589/54/2. From the Khatha Certificate and Property Extract both dated 17-02-2017 it is seen that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the Khatha No. 1589/54/2, measuring 21870 Sq. Ft., as per the Books of Record maintained by the Bruhat Bangalore Mahanagara Palike. On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited have got the Khatha No. 82/81/64/1/54/1 and Khatha No. 1589/54/2 amalgamated vide Special Notice dated 28-02-2018. From the Amalgamated Khatha Certificate and Khatha Extract dated 01-03-2018, issued by the Bruhat Bangalore Mahanagara Palike it is evident that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the schedule property bearing Khatha No. 82/81/64/154/1/54/2 measuring 172062 Sq. Ft., as per the Books of Record maintained by the said authorities. Further the Developer has applied to the Bruhat Bangalore Mahanagara Palike and paid the requisite fees and obtained the Sanctioned Plan and License to Construct for the construction of residential a apartment. Thus I am of the opine that M/s Dhariwal Lifespaces Private Limited and M/s Sankeshwar Landmark (LLP) has absolute, clear and marketable title over the schedule properties and can pass on clear, absolute and marketable title to the prospective buyers.</p>	
16)	Whether there is any doubt/suspicion about the genuineness of the Original	: The Original Title Deeds made available for my scrutiny is



	Document? If yes, then specify	genuine
17)	The Final Certificate of the Advocate confirming that title of the property(ies) to be mortgaged is examined by him and the same is / are clear and marketable	<p>: On verification of the documents made available for my scrutiny, I am of the opine that M/s Dhariwal Lifespaces Private Limited a regd. Company is the absolute owner of the 1) converted land bearing Sy. No. 54/1 measuring 3 acres 18 guntas (Converted vide: Official Memorandum bearing No. B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003 and rectified on 19-09-2003 issued by the Special Deputy Commissioner (Revenue), Bangalore District), situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk and converted land bearing Survey No. 54/2 measuring 20 guntas (inclusive of 1 Gunta Kharab land) (Converted vide: Official Memorandum bearing No. B. Dis.ALN:SR(S):197/2005-06 dated: 03-12-2008 of the Special Deputy Commissioner (Revenue), Bangalore South Taluk, Bangalore and situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk having acquired the same 1) under Sale Deed dated 08-10-2003, regd. as Doc. No. 13305/2003-04 in Book I, stored in CD No. 118 in the Office of the Sub-Registrar Bangalore South Taluk and 2) Sale Deed dated 24-01-2011, regd. as Doc. No. BMH-1-08104-2010-11 in Book I, stored in CD No. BMHD 463 in the Office of the Sub-Registrar Bangalore Bommanahalli. On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited rep by</p>



its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand Dhariwal (HUF) have entered into Development Agreement dated 30-01-2017, regd. as Doc. No. RRN-1-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwari nagar) Bangalore. On verification of the documents it is seen that the deed had been kept pending for undervaluation of 45/A and as per the District Registrar Jayanagar, Bangalore, Order No. MVD/J/RRN/JDA/20/2016-17 dated 25-10-2017 and the document has been ordered for registration. As per the Development Agreement the owners and developers have agreed to develop the schedule properties and to share the revenue in the development and the Revenue Sharing Ratio is 52% and 48% for the Developer and the Owner, respectively after paying Royalty of 4%. Pursuant to the Development Agreement M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal have executed a General Power of Attorney in favour of M/s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal



Mehta, regd. as Doc. No. RRN-1-03778-2017-18 in Book I, stored in CD No. RRND 192 in the Office of the Sub-Registrar Jayanagar (Rajarajeshwarinagar) Bangalore and the attorney is empowered to develop the schedule property to Building/s in terms of Development Agreement and for the said purposes take steps as are required for commencement and completion of the construction, development and providing infrastructure therein. Further the Attorney is empowered to sell or otherwise dispose of by way of sale, lease, mortgage, exchange or otherwise 52% undivided share, right, title, interest and ownership in respect of land in the schedule property or such proportionate divided/undivided share in the land in the schedule property as is proportionate to the Super built up area that has been allotted share of the Developer in accordance with the said Development. Upon the converted lands bearing Sy. No. 54/1 coming within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, the said authorities have mutated the name of M/s Dhariwal Lifespaces Private Limited as the owner and khathedar of the same and assigned Khatha No. 82/81/64/1/54/1. From the Khatha Certificate and Property Extract both dated 17-02-2017 it is seen that M/s Dhariwal Lifespaces



		Private Limited are the owners and khathedars of the Khatha No. 82/81/64/1/54/1, measuring 1,50,282 Sq. Ft., as per the Books of Record maintained by the Bruhat Bangalore Mahanagara Palike. Upon the converted lands bearing Sy. No. 54/2 coming within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike, the said authorities have mutated the name of M/s Dhariwal Lifespaces Private Limited as the owner and khathedar of the same and assigned Khatha No. Khatha No. 1589/54/2. From the Khatha Certificate and Property Extract both dated 17-02-2017 it is seen that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the Khatha No. 1589/54/2, measuring 21870 Sq. Ft., as per the Books of Record maintained by the Bruhat Bangalore Mahanagara Palike. On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited have got the Khatha No. 82/81/64/1/54/1 and Khatha No. 1589/54/2 amalgamated vide Special Notice dated 28-02-2018. From the Amalgamated Khatha Certificate and Khatha Extract dated 01-03-2018, issued by the Bruhat Bangalore Mahanagara Palike it is evident that M/s Dhariwal Lifespaces Private Limited are the owners and khathedars of the schedule property bearing Khatha No. 82/81/64/154/1/54/2 measuring
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		<p>172062 Sq. Ft., as per the Books of Record maintained by the said authorities. Further the Developer has applied to the Bruhat Bangalore Mahanagara Palike and paid the requisite fees and obtained the Sanctioned Plan and License to Construct for the construction of residential a apartment. Thus I am of the opine that M/s Dhariwal Lifespaces Private Limited and M/ s Sankeshwar Landmark (LLP) has absolute, clear and marketable title over the schedule properties and can pass on clear, absolute and marketable title to the prospective buyers.</p>
<u>CERTIFICATE</u>		
<p>I hereby certify that on verification of the documents made available for my scrutiny, I am of the opine that M/s Dhariwal Lifespaces Private Limited a regd. Company is the absolute owner of the 1) converted land bearing Sy. No. 54/1 measuring 3 acres 18 guntas (Converted vide: Official Memorandum bearing No. B.Dis.ALN:SR(S):366/2002-03 dated 27-02-2003 and rectified on 19-09-2003 issued by the Special Deputy Commissioner (Revenue), Bangalore District), situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk and converted land bearing Survey No. 54/2 measuring 20 guntas (inclusive of 1 Gunta Kharab land) (Converted vide: Official Memorandum bearing No. B. Dis.ALN:SR(S):197/2005-06 dated: 03-12-2008 of the Special Deputy Commissioner (Revenue), Bangalore South Taluk, Bangalore and situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk having acquired the same 1) under Sale Deed dated 08-10-2003, regd. as Doc. No. 13305/2003-04 in Book I, stored in CD No. 118 in the Office of the Sub-Registrar Bangalore South Taluk and 2) Sale Deed dated 24-01-2011, regd. as Doc. No. BMH-1-08104-2010-11 in Book I, stored in CD No. BMHD 463 in the Office of the Sub-Registrar Bangalore Bommanahalli. On further verification of the documents it is seen that M/s Dhariwal Lifespaces Private Limited rep by its Director Sri. Prakash Rasiklal Dhariwal (as Owner) in favour of M/ s Sankeshwar Landmark (LLP) rep by its Partner Sri. Mahaveer Shankarlal Mehta (as Developer) & Rasiklal Manikchand Dhariwal (HUF) have entered into Development Agreement dated 30-01-2017, regd. as Doc. No. RRN-1-03778-2017-18 in Book I, stored in CD No. RRND 192 in the</p>		



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ADVOCATE

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Khatha Certificate and Khatha Extract dated 01-03-2018, issued by the Bruhat Bangalore Mahanagara Palike it is evident that M/s Dhariwal Lifespaces Private Limited are the owners and khatredars of the schedule property bearing Khatha No. 82/81/64/154/1/54/2 measuring 172062 Sq. Ft., as per the Books of Record maintained by the said authorities. Further the Developer has applied to the Bruhat Bangalore Mahanagara Palike and paid the requisite fees and obtained the Sanctioned Plan and License to Construct for the construction of residential a apartment. Thus I am of the opine that M/s Dhariwal Lifespaces Private Limited and M/ s Sankeshwar Landmark (LLP) has absolute, clear and marketable title over the schedule properties and can pass on clear, absolute and marketable title to the prospective buyers.



Place: Bangalore
Date: 20-10-2022

(L. P. ROOPA)
ADVOCATE