

LEGAL SCRUTINY REPORT

of

The Property bearing Plot No. 9-C measuring 2 Acres 25 Guntas situated at the (Hardware Sector), Hitech, Defence & aerospace Park, situated at Bagalur village, Jala Hobli, Yelahanka Bengaluru North Taluk, Bengaluru Urban District.

CLIENT

M/s. MAX GLOBAL DEVELOPERS
BANGALORE

PREPARED
BY

ROOPA SHETTY
ADVOCATE

Privileged & Confidential



Date: 29.12.2023

To,

M/s. MAX GLOBAL DEVELOPERS,
A Registered partnership Firm,
Registered under the Indian Partnership Act, 1932,
Having its registered office at, No. 444,
"Grand", 3rd Floor, 15th Cross,
5th Main, Hosur-Sarjapura Road Layout,
Sector-6, Bengaluru - 560 102.
Represented by its Managing Partner,
SRI. MADHUSUDHAN TALAMARLA.

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the Property bearing Plot No. 9-C measuring about 2 Acres 25 Guntas, situated at the Hardware Sector, Hitech, Defence & aerospace Park, situated at Bagalur village, Jala Hobli, Yelahanka Bengaluru North Taluk, Bengaluru Urban District.

BUILDER/DEVELOPER

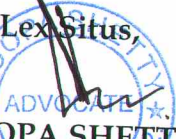
: M/S. MAX GLOBAL DEVELOPERS

PROJECT

: MJR NORTH PARK

EXTENT/ SBA

: 2 ACRES 25 GUNTAS

For Lex Situs,

ROOPA SHETTY
Advocate



I. DESCRIPTION OF THE PROPERTY

Property No.	:	PLOT NO. 9-C
PID No.	:	150200201200321266
Located at		Village : Bagalur Hobli : Jala Taluk : Yelahanka Bengaluru North District : Bengaluru Urban
Extent	:	2 Acres 25 Guntas (9108.0 SQ. METERS)
Boundaries	:	East by : Plot No. R-9 C-1; West by : 90 M Wide Express High Way; North by : Plot No. 9- D-3; South by : KIADB 32M Wide Road.
Type of Land	:	Freehold
Nature of usage	:	Residential use
Revenue Jurisdiction	:	Bagalur Village Panchayath
Planning Authority	:	Karnataka Industrial Areas Development Board (KIADB)
Zonal Area as per CDP of Planning Authority	:	Nil
Conversion Status	:	Nil
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of Building	:	Nil



DESCRIPTION OF THE PROPERTY

: SCHEDULE PROPERTY:

All that piece of land known as Plot Nos. 9-C in the (Hardware Sector), Hitech, Defense & aerospace Park, Bengaluru comprised Sy. Nos. 176, 475, 476, 477 and 478, within the village limits of Bagalur, Jala Hobli, Yelahanka Bengaluru North Taluk, Bengaluru Urban District, admeasuring 202344 Sq. Mtrs and bounded by

East by : Plot No. R-9 C-1;
West by : 90 M Wide Express High Way;
North by : Plot No. 9- D-3;
South by : KIADB 32M Wide Road.

I-DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

SL.NO	DATE OF DOCUMENT	NAME OF DOCUMENT
1.	19.06.2019	Allotment Letter, issued by Karnataka Industrial Areas Development Board (KIADB) Vide No. KIADB-HO/ALLOT/Secy-1/22165/4720/2019-20.
2.	22.12.2020	Confirmatory Letter issued by Karnataka Industrial Areas Development Board (KIADB) bearing No. IADB/Allot//HO/22165/9758/2020-21.
3.	22.01.2021	Possession Certificate, issued by Karnataka Industrial Areas Development Board (KIADB), Vide No. IADB/AE/22165/766/2020-21.
4.	26.03.2021	Lease cum Sale Agreement for 10 years, Executed by KIADB rep by Mrs.N.Thangamani, Assistant Secretary in favour of M/s Max Global Developers rep by one of its partner Mr. Madhusudhan Talamarla, with respect to Plot No.s 9-C, in Sy. Nos. 176, 475, 476, 477 and 478 in Bagalur Village registered as Doc. No. GAN-1-05742/2020-21, of Book-I, CD No. GAND 905 before the office of Senior Sub Registrar,



		Gandhinagara, Bangalore.
5.	18.10.2021	NOC, issued by Airport Authority of India as per provisions of Govt. Of India (Ministry of Civil Aviation) bearing No. BIAL/SOUTH/B/092421/613981 for Plot No. 9-C.
6.	05.10.2021	NOC, issued by BESCOM Vide No. SEE/BRC/EE(O)/AEE(O)/F-1(A)/21-22/3200-02 for Plot No. 9-C.
7.	10.11.2023	NOC issued by State Environment Impact Assessment Authority(SIAA) Karnataka State Pollution Control Board bearing No. SIA/KA/INFRA2/439128/2023, for Plot No. 9-C.
8.	13.07.2023	NOC, issued by Karnataka State Fire & Emergency Services, Vide No. KSFES/NOC/167/2023 for Plot No. 9-C.
9.	25.10.2021	NOC issued by the Bagalur Panchayath Office by the Panchayath Development Officer (PDO) bearing No. B. GRA.PAN.CR/89/2021-22 as to supply of water to the Plot No. 9-C.
10.	26.10.2023	Approval of Construction of Proposed Building Plan issued by Karnataka Industrial Areas Development Board (KIADB) bearing No. DO3-KIADB-00036/23-24/BP in Plot No. 9-C.
11.	07.11.2023	Building Plan for Tower A & B in the project MJR NORTH PARK on the Plot No. 9-C approved by Karnataka Industrial Areas Development Board (KIADB) .
12.	18.03.2022	Khatha extract of Form 9 & 11A Bearing PID No. 150200201200321266 issued by Grama Panchayath, Bagaluru, Bangalore for plot No. 9-C.
13.	14.12.2023	Encumbrance Certificate from 01.04.2004 to 06.12.2023 with respect to Plot No 9-C.



TRACING OF TITLE

Upon perusal of the provided documents, it is observed the Larger Property viz., Plot No.s 9-C, measuring 2 Acres 25 Guntas, comprising of Sy. Nos. 176, 475, 476, 477 and 478, within the village limits of Bagalur has been acquired by Karnataka Industrial Areas Development Board KIADB, as per the provisions of Section 28 (4) of Karnataka Industrial Areas Development (KIAD) Act for industrial Development purpose i.e., for the Development of Bengaluru Hardware Park.

Thereafter, M/s Max Global Developers made applications to the Karnataka Udyoga Mitra for the allotment of the aforesaid land for the construction of value homes for middle- and lower-income group in the housing area of the planned Bangalore Hardware Park. Further, the application is approved and upon the payment of requisite fees, the KIADB allotted the Plot No 9-C totally measuring 2 Acres 25 Guntas in favour of M/s Max Global Developers, the same is available for perusal at **Document Nos. 1 & 2.**

Thereafter, in pursuance of the said allotment and upon the payment of the requisite fees, the KIADB has issued the Possession Certificate dated 22.01.2021, putting M/s Max Global Developers into the actual possession of the Larger Property bearing Plot No. 9-C, the same is available for perusal at **Document No 3.**

Thereafter, the said KIADB represented by Mrs. N. Thangamani, Assistant Secretary executed a Lease cum Sale Agreement for 10 years in favour of M/s Max Global Developers rep by one of its partner Mr. Madhusudhan Talararla with respect to the larger land. The said Lease cum Sale Agreement is registered as Document No Document No. GAN-1-05742/2020-21, of Book-I, CD No. GAND 905 before the office of Senior Sub Registrar, Gandhinagara, and Bangalore, the same is available for perusal at **Document No 4.**

Further, it has been observed that as per the said Lease cum Sale Agreement dated: 26.03.2021, the Sale Deed in favour of M/s Max Global Developers will be executed after the completion of the project i.e., after obtaining the Occupancy Certificate by the concern authority for the project.



Subsequently, in pursuance of the objectives of the Allotment Letter along with the terms & conditions stipulate in the aforesaid Lease cum Sale Agreement, the Agreement holder M/s Max Global Developers formulated a scheme of development for developing the Larger Property into multistore residential apartment in the name and style “**MJR NORTH PARK**” comprising of Basement and Ground Floor + 22 Upper Floor over the Schedule Property and the same is proposed to be developed and in this regards the present owner obtained necessary No Objection Certificates from the following authority as mentioned above:

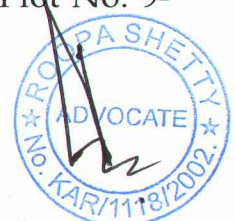
1.	18.10.2021	NOC issued by AAI
2.	05.10.2021	NOC issued by BESCOM
3.	10.11.2023	NOC issued by SIAA
4.	13.07.2023	NOC issued by Office of the director General of Police and Director General, Karnataka Fire and Emergency Services.

And the said NOC's are available for perusal at **Document Nos. 5 to 9.**

Thereafter, Building License and Plan was got sanctioned from Karnataka Industrial Areas Development Board (KIADB) and paid the requisite amount for sanction and on payment of said Fee, the Karnataka Industrial Areas Development Board (KIADB) issued the Building Permit Certificate approved by vide order dated 26.10.2023 bearing No. DO3-KIADB-00036/23-24/BP, and the Building Plan approved by KIADB dated: 07.11.2023 and thereby accorded its sanction for construction of Tower A and B, Ground Floor + 22 Upper Floor over the Schedule Property and the entire project identified as “**MJR NORTH PARK**” is available for perusal at **Document No 10 & 11.**

STATUTORY ENDORSEMENTS

1. I have been provided with the NOC dated 18.10.2021, issued by Airport Authority of India as per provisions of Govt. Of India (Ministry of Civil Aviation) bearing No. BIAL/SOUTH/B/092421/613981 for Plot No. 9-C, the same is available for perusal at **Document No 6.**



2. I have been provided with NOC dated 05.10.2021, issued by BESCOM Vide No. SEE/BRC/EE(O)/AEE(O)/F-1(A)/21-22/3200-02 for Plot No. 9-C, the same is available for perusal at **Document No 7.**
3. I have been provided with NOC dated: 10.11.2023 issued by State Environment Impact Assessment Authority (SIAA) Karnataka State Pollution Control Board bearing No. SIA/KA/INFRA2/439128/2023, for Plot No. 9-C, the same is available for perusal at **Document No 8.**
4. I have been provided with NOC dated 30.01.2019, issued by Karnataka State Fire & Emergency Services, Vide No. KSFES/NOC/167/2023 for Plot No. 9-C, the same is available for perusal at **Document No 9.**
5. I have been provided with NOC dated 25.10.2021, issued by Bagalur Panchayath Office by the Panchayath Development Officer (PDO) bearing No. B. GRA.PAN.CR/89/2021-22 for supply of water to Plot No. 9-C, the same is available for perusal at **Document No 10.**

KATHA CERTIFICATE

As the aforesaid, the Larger Property viz., Plot Nos. 9-C, situated at Bagaluru Villaga, Jala Hobli, Yelahanka Bengaluru North Taluk, Bengaluru Urban on coming within the limits of Balaguru Grama Panchayath, is assigned with the E-Khatha No: 150200201200321266, and the name of Karnataka Industrial Areas Development Board (KIADB), is registered in the records maintained by Bagaluru Grama Panchayath as evidenced from Khatha Extract form Tax Assessment List and Tax Demand Register- (Form 9 and 11a) for the year 2022-2023 and is available for perusal as **Document No 12.**

ENCUMBRANCES CERTIFICATE:

The Encumbrance Certificates (ECs) produced are as follows

1. Encumbrance Certificate dated 14.12.2023 from 01.04.2004 to 06.12.2023 with respect to Plot No 9-C is available for perusal as **Document No 13.**



IV. CERTIFICATE OF TITLE

From the above referred documents and observations made, I hereby certify that M/s Max Global Developers is LEASE CUM SALE AGREEMENT HOLDER of the Schedule Property and will have clear, absolute and marketable title to the said property after the execution of the Sale Deed by KIADB in its favour, post which the M/s Max Global Developers will be entitled to sell the same in favour of any prospective buyer/purchaser/s.

For Lex Situs,


ROOPA SHETTY
Advocate

Qualification: *This Legal due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.*

