

25-11-2024
ANNEXURE-B

TITLE INVESTIGATION REPORT

1.	a) Name of the Business Unit/Office seeking opinion	:	Elegant Builders and Developers No. 1/116, New Kempegowda Layout, BSK 3 rd Stage, 4 th Cross, Bangalore-560 085
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	:	-
	c) Name of the Borrower/s	:	Intending Purchasers
2.	a) Type of Loan	:	Housing Loan
	b) Type of Property	:	Residential Flats
3.	a) Name of the unit/concern/company/ person offering the property/ (ies) as security	:	Intending Purchasers of Flats in the Residential Building known as “
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge	:	Individual /Joint/Firm/Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Intending Borrower/s
	d) Name of the Project	:	“ELEGANT AURA”
	e) Name of the Title Holders	:	Sri. Ranjeet Kanunga
	f) Name of the Developer	:	M/s Elegant Builders and Developers
4.	Value of Loan (Rs. in Crores)	:	-
5.	Complete or full description of the immovable property/(ies) offered as security including the following details	:	All that piece and parcel of the immovable Property bearing BBMP Khatha No. 3/1/19/2, earlier portion of residential converted land bearing Survey No. 19/2, measuring 1 acre 11.056 guntas or 55.600 square feet (duly converted vide Official Memorandum dated 14-05-

			2010 in No. B. Dis. ALN.SR (SA)239/2002-03, issued by the Special Deputy Commissioner, Bangalore District, situated at Venkateshpura Village, Yelahanka Hobli, Yelahanka Taluk,		
	a) Survey No.	:	Sy. No. 19/2		
	b) Door/House No. (in case of House Property)	:	BBMP Khatha No. 3/1/19/2		
	c) Extent/Area including plinth/built-up area in case of house property	:	Measuring 1 Acres 11.056 Guntas or 55,600 square feet		
	d) Location like name of the Place, Village, City, Registration Sub-District etc.,	:	Situated at Venkateshpura Village, Yelahanka Hobli, Yelahanka Taluk,		
	Boundaries for	East by	:	40 feet wide road	
		West by	:	Remaining portion of Property bearing No. 19/2	
		North by	:	Remaining portion of Property bearing No. 19/2 belonging to Sri. R. Mallikarjunappa	
		South by	:	Road	
6.	a) Particulars of the documents scrutinized – serially and chronologically b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only Originals or Certified Copies from the registering/land/revenue/ other authorities to be examined.	:	As mentioned below		
Sl. No.	Date of Document	Nature of Document		Whether Original/ Certified/ True Copy/ Photocopy	In case of copies whether the Original was Scrutinized by the Advocate
1)	15-01-1981	Sale Deed executed by Smt. Byamma and her daughters Smt, Parvathamma and Smt.		Certified Copy	Certified Copy

		Kamamma in favour of Sri. Bacchanna, regd. as Doc. No. 14237/80-81 in Book I, Vol. No. 3481, Pages 106-107 in the Office of the Sub-Registrar Bangalore North Taluk. [in respect of lands in Sy. No. 19/2 measuring 7 acres 35 guntas		
2)		Mutation Register Extract bearing MR No. 1/80-81 shows the registration of the Sale Deed dated 15-01-1981, regd. as Doc. No. 14237/80-81 and mutation of the lands in Sy. No. 19/2 in the name of Sri. Bacchanna,	Certified Copy	Certified Copy
3)		Record of Rights bearing No. 133 shows the registration of the Sale Deed dated 15-01-1981, regd. as Doc. No. 14237/80-81 executed by Smt. Byamma and her daughters Smt, Parvathamma and Smt. Kamamma in favour of Sri. Bacchanna and mutation of the lands in Sy. No. 19/2 in the name of Sri. Bacchanna	Certified Copy	Certified Copy
4)		Index of Land shows that the lands in Sy. No. 19/2 measuring 1 acre 35 guntas stands mutated in the name of Sri. Bacchanna	Certified Copy	Certified Copy
5)	23-01-2003	Demand Notice issued by the Office of the Special Deputy Commissioner demanding the payment of conversion fees of Rs. 9,52,930/-	Photocopy	Photocopy
6)		Challan for remittance of conversion fees of Rs. 9,52,930/- in respect of lands in Sy. No 19/2 measuring 3 acres 20 guntas conversion to residential purpose and lands measuring 4acres 15 guntas has been conversion for public and semi public purpose	Photocopy	Photocopy
7)	25-01-2003	Official Memorandum bearing No. BDS ALN SR (NA) 239/02-03, issued by the Deputy Commissioner, Bangalore converting the lands in Sy. No. 19/2 measuring 3 acres 20 guntas has been converted to residential purpose and lands measuring 4acres 15 guntas has been converted for public and semi public purpose.	Photocopy	Photocopy
8)	10-06-2005	Mutation Register Extract bearing MR No. 9/2004-2005 shows the conversion of the lands in Sy. No. 19/2 vide Official Memorandum dated 25-01-2003, bearing No. ALN SR (NA) 239/02-03	Certified Copy	Certified Copy



9)	26-04-2010	Endorsement issued by the Joint Director, Bangalore Development Authority, Bangalore, wherein the said authorities have confirmed that lands in Sy. No. 19 has been converted for residential purpose and 12 mtr width land has been left for roads.	Photocopy	Photocopy
10)	14-05-2010	Official Memorandum bearing No. BDS ALN SR (NA) 239/02-03, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, wherein the lands in Sy. No. 19/2 measuring 3 acres 20 guntas has been converted for residential purpose and lands measuring 4 acres 15 guntas has been converted for public and semi public purpose vide Official Memorandum dated 25-01-2003. Further the lands in Sy. No. 19/2 measuring 4 acres 15 guntas has been rectified and converted from public and semi public purpose to residential purpose.	Certified Copy	Certified Copy
11)		Genealogical/Family Tree of Late Chikkannarasappa issued by the Village Accountant wherein it is seen that Sri. Chikkanarasappa is married to Smt. Sanjeevamma and out of the wedlock has two sons i.e., i) Sri. S. N. Bachanna who is married to Smt. Radhamma and out of the wedlock has three children i.e., Smt. Preethi, Sri. Hemanth and Girish and ii) Sri. S. N. Ananda Murthy who is married to Smt. Nagamani and out of the wedlock has two children i.e., Kushal Kumar and Mahendra	Photocopy	Photocopy
12)	27-01-2003	Sale Deed executed by Sri. S. N. Bachanna and his brother Sri. S. N. Ananda Murthy for self and for his minor children i.e., Master S. A. Kushal and Master S. A. Mahendra in favour of Sri. Venkata Reddy. E., and Sri. E. Muralidhar, regd. as Doc. No. 10863/2002-03 in Book I, stored in CD No. YNK 34 in the Office of the Sub-Registrar Yelahanka, Bangalore. Further from the deed it is seen that Sri. S. N. Bachanna's sons i.e., Sri. S. B. Hemanth and Sri. S. B. Girish have signed as Consenting Witness to the Deed. [in respect of lands in Sy. No. 19/2 measuring 1 acre 24 guntas.]	Original	Original
13)		Mutation Register Extract bearing MR No.	Certified	Certified

		12/2002-2003 shows the registration of the Sale Deed dated 27-01-2003, regd. as Doc. No. 10863/2002-03	Copy	Copy
14)	18-08-2003	Deed of Rectification executed by Sale Deed executed by Sri. S. N. Bachanna and his brother Sri. S. N. Ananda Murthy for self and for his minor children i.e., Master S. A. Kushal and Master S. A. Mahendra in favour of Sri. Venkata Reddy. E., and Sri. E. Muralidhar, regd. as Doc. No. 6585/2003-04 in Book I, stored in CD No. YNK 52 in the Office of the Sub-Registrar Yelahanka, Bangalore. [wherein it is seen that a typographical error has crept in the Sale Deed dated 27-01-2003, regd. as Doc. No. 10863/2002-03 in Book I, stored in CD No. YNK 34 in the Office of the Sub-Registrar Yelahanka, wherein in the Schedule instead of South by : 20' Road formed in a portion of Purchaser land and Sreeramapura boundary it is written as South by : 40' Road formed in portion of the Purchaser land and Sreeramapura boundary and the same has been rectified.]	Original	Original
15)	07-06-1965	Deed of Sale executed by Sri. Venkata Reddy E and Sri. E. Muralidhar in favour of Sri. Gurupadappa Nagamarapalli, regd. as Doc. No. YAN-1-14176-2005-06 in Book I, stored in CD No. YAND 171 in the Office of the Sub-Registrar Yelahanka, Bangalore. [in respect of lands in Sy. No. 19/2 measuring 55,600 Sq. ft., or 1 acre 11 guntas. Further from the recitals of the deed it seen that the Vendors have entered into an Agreement dated 27-01-2003 for road, wherein the parties have agreed to leave 40 feet wide road on the Southern side in the Schedule Property and that the Vendors are in possession and enjoyment of 55,6000 Sq. ft., or 1 acre 11 guntas.]	Original	Original
16)		RTC Extracts in respect of Sy. No. 19/2 produced for the period from; i) 1966-1967 to 1975-1976 stands mutated in the name of Smt. Rayakka and Smt. Bayamma ii) 1981-1982 to 1985-1986 stands mutated in the name of Sri. S.N.	Certified Copies & Online Copies	Certified Copies & Online Copies

		<p>Bacchana vide MR 1/80-81</p> <p>iii) 1988-1989 to 1992-1993 stands mutated in the name of Sri. S. N. Bacchanna vide MR 1/80-81</p> <p>iv) 1997-1998 to 2001-2002 stands mutated in the name of Sri. S. N. Bacchanna vide MR 1/80-81</p> <p>v) 2002-2003 to 2009-2010 stands mutated in the names of Sri. E. Venkatadaran and Muralidharan</p>		
17)		Survey Records i.e., Hissa Babthu , Akarbundh and Village Map	Certified Copy	Certified Copy
18)	07-06-2005	Endorsement issued by the Special Thasildar, Bangalore North Taluk, Bangalore, wherein the said authorities have confirmed there are no cases pending before the said authorities under Sec 79 A and 7 A of the Karnataka Land Reforms Act 1998	Original	Original
19)	08-06-2005	Endorsement issued Sub Divisional Officer, Bangalore North Sub Division, Bangalore confirming that there are no cases pending before the said authorities under Sec 79 A of the Karnataka Land Reforms Act 1961	Original	Original
20)	20-08-2010	Deed of Sale executed by Sri. Gurupadappa Nagamarapalli in favour of Sri. Ranjeet Kanunga, regd. as Doc. No. BYP-1-02722-2010-11 in Book I, stored in CD No. BYPD 54 in the Office of the Sub-registrar Bytarayanpura, Bangalore. [in respect of the property bearing BBMP Khatha No. 3/1/19/2, totally measuring 1 acre 11.056 guntas or 55600 Square feet.]	Original	Original
21)	20-04-2023	Tax Paid Receipt bearing No. 23241451968 issued by the Bruhat Bengaluru Mahanagara Palike in respect of the Property Tax for the year 2023-2024 being remitted by Sri. Ranjeet Kanunga	Online Copy	Online Copy
22)	13-03-2024	Improvement Charges paid Receipt bearing No. RE-ifms232-BC/000148, issued by the Bruhat Bengaluru Mahanagara Palike in respect of the improvement charges being remitted by Sri. Ranjeet Kanunga.	Original	Original

23)	18-03-2024	Special Notice bearing No. PR/KTR 579/2023-2024 MR/16/23-24, issued by the Bruhat Bengaluru Mahanagara Palike , wherein the said authorities have assigned Municipal No. 19/2 , assessed the same for Municipal Tax and mutated the name of Sri. Ranjeet Kanunga as the owner and khathedar of the same	Original	Original
24)	20-03-2024	Khatha Certificate issued by the Bruhat Bangalore Mahanagara Palike in the name of Sri. Ranjeet Kanunga, in respect of the Property bearing Khatha No. 175/19/2.	Original	Original
25)	21-03-2024	Property Extract for the year 2023-2024, issued by the Bruhat Bangalore Mahanagara Palike in the name of Sri. Ranjeet Kanunga, in respect of the Property bearing Khatha No. 175/19/2, measuring 01-11.04 Acres/guntas or 55,600. Further the Extract confirms that based on the orders confirms that based on the orders dated 05-03-2024 and subsequent to the payment of the improvement charges dated 13-03-2024, bearing No. 000148, the Khatha of the Schedule property has been mutated in the name of Sri. Ranjeet Kanunga	Original	Original
26)	31-07-2023	Joint Development Agreement entered into between Sri. Ranjeet Kanunga along with M/s Elegant Builders and Developers rep by its Partners i.e., Smt. V. Prabha, Sri. M. Subramani, Sri. S. N. Manjunath, Sri. S. Rajesh and Sri. S. Jayanth, regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore. [wherein the parties have entered into this Agreement on Revenue Sharing bases and the Owners share is 42 % of the Distributable Revenue and the Developers share is 58% of the Distributable Revenue.]	Original	Original
27)	31-07-2023	General Power of Attorney executed Sri. Ranjeet Kanunga along with M/s Elegant Builders and Developers rep by its Partners i.e., Smt. V. Prabha, Sri. M. Subramani, Sri. S. N. Manjunath, Sri. S. Rajesh and Sri. S. Jayanth, regd. as Doc. No. BYP-4-00299-2023-24 in Book I, stored in the Centralized Storage System in the Office of	Original	Original

		the Sub-Registrar Byatarayanapura, Bangalore. [wherein the Attorney is empowered to develop the schedule property as multistoried residential apartments. Further as per the Revenue Sharing basis the Developer is empowered to receive advances and balance of sale price in the name of the Attorney from any Purchaser/s, Transferee/s or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges thereof in respect of the Schedule Property. To deliver possession before or after sale of Apartments to prospective purchaser/s, transferee/s and other persons.]		
28)		Consent for Establishment issued by the Karnataka State Pollution Control Board.	Original	Original
29)		NOC issued by the Bangalore Water Supply and Sewerage Board	Original	Original
30)	05-10-2024	Sanctioned Plan and License to Construct bearing LP No. BBMP/Addl.Dir/JDNorth/0008/24-25, issued by the Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike for the construction of residential apartments consisting of 1 Basement+1Ground+4 Upper Floors	Original	Original
31)		Encumbrance Certificates produced for the period from 01-06-1989 to 24-11-2024 confirms the above said transactions	Original & Online Copies	Original & Online Copies
32)		Partnership Deed of M/s Elegant Builders and Developers	Original	Original

7.	Whether certified copy of title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	:	Yes, obtained and verified the Certified Copies of the Joint Development Agreement dated 31-07-2023, regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore.
	a) Whether all pages in the certified copies of title documents which are obtained directly from sub-	:	Yes

	registrar office have been verified page by page with the original documents subtitled?	
	b) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (in case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)	: Certified Copy is available
8.	a) Whether the records of registrar office/revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	: Yes
	b) Online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	: Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	: No
9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	: Office of the Sub-Registrar, Gandhinagar, Bangalore
	b) Whether it is possible to have regn. of documents in respect of property in question, at more than one office of sub-registrar/dist. registrar/registrar-general. If so, please name all such offices.	: Documents can be regd. at Sub-Registrar Office coming under the jurisdiction of Gandhinagar District Registrar Office
	c) Whether search has been made at all the offices named at (b) above?	: Search is enough in one Sub-Registrar's Office as it is centrally computerized
	d) Whether the searches in the offices of registering authorities or any other records reveal regn. of multiple title documents in respect of the property in question?	: No
10.	a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the	: Mentioned Below

	<p>predecessors in title/ interest to the current title holder.</p> <p>b) And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion</p>	
	<p>In case of property offered as security for loans of Rs.1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)</p>	<p>Not Applicable</p>
<p>I have verified the documents made available for my opinion.</p> <p>Upon careful examination of the documents and recitals thereof, it is seen that that the land bearing Sy No. 19/2 measuring 7 acres 35 guntas belonged to Smt. Byamma and her daughters Smt. Parvathamma and Smt. Kamamma who sold the same to Sri. Bacchana under Sale Deed dated 15-01-1981, , regd. as Doc. No. 14237/80-81 in Book I, Vol. No. 3481, Pages 106-107 in the Office of the Sub-Registrar Bangalore North Taluk. (Doc. No. 1) Thereafter the revenue records were mutated in the name of Sri. Bacchanna as could be evidenced from the Mutation Register Extract bearing MR No. 1/80-81, which shows the registration of the Sale Deed dated 15-01-1981, regd. as Doc. No. 14237/80-81. The Record of Rights bearing No, 133 and the Index of Lands also stands mutated in the name of Sri. Bacchanna. (Doc. Nos. 2 , 3 & 4)</p> <p>On further verification of the documents it is seen that Sri. Bacchanna has applied tp the Deputy Commissioner, Bangalore, for the conversion of the lands in Sy. No. 19/2 and on payment of the requisite fees of Rs. 9,52,930/- the said authorities have converted the lands in Sy. No. 19/2, measuring 3 acres 20 guntas to residential purpose and lands measuring 4acres 15 guntas for public and semi public purpose vide Official Memorandum dated 25-01-2003, bearing No. BDS ALN SR (NA) 239/02-03. (Doc. Nos. 5, 6 & 7) The Mutation Register Extract dated 10-06-2005, bearing MR No. 9/2004-2005 shows the conversion of the lands in Sy. No. 19/2 vide Official Memorandum dated 25-01-2003, bearing No. ALN SR (NA) 239/02-03. (Doc. No. 8)</p> <p>Endorsement dated 26-04-2010, issued by the Joint Director, Bangalore Development Authority, Bangalore, wherein the said authorities have confirmed that lands in Sy. No. 19</p>		

has been converted for residential purpose and 12 mtr width land has been left for roads. (Doc. No. 9)

Further from the Official Memorandum dated 14-05-2010, bearing No. BDS ALN SR (NA) 239/02-03, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, it is confirmed that the lands in Sy. No. 19/2 measuring 3 acres 20 guntas has been converted for residential purpose and that the lands measuring 4 acres 15 guntas has been converted for public and semi public purpose vide Official Memorandum dated 25-01-2003. Further it is seen that the lands in Sy. No. 19/2 measuring 4 acres 15 guntas has been rectified and converted from public and semi public purpose to residential purpose. Thus the total lands in Sy. No. 19/2 measuring 7 acres 35 guntas has been converted to non agricultural residential purpose. (Doc. No. 10)

From the Genealogical/Family Tree of Late Chikka -narasappa issued by the Village Accountant wherein it is seen that Sri. Chikkanarasappa is married to Smt. Sanjeevamma and out of the wedlock has two sons i.e., i) Sri. S. N. Bachanna who is married to Smt. Radhamma and out of the wedlock has three children i.e., Smt. Preethi, Sri. Hemanth and Girish and ii) Sri. S. N. Ananda Murthy who is married to Smt. Nagamani and out of the wedlock has two children i.e., Kushal Kumar and Mahendra. (Doc. No. 11)

Subsequent to the conversion of the lands in Sy. No. 19/2, Sri. S. N. Bachanna and his brother Sri. S. N. Ananda Murthy for self and for his minor children i.e., Master S. A. Kushal and Master S. A. Mahendra have sold the converted lands measuring 1 acre 24 guntas, to Sri. Venkata Reddy. E., and Sri. E. Muralidhar under Sale Deed dated 27-01-2003, regd. as Doc. No. 10863/2002-03 in Book I, stored in CD No. YNK 34 in the Office of the Sub-Registrar Yelahanka, Bangalore. Further from the deed it is seen that Sri. S. N. Bachanna's sons i.e., Sri. S. B. Hemanth and Sri. S. B. Girish have signed as Consenting Witness to the Deed. (Doc. No. 12) Thereafter the revenue records were mutated in the joint names of Sri. Venkata Reddy. E., and Sri. E. Muralidhar vide Mutation Register Extract bearing MR No. 12/2002-2003. (Doc. No. 13)

Further it is seen a typographical error has crept in the Sale Deed dated 27-01-2003, regd. as Doc. No. 10863/2002-03 in Book I, stored in CD No. YNK 34 in the Office of the Sub-Registrar Yelahanka, wherein in the Schedule instead of South by : 20' Road formed in a portion of Purchaser land and Sreeramapura boundary it is written as South by : 40' Road formed in portion of the Purchaser land and Sreeramapura boundary and the same has been rectified under Deed of Rectification dated 18-08-2003, regd. as Doc. No. 6585/2003-04 in Book I, stored in CD No. YNK 52 in the Office of the Sub-Registrar Yelahanka, Bangalore, executed by Sale Deed executed by Sri. S. N. Bachanna and his brother Sri. S. N. Ananda Murthy for self and for his minor children i.e., Master S. A.

Kushal and Master S. A. Mahendra in favour of Sri. Venkata Reddy. E., and Sri. E. Muralidhar. (Doc. No. 14)

On further verification of the documents made available for my scrutiny it is seen that Sri. Venkata Reddy E and Sri. E. Muralidhar , have sold the converted lands in Sy. No.19/2, measuring 55,6000 Sq. ft., or 1 acre 11 guntas in favour of Sri. Gurupadappa Nagamarapalli under Sale Deed dated 07-06-1965, , regd. as Doc. No. YAN-1-14176-2005-06 in Book I, stored in CD No. YAND 171 in the Office of the Sub-Registrar Yelahanka, Bangalore. Further from the recitals of the deed it seen that the Vendors have entered into an Agreement dated 27-01-2003 for road, wherein the parties have agreed to leave 40 feet wide road on the Southern side in the Schedule Property and that the Vendors are in possession and enjoyment of 55,6000 Sq. ft., or 1 acre 11 guntas. (Doc. No. 15)

RTC Extracts in respect of Sy. No. 19/2 produced for the period from; (Doc. No. 16)

- i) 1966-1967 to 1975-1976 stands mutated in the name of Smt. Rayakka and Smt. Bayamma
- ii) 1981-1982 to 1985-1986 stands mutated in the name of Sri. S.N. Bacchana vide MR 1/80-81
- iii) 1988-1989 to 1992-1993 stands mutated in the name of Sri. S. N. Bacchanna vide MR 1/80-81
- iv) 1997-1998 to 2001-2002 stands mutated in the name of Sri. S. N. Bacchanna vide MR 1/80-81
- v) 2002-2003 to 2009-2010 stands mutated in the names of Sri. E. Venkatadaran and Muralidharan

The Survey Records i.e., Hissa Babthu , Akarbundh and Village Map confirm the extent, topography and location of the lands in Sy. No. 19/2. (Doc. No. 17)

The Endorsement dated 07-06-2005, issued by the Special Thasildar, Bangalore North Taluk, Bangalore, wherein the said authorities have confirmed there are no cases pending before the said authorities under Sec 79 A and 7 A of the Karnataka Land Reforms Act 1998. (Doc. No. 18)

Endorsement dated 08-06-2005, issued Sub Divisional Officer, Bangalore North Sub Division, Bangalore confirming that there are no cases pending before the said authorities under Sec 79 A of the Karnataka Land Reforms Act 1961. (Doc. No. 19)

Further it is seen that Sri. Gurupadappa Nagamarapalli has sold the converted lands in Sy. No. 19/2, bearing BBMP Khatha No. 3/1/19/2, totally measuring 1 acre 11.056 guntas or 55600 Square feet to Sri. Ranjeet Kanunga under Deed of Sale dated 20-08-2010, regd. as Doc. No. BYP-1-02722-2010-11 in Book I, stored in CD No. BYPD 54 in the Office of the Sub-registrar Bytarayanpura, Bangalore. (Doc. No. 20)

Further Sri. Ranjeet Kanunga has remitted Property Tax for the year 2023-2024 to the Bruhat Bengaluru Mahanagara Palike vide Tax Paid Receipt dated 20-04-2023 and the

same is on record. (Doc. No. 21)

Further Sri. Ranjeet Kanunga has remitted Improvement Charges to the Bruhat Bengaluru Mahanagara Palike vide Improvement Charges paid Receipt dated 13-03-2024, bearing No. RE-ifms232-BC/000148. (Doc. No. 22)

Subsequent to the payment of the Improvement Charges the Bruhat Bengaluru Mahanagara Palike have assigned Municipal No. 19/2, assessed the same for Municipal Tax and mutated the name of Sri. Ranjeet Kanunga as the owner and khathedar of the same vide Special Notice dated 18-03-2024 bearing No. PR/KTR 579/2023-2024 MR/16/23-24. (Doc. No. 23)

From the Khatha Certificate dated 20-03-2024 and the Property Extract for the year 2023-2024, dated 21-03-2024, issued by the Bruhat Bengaluru Mahanagara Palike it is seen that Sri. Ranjeet Kanunga, in respect of the Property bearing Khatha No. 175/19/2, measuring 01-11.04 Acres/guntas or 55,600 is the owner and khathedar of the same as per the Books of Record maintained by the said authorities. (Doc. No. 24 & 25)

On becoming the sole and absolute owner of the Schedule Property and with an intention to develop the same into multistoried residential apartments, Sri. Ranjeet Kanunga has entered into Joint Development Agreement dated 31-07-2023 along with M/s Elegant Builders and Developers rep by its Partners i.e., Smt. V. Prabha, Sri. M. Subramani, Sri. S. N. Manjunath, Sri. S. Rajesh and Sri. S. Jayanth. The said Joint Development Agreement is regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore. The parties have entered into this Agreement on Revenue Sharing bases and the Owners share is 42 % of the Distributable Revenue and the Developers share is 58% of the Distributable Revenue. (Doc. No. 26)

Subsequent to the Joint Development Agreement Sri. Ranjeet Kanunga has executed a General Power of Attorney dated 31-07-2023, in favour of M/s Elegant Builders and Developers rep by its Partners i.e., Smt. V. Prabha, Sri. M. Subramani, Sri. S. N. Manjunath, Sri. S. Rajesh and Sri. S. Jayanth. The said General Power of Attorney is registered as Doc. No. BYP-4-00299-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore. As per the Deed the Attorney is empowered to develop the schedule property as multistoried residential apartments. Further as per the Revenue Sharing basis the Developer is empowered to receive advances and balance of sale price in the name of the Attorney from any Purchaser/s, Transferee/s or his/her/their nominee/s or assignee/s and issue proper and valid receipts and discharges thereof in respect of the Schedule Property. To deliver possession before or after sale of Apartments to prospective purchaser/s, transferee/s and other persons

On further verification of the documents it is seen that M/s Elegant Builders and Developers has obtained Consent for Establishment from the Karnataka Pollution Control Board and the same is on record. (Doc. No. 28)

Further M/s Elegant Builders and Developers has obtained NOC from Bangalore Water Supply and Sewerage Board for the construction of multistoried residential apartments on the schedule property. (Doc. No. 29)

Further M/s Elegant Builders and Developers has obtained Sanctioned Plan and License

<p>to Construct both dated 05-10-2024, bearing LP No. BBMP/Addl.Dir/JDNorth/0008/24-25, issued by the Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike for the construction of residential apartments consisting of 1 Basement+1Ground+4 Upper Floors and same is on record. (Doc. No. 30)</p> <p>Encumbrance Certificates produced for the period from 01-06-1989 to 24-11-2024 confirms the above said transactions. (Doc. No. 31)</p> <p>From the Partnership Deed of M/s Elegant Builders and Developers it is seen that firm is a registered Partnership Firm, whose main business is that of builders and promoters. (Doc. No. 32)</p> <p>On going through the aforementioned it is clear that Land owner i.e, Sri. Ranjeet Kanunga and the Developers M/s Elegant Builders and Developers have absolute, clear and marketable title with respect Schedule Property as per the Joint Development Agreement dated 31-07-2023 , regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore. The parties have entered into this Agreement on Revenue Sharing bases and the Owners share is 42 % of the Distributable Revenue and the Developers share is 58% of the Distributable Revenue and can pass on a clear, absolute and marketable title to the intending purchasers.</p>	
11.	<p>Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)</p> <p>: Intending Purchaser/s of the Flats in "ELEGANT AURA"</p>
	<p><u>If Ownership Rights:</u></p>
	<p>a) Details of the Conveyance Documents</p> <p>: Joint Development Agreement dated 31-07-2023, regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore. The parties have entered into this Agreement on Revenue Sharing bases and the Owners share is 42 % of the Distributable Revenue and the Developers share is 58% of the Distributable Revenue.</p>
	<p>b) Whether the document is properly stamped</p> <p>: Yes</p>
	<p>c) Whether the document is property registered</p> <p>: Yes</p>
	<p><u>If leasehold, whether:</u></p> <p>: Not Applicable</p>

	a) Lease Deed is duly stamped and registered	:	Not Applicable
	b) Lessee is permitted to mortgage the Lease-hold right	:	Not Applicable
	c) Duration of the Lease/unexpired period of lease	:	Not Applicable
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also	:	Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	:	Not Applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	:	Not Applicable
	<u>If Govt. grant/ allotment/Lease-cum-Sale Agreement, whether;</u>	:	Not Applicable
	a) grant/agreement etc., provides for alienable rights to the mortgagor with or without conditions	:	Not Applicable
	b) the mortgagor is competent to create charge on such property,	:	Not Applicable
	c) whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	:	Not Applicable
	<u>If occupancy right, whether;</u>		No Occupancy Right involved in the flow of title
	a) Such right is heritable and transferable?	:	Not Applicable
	b) Mortgage can be created?	:	Not Applicable
12.	Has the property has been transferred by way of Gift/Settlement Deed, whether:	:	No Gift / Settlement Deed involved in the flow
	a) The Gift/Settlement Deed is duly stamped and registered;	:	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	:	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee	:	Not Applicable
	d) Whether the Donee has accepted the gift by	:	Not Applicable

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	signing the Gift / Settlement Deed or by a separated writing or by implication or by actions	
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	: Not Applicable
	f) Whether the Donee is in possession of the gifted property;	: Not Applicable
	g) Whether any life interest is reserved for Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	: Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed	: Not Applicable
13.	Has the property been transferred by way of partition/family settlement deeds? Yes/No. If yes:	: No Partition Deed involved in the flow of title
	a) whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	: Original title Deeds was made available for scrutiny
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	: Yes
	c) Whether the partition made is valid in law and mortgagor has acquired a mortgageable title thereon	: Not Applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with	: Not Applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: Not Applicable
14.	Whether the title documents include any testamentary documents /wills?	: No Will /Testamentary documents involved in flow of title
	a) In case of wills, whether the will is registered will or unregistered will?	: Not Applicable
	b) Whether will in the matter needs a mandatory	: Not Applicable

	probate and if so whether the same is probated by a competent court?	
	c) Whether the property is mutated on the basis of will?	: Not Applicable
	d) Whether the original will is available?	: Not Applicable
	e) Whether the original death certificate of the testator is available?	: Not Applicable
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/ Original title deeds are to be explained)	: Not Applicable
15.	Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/other institutions having	: Not Applicable
	a) Any restriction in creation of charges on such properties?	: Not Applicable
	b) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	: Not Applicable
16.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/ legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	: Schedule Property is not HUF / Joint Family Properties
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not Applicable
17.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	: Schedule Property is not Trust Property
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not Applicable
	c) If so additional precautions/permissions to be	: Not Applicable

	obtained for creation of valid mortgage?		
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	:	Not Applicable
18.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage	:	Not Agricultural Land
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	:	Not Applicable
	c) In case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	:	Land is converted for Residential Purposes and coming within the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike
19.	Whether property is affected by any local laws or other regulations having a bearing on the creation security (viz., Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	:	No
20.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	:	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	:	Lands are not notified by any authority
21.	a) Whether the property is involved in/subject matter of any litigation which is pending or concluded?	:	No pending litigations on the Schedule Property
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not Applicable
	c) Whether the title documents have any court seal/marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	:	Not Applicable

22.	a) In case of partnership firm, whether the property belongs to the firm and deed is properly regd.?	:	Schedule Property is developed by Partnership Firm M/s Elegant Builders and Developers .
	b) Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	:	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	:	Not Applicable
23.	a) Whether the property belongs to a Ltd. Co., check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	:	Schedule Property not belong to Limited Company / Private Limited Company
b)	i) Whether the property (to be mortgaged) is purchased by the above Company from any other company or limited liability partnership (LLP) firm?	:	Not Applicable
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with registrar of companies (ROC) in respect of such vendor Company/LLP (seller) & the Vendee company (Purchaser)?	:	Not Applicable
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the Vendor Company (Seller)? Yes / No	:	Not Applicable
24.	In case of Societies, Association, the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws	:	Not Applicable
25.	a) Whether any POA is involved in the chain of title?	:	POA is involved in the flow of title
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum- Power of Attorney. If so, please clarify whether the same is a registered document and	:	Yes , the POA is coupled with interest , i.e. a Development Agreement-cum- Power of Attorney and is a registered

	hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.	document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz., Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	: Not Applicable
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA	: Yes Builder's POA and Certified Copy is made available
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	: Common POAs is not involved in the flow of title
	iv) Whether the POA contains a specific authority for execution of title document in question?	: Not Applicable
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	: Yes, POAs is in force and not revoked
	g) Please comment on the genuineness of POA?	: Valid and Enforceable
	h) The unequivocal opinion on the enforceability and validity of the POA?	: Valid and Enforceable
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed	: Not Applicable
27.	If the property is a flat/apartment or residential/ commercial complex, check and comment on the	: Residential Flats

following:		
a) Promoter's/Land owner's title to the land/ building;	:	
b) Development Agreement/Power of Attorney;	:	Not Applicable
c) Extent of authority of the Developer/Builder;	:	Not Applicable
d) Independent title verification of the Land and/or building in question;	:	OWNERS/DEVELOPERS
e) Agreement for sale (duly registered);	:	Not Applicable
f) Payment of proper stamp duty;	:	Not Applicable
g) Requirement of registration of sale agreement, development agreement, POA, etc.,	:	Not Applicable
h) Approval of building plan, permission of appropriate/ local authority, etc.	:	Building Plan approved by Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike
i) Conveyance in favour of Society/Condominium concerned	:	Not Applicable
j) Occupancy Certificate / Allotment Letter / Letter of Possession;	:	To be obtained after construction of the buildings
k) Membership details in the Society etc.;	:	Not Applicable
l) Share Certificates;	:	Not Applicable
m) No Objection Letter from the Society;	:	Not Applicable
n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co- operative Societies' Laws etc.;	:	Yes
o) Requirements for noting the Bank charges on the records of the Housing Society, if any	:	Nil
p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any	:	Not Applicable
q) Whether the numbering pattern of the units/flats tally in all documents such as	:	Yes

	approved plan, agreement plan, etc.		
II.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016?	:	Yes
a)	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	:	Has to be registered under RERA
b)	Whether the registered Agreement for Sale as prescribed in the above Act / Rules thereunder is executed?	:	Not Applicable
c)	Whether the details of the Apartment/Plot in question are verified with the List of Number and Types of Apartment of Plots booked as uploaded by the promoter in the website of RERA?	:	Yes
d)			
28.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof	:	The Schedule Properties are free from encumbrances and charges
29.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any	:	Verified ECs from 01-06-1989 to 24-11-2024 of Schedule Property and no registered charge is reflecting
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	:	Property tax paid upto 2023-2024 to Bruhat Bengaluru Mahanagara Palike
31.	a) Urban land ceiling clearance, whether required and if so, details thereon	:	Repealed
	b) Whether No Objection Certificate under the Income Tax Act is required/ obtained	:	As per law
32.	a) Details of RTC extracts/mutation extracts/Khatha extracts pertaining to the property in question	:	Khata of the Schedule Property stands in the name of Sri. Ranjeet Kanunga.
	b) Whether name of mortgagor is reflected as owner in revenue/Municipal/Village records?	:	Not Applicable
33.	a) Whether the property offered as security is clearly demarcated?	:	Yes

	b) Whether the demarcation/partition of the property is legally valid?	:	Yes
	c) Whether the property has clear access as per documents?	:	Yes
34.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	:	
	a) Document in relation to electricity connection;	:	Not Applicable
	b) Document in relation to water connection;	:	Not Applicable
	c) Document in relation to Sales Tax Registration, if any applicable	:	Not Applicable
	d) Other utility bills, if any.	:	Not Applicable
35.	In respect of boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate/comment the same	:	No
36.	Whether the documents i.e., valuation report and/or approved/ sanctioned plans are made available please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same)	:	Valuation Report to be obtained pertaining to Each Flat to be purchased by intending purchaser
37.	a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	:	Yes, on individual Flat sold to intending purchaser/s.
	b) Property is SARFAESI Compliance (Y/N)	:	Yes
38.	a) Whether Original Title Deeds are available for creation of equitable mortgage	:	Verified Originals of the title deeds relating to Schedule Properties
	b) In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly	:	Not Applicable

	certified etc., as also any precaution to be taken by the Bank in this regard		
39.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security	:	Nil
40.	The specific persons who are required to create mortgage/to deposit documents creating mortgage	:	Intending Purchaser/s

ANNEXURE 'C'

CERTIFICATE OF TITLE

1. I have examined the Originals of the Title Deeds intended to be submitted relating to the schedule property/(ies) and offered for sale and that the documents of title referred to in my opinion are valid evidence of right, title and interest and that if the sale is made, it will satisfy the requirements of sale and I further certify that;
2. I have examined the Documents in detail, taking into account all the guidelines in the checklist vide Annexure C and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records at the relevant Government Offices/ Sub-Registrar's Office(s), Revenue Records, Municipal, Panchayath Office, Land Acquisition Office, adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making the search.
4. Following scrutiny of land Records/Revenue Records and Relative Title Deeds, Certified Copies of such title deeds obtained from the concerned Registrar Office and Encumbrance Certificate (EC), I hereby certify the genuineness of the title deeds. Suspicious/Doubts, if any have been clarified by making necessary enquiries.
5. No registered encumbrances or charges over the Schedule Property as could be seen from the encumbrance certificates produced for period from 01-06-1989 to 24-11-2024 relating to the immovable property (ies) covered by above said title deeds.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the loan documents and agreed to by the mortgagor and the Bank (Delete whichever is inapplicable) – NOT APPLICABLE
7. Minor/(s) and his/their interest in the property/(ies) is to the extent of : (specify the share of the Minor with Name) – NOT APPLICABLE.



8. The mortgage if created will be available to the Bank for the liability of the intending purchaser/s.
9. I certify that Sri. Ranjeet Kanunga and the Developers M/s Elegant Builders and Developers have absolute, clear and marketable title with respect Schedule Property as per the Joint Development Agreement dated 31-07-2023 , regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore. The parties have entered into this Agreement on Revenue Sharing bases and the Owners share is 42 % of the Distributable Revenue and the Developers share is 58% of the Distributable Revenue and can pass on a clear, absolute and marketable title to the intending purchasers.
- I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be legally enforceable.
10. There are no legal impediments for creation of the mortgage under any applicable law/ rules in force.
11. It is certified that the property is SARFAESI Compliance.
12. In case of creation of Mortgage certify that deposit of following documents i.e., Photocopies of the documents in Sl. No. 1 to 31 along with the Originals of the documents mentioned below would create a valid and enforceable mortgage:

Sl. No.	Date of Document	Nature of Document	Whether Original/ Certified/True Copy/Photocopy
1)		Sale Agreement entered into between Sri. Ranjeet Kanunga as 'Owners' along with M/s Elegant Builders and Developers as 'Developers' and Intending Purchaser/s	Original
2)		Absolute Sale Deed executed by Sri. Ranjeet Kanunga as 'Owners' along with M/s Elegant Builders and Developers as 'Developers' in favour of Intending Purchaser/s – AFTER REGISTRATION	Original
3)		Encumbrance Certificate from 01-04-2024, till the date of registration of above Sale Deed relating to Schedule Flat	Original

SCHEDULE PROPERTY

All that piece and parcel of the immovable Property bearing BBMP Khatha No. 3/1/19/2, earlier portion of residential converted land bearing Survey No. 19/2, measuring 1 acre 11.056 guntas or 55.600 square feet (duly converted vide Official Memorandum dated 14-05-2010 in No. B. Dis. ALN.SR (SA)239/2002-03, issued by the Special Deputy Commissioner, Bangalore District, situated at Venkateshpura Village, Yelahanka Hobli, Yelahanka Taluk and bounded as follows;

East by	:	40 feet wide road
West by	:	Remaining portion of Property bearing No. 19/2
North by	:	Remaining portion of Property bearing No. 19/2 belonging to Sri. R. Mallikarjunappa
South by	:	Road

SEARCH CERTIFICATE

I certify that I have verified registration of following title deeds in the Office of the Sub-Registrar, Gandhinagar, Bangalore:

- 1) Deed of Sale dated 20-08-2010 executed by Sri. Gurupadappa Nagamarapalli in favour of Sri. Ranjeet Kanunga, regd. as Doc. No. BYP-1-02722-2010-11 in Book I, stored in CD No. BYPD 54 in the Office of the Sub-registrar Byatarayanpura, Bangalore.
- 2) Joint Development Agreement dated 31-07-2023 +entered into between Sri. Ranjeet Kanunga along with M/s Elegant Builders and Developers rep by its Partners i.e., Smt. V. Prabha, Sri. M. Subramani, Sri. S. N. Manjunath, Sri. S. Rajesh and Sri. S. Jayanth, regd. as Doc. No. BYP-1-05648-2023-24 in Book I, stored in the Centralized Storage System in the Office of the Sub-Registrar Byatarayanapura, Bangalore.

Bangalore
Date: 25-11-2024


(L.P. ROOPA)
ADVOCATE