



Date: 01/03/2024

To

**M/s. ARYAN LANDMARKS**

A Partnership Firm  
Having its office at No.8/9,  
4<sup>th</sup> Floor, Dr.Vishnuvardhan Road,  
Channasandra, Rajarajeshwarinagar,  
Bangalore - 560 098.

Sir,

Sub: Legal opinion in respect of Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet (Schedule Property)

List of copies of below mentioned documents furnished for scrutiny and verification of the marketable right, title and interest of the Schedule Property.

Sl.No	DETAILS OF DOCUMENTS
1.	Allotment Letter dated 15/07/1976
2.	Lease-cum-Sale Agreement dated 04/06/1979, registered as Document No.782/79-80, Book-I, in the Office of Sub-registrar, Bangalore North Taluk
3.	Possession Memo dated 16/08/1979
4.	Affidavit dated 19/11/1993, sworn by Smt.Rajamma W/o. late.V.S.Devraj
5.	Joint Affidavit dated 21/11/1994
6.	Sale deed dated 09/01/1995, registered as Document No.6616/1994-95, Book-I, Volume 622, Pages 210 to 214, in the office of Sub-registrar, Yelahanka
7.	Partnership Deed dated 01/04/1996 of "M/s.Ashirwas Prints" along with Firm Register Extract
8.	Sale Deed dated 06/01/2008, registered as Document No.YAN-1-03133/2007-08, Stored in CD No.YAND301, in the office of Sub-registrar, Yelahanka
9.	Sale Deed dated 06/01/2008, registered as Document No.YAN-1-03132/2007-08, Stored in CD No.YAND301, in the office of Sub-registrar, Yelahanka

*Sudhakar*



10.	Sale Deed dated 06/01/2008, registered as Document No.YAN-1-03134/2007-08, Stored in CD No.YAND301, in the office of Sub-registrar, Yelahanka.
11.	Memorandum of Association of 'M/s. Go Go Textile Bangalore Private Limited'
12.	Articles of Association of 'M/s. Go Go Textile Bangalore Private Limited' Special Notice dated 22/12/2010
13.	Special Notice dated 22/12/2010 issued by the BBMP
14.	Khatha certificate dated 22/12/2010 of Municipal /BBMP Khatha No.676/2775/1A
15.	Khatha Extract dated 22/12/2010 of Municipal /BBMP Khatha No.676/2775/1A
16.	Khatha certificate dated 23/12/2010 of Municipal /BBMP Khatha No.676/2775/1B
17.	Khatha Extract dated 23/12/2010 of Municipal /BBMP Khatha No.676/2775/1B
18.	Khatha certificate dated 23/12/2010 of Municipal /BBMP Khatha No.676/2775/1-1C
19.	Sale Deed dated 21/03/2011, registered as Document No.YAN-1-04936/2010-11, Stored in CD No.YAND351, in the office of Sub-registrar, Yelahanka
20.	Sale Deed dated 04/02/2011, registered as Document No.YAN-1-04210/2010-11, Stored in CD No.YAND348, in 525 the office of Sub-registrar, Yelahanka
21.	Sale Deed dated 24/11/2011, registered as Document No.YAN-1-04772/2011-12, Stored in CD No.YAND378, in the office of Sub-registrar, Yelahanka.
22.	Memorandum of Association of 'M/s. Go Go Textile Bangalore Private Limited'
23.	Articles of Association of 'M/s. Go Go Textile Bangalore Private Limited'
24.	Khatha certificate dated 08/04/2011 of Municipal /BBMP Khatha No.676/2775/1A
25.	Khatha Extract dated 08/04/2011 of Municipal /BBMP Khatha No.676/2775/1A
26.	Khatha certificate dated 04/08/2011 of Municipal /BBMP Khatha No.676/2775/1B
27.	Khatha Extract dated 04/08/2011 of Municipal /BBMP Khatha No.676/2775/1B
28.	Uttara Patra dated 09/12/2011 issued by BBMP

*Sudhakar*



29.	Khatha Certificate dated 09/12/2011 of Municipal /BBMP Khatha No.676/2775/1-1C
30.	Khatha Extract dated 09/12/2011 of Municipal /BBMP Khatha No.676/2775/1-1C
31.	Order bearing No.BDA/TPM/CLU-352/2011-2/4179/2013-14 dated 09/12/2013 issued by the Bangalore Development Authority
32.	Sale deed dated 12/12/2013, registered as Document No.YAN-1-08689/2013-14, Stored in CD No.YAND522, in the Office of Sub-registrar, Gandhinagar (Yelahanka).
33.	Form-1 dated 25/04/2007/Certificate of Incorporation of 'M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited'
34.	Memorandum of Articles of M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited'
35.	Articles of Association of M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited'
36.	Special Notice bearing No.DA(YA.U)VA3/KTR-591/13-14 dated 22/03/2014 issued by Assistant Revenue Inspector, BBMP
37.	Khatha certificate dated 24/03/2014 of Municipal /BBMP Khatha No.676/2775/1A
38.	Khatha Extract dated 24/03/2014 of Municipal /BBMP Khatha No.676/2775/1A
39.	Agreement of Sale dated 12/12/2013, registered as Document No.YAN-1-08752/2013-14, CD No.YAND522, in the office of Sub-registrar, Yelahanka.
40.	Deed of Cancellation of Agreement of Sale dated 31/01/2018, registered as Document No.BYP-1-05701/2017-18, Stored in CD No.BYPD251, in the office of Sub-registrar, Gandhinagar (Byatarayanapura)
41.	Agreement of Sale dated 12/12/2013, registered as Document No.YAN-1-08753/2013-14, CD No.YAND522, in the office of Sub-registrar, Yelahanka
42.	Deed of Cancellation of Agreement of Sale dated 31/01/2018, registered as Document No.BYP-1-05704/2017-18, Stored in CD No.BYPD251, in the office of Sub-registrar, Gandhinagar (Byatarayanapura)
43.	Agreement of Sale dated 12/12/2013, registered as Document No.YAN-1-08775/2013-14, CD No.YAND522, in the office of Sub-registrar, Yelahanka.
44.	Deed of Cancellation of Agreement of Sale dated 31/01/2018, registered as Document No.BYP-1-05703/2017-18, Stored in CD

*Sudhakar*



	No.BYPD251, in the office of Sub-registrar, Gandhinagar (Byatarayanapura)
45.	Memorandum of Deposit of Title Deeds dated 05/02/2016, registered as Document GNR-1-04118/2014-15, Stored in CD No.GNRD103, in the office of Sub-registrar, Gandhinagar (Ganganagar)
46.	Deed of Discharge dated 06/06/2015, registered as Document No.GNR-1-00894/2015-16, Stored in CD No.GNRD107, in the office of Sub-registrar, Gandhinagar (Ganganagar).
47.	Indenture of Mortgage deed dated 07/10/2016, registered as Document No.HBB-1-02171/2016-17, Stored in CD No.HBBD181, in the office of Sub-registrar Gandhinagar (Hebbal)
48.	Debenture Trust Deed dated 05/10/2016, registered as Document No.HBB-1-02126/2016-17, Stored in CD NO.HBBD181 in the office of Sub-registrar Gandhinagar (Hebbal)
49.	Assignment Agreement dated 27/03/2020
50.	Deed of Reconveyance dated 24/06/2021, registered as Document No.BYP-1-01248/2021-22, Stored in CD No.BYPD877 in the office of Sub-registrar, Gandhinagar (Byatarayanapura)
51.	Deed of Reconveyance dated 24/06/2021 registered as Document No.BYP-1-01249/2021-22, Stored in CD No.BYPD877 in the office of Sub-registrar, Gandhinagar (Byatarayanapura)
52.	Agreement of Sale dated 31/01/2018, registered as Document No.JAL-1-03955/2017-18, Stored in CD No.JALD234, in the Office of Sub-registrar, Gandhinagar (Jala)
53.	Sale deed dated 24/06/2021, registered as Document No.BYP-1-01373/2021-22, Stored in CD No.BYPD880, in the office of Sub-registrar, Gandhinagar (Byatarayanapura)
54.	Uttara Patra dated 20/07/2021, issued by Assistant Revenue Officer, BBMP
55.	Khatha certificate dated 20/07/2021 of Municipal /BBMP Khatha No.676/2775/1A
56.	Khatha Extract dated 20/07/2021 of Municipal /BBMP Khatha No.676/2775/1A
57.	Tax paid receipt dated 11/02/2023 for the period 2022-23
58.	Tax paid receipt dated 19/12/2023 for the period 2023-24
59.	Encumbrance Certificate from 01/01/1994 to 31/03/2004
60.	Encumbrance Certificate from 01/04/2004 to 17/03/2021
61.	Encumbrance Certificate from 01/04/2021 to 01/07/2021
62.	Encumbrance Certificate from 01/07/2021 to 26/02/2024
63.	Partnership Deed dated 30/03/2021 along with Certificate of Registrar of Firms

*Sudhakar*



64.	Consent To Establishment /construction of residential apartment vide. Consent Order No.CTE-331705 dated 13/06/2022 issued by the Karnataka State Pollution Control Board.
65.	No Objection Certificate dated 28/06/2022 issued by the Chief Engineer (West), Bangalore Water Supply and Sewerage Board.
66.	No Objection Certificate dated 11/01/2022 in No. ksfes/gbc(1)/341 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services.
67.	No Objection Certificate dated 30/11/2021 issued by the Airports Authority of India
68.	Grant of Environmental Clearance certificate dated 23/03/2022 issued by State Level Environment Impact Assessment Authority, Karnataka.
69.	No Objection Certificate dated 17/01/2022 issued by Bangalore Electricity Supply Company Limited.
70.	Building License bearing No.BBMP/Addl.Dir/JD-North/ 0086/21-22 dated 15/02/2024
71.	Approved plan

### **FLOW OF TITLE**

1. Originally the Karnataka Housing Board, allotted the Property bearing Industrial Site No.1, situated at Industrial Estate at Yelahanka, Bangalore, in favour of Sri.V.S.Devraj, the proprietor of Sri Murali Mosaic Flooring vide. Allotment Letter dated 15/07/1976. The copy of the Allotment Letter dated 15/07/1976 could be evidenced from **Document No.1.**
2. By virtue of Lease-cum-Sale Agreement dated 04/06/1979, the Karnataka Housing Board entered into an agreement 'Sri Murali Mosaic Flooring' represented by its proprietor Sri.V.S.Devraj, in respect of the Property bearing Industrial Site No.1, situated at Industrial Estate at Yelahanka, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally admeasuring 47,310 sq.ft. The said Lease-cum-Sale Agreement is registered as Document No.782/79-80, Book-I, in the Office of Sub-registrar, Bangalore North Taluk. By virtue of the Possession Memo dated 16/08/1979, Sri.V.S.Devraj was put in possession of the said property. The copy of the Lease-cum Sale Agreement dated 04/06/1979 and Possession Memo dated 16/08/1979 could be evidenced from **Document Nos.2 and 3.**

*[Handwritten signature]*



3. The said Sri.V.S.Devraj mortgaged the the Property bearing Industrial Site No.1, situated at Industrial Estate at Yelahanka, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally admeasuring 47,310 sq.ft. in favour of Karnataka State Financial Corporation. Since Sri.V.S.Devraj failed to re-pay loan, the Karnataka State Financial Corporation auctioned the said property vide. Public auction dated 29/03/1994. M/s. Ashirwad Prints was the successful highest bidder and it has paid entire amounts to the Karnataka State Financial Corporation. Thereafter the Karnataka State Financial Corporation issued Sale Confirmation Letter bearing No.KSFC/PBO/M(R)/511216/94-95/1880 dated 16/11/1994 in favour of M/s.Ashirward Prints. The copies of Mortgage deed, public auction and Sale Confirmation Letter bearing No.KSFC/PBO/M(R)/511216/94-95/1880 dated 16/11/1994 are not available for our perusal.
4. On perusal of Affidavit dated 19/11/1993, sworn by Smt.Rajamma W/o. late.V.S.Devraj, it is observed that, Sri.V.S.Devaraj died on 04/09/1991 leaving behind his wife Smt.Rajamma and children namely Smt.S.D.Kanaka, Sri.S.D.Lakshminarasimha, Smt.S.D.Sumithra, Smt.S.D.Usha, Sri.S.D.Nagaraju, Sri.S.D.Murali and Smt.S.D.Shantha as his sole legal heirs. And said legal heirs of late.V.S.Devaraj had executed a Joint Affidavit dated 21/11/1994 stating that they have no objections to transfer the Property bearing Industrial Site No.1, situated at Industrial Estate at Yelahanka, Bangalore, in favour of auction purchaser M/s.Ashirwad Prints. The copies of Affidavit dated 19/11/1993 and Joint Affidavit dated 21/11/1994 could be evidenced from **Document Nos.4 and 5.**
5. By virtue of the Sale deed dated 09/01/1995, the Karnataka Housing Board, conveyed the Property bearing Industrial Site No.1, Khatha No.2775/1, situated at Industrial Estate at Yelahanka, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally admeasuring 47,310 sq.ft., in favour of M/s.Ashirwad Prints. The said Sale Deed is registered as Document No.6616/1994-95, Book-I, Volume 622, Pages 210 to 214, in the office of Sub-registrar, Yelahanka. The copy of the Sale deed dated 09/01/1995 could be evidenced from **Document No.6.**



6. On perusal of Partnership Deed dated 01/04/1996, it is observed that one Sri.D.Khushiram had retired from the firm namely "M/s.Ashirwas Prints" and other partners namely Sri.K.Khemchand, K.Rajan and K.Purushotham had continued the said firm. The copies of Partnership Deed dated 01/04/1996 along with Firm Register Extract could be evidenced from **Document No.7.**
7. The said M/s.Ashirwad Prints, divided the Property bearing Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore into three portions as Site No.1A, Site No.1B and Site No.1C and conveyed the same to M/s.Go Go Textile Bangalore Private Limited in three separate Sale deeds as follows:-
- (a) Site No.1A, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore measuring East to West 129 feet and North to South 83 feet, totally measuring 10,707 sq.ft vide. Sale Deed dated 06/01/2008, registered as Document No.YAN-1-03133/2007-08, Stored in CD No.YAND301, in the office of Sub-registrar, Yelahanka.
- (b) Site No.1B, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore measuring East to West 129 feet and North to South 83 feet, totally measuring 10,707 sq.ft along with shed thereon vide. Sale Deed dated 06/01/2008, registered as Document No.YAN-1-03132/2007-08, Stored in CD No.YAND301, in the office of Sub-registrar, Yelahanka.
- (c) Site No.1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore measuring East to West 156 feet and North to South 166 feet, totally measuring 25,896 sq.ft vide. Sale Deed dated 06/01/2008, registered as Document No.YAN-1-03134/2007-08, Stored in CD No.YAND301, in the office of Sub-registrar, Yelahanka.

The copies of aforesaid three sale deeds dated 06/01/2008 along with Memorandum of Association and Articles of Association of 'M/s. Go Go Textile Bangalore Private Limited' could be evidenced from **Document Nos.8 to 12.**

8. Subsequently 'M/s.Go Go Textile Bangalore Private Limited' applied for bifurcation of Municipal Khatha No.2775/1, in respect of Site No.1 as per sale deeds and the BBMP vide. its Special Notice dated 22/12/2010 bifurcated the Katha of Municipal Khatha No.2775/1 and assigned New Municipal No.2775/1A for Site No.1A, New

*Jub*



Municipal No.2775/1B for Site No.1B and New Municipal No.2775/1-1C for Site No.1C. The copy of the Special Notice dated 22/12/2010 could be evidenced from **Document No.13.**

9. The Khatha certificate dated 22/12/2010 and Khatha Extract dated 22/12/2010 of Municipal /BBMP Khatha No.676/2775/1A with respect to Site No.1A, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 10,707 sq.ft., bears out the name of 'M/s.Go Go Textile Bangalore Private Limited' as the khatedar. The copies of Khatha certificate dated 22/12/2010 and Khatha Extract dated 22/12/2010 could be evidenced from **Document Nos.14 and 15.**
10. The Khatha certificate dated 23/12/2010 and Khatha Extract dated 23/12/2010 of Municipal /BBMP Khatha No.676/2775/1B with respect to Site No.1B, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 10,707 sq.ft., bears out the name of 'M/s.Go Go Textile Bangalore Private Limited' as the khatedar. The copies of Khatha certificate dated 23/12/2010 and Khatha Extract dated 23/12/2010 could be evidenced from **Document Nos.16 and 17.**
11. The Khatha certificate dated 23/12/2010 of Municipal /BBMP Khatha No.676/2775/1-1C with respect to Site No.1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 25,896 sq.ft bears out the name of 'M/s.Go Go Textile Bangalore Private Limited' as the khatedar. The copy of Khatha certificate dated 23/12/2010 could be evidenced from **Document No.18.**
12. Subsequently M/s.Go Go Textile Bangalore Private Limited conveyed the Site Nos.1A, 1B and 1C, all carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore in favour of 'M/s.Elmeasure India Private Limited' in three separate Sale deeds as follows:-
  - (a) Site No.1A, BBMP Khatha No.676/2775/1A, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore measuring East to West 129 feet and North to South 83 feet, totally measuring 10,707 sq.ft vide. Sale Deed dated 21/03/2011, registered as Document No.YAN-1-04936/2010-11, Stored in CD No.YAND351, in the office of Sub-registrar, Yelahanka.



(b) Site No.1B, BBMP Khatha No.676/2775/1B, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore measuring East to West 129 feet and North to South 83 feet, totally measuring 10,707 sq.ft along with shed thereon vide. Sale Deed dated 04/02/2011, registered as Document No.YAN-1-04210/2010-11, Stored in CD No.YAND348, in525 the office of Sub-registrar, Yelahanka.

(c) Site No.1C, BBMP Khatha No.676/2775/1-1C, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore measuring East to West 156 feet and North to South 166 feet, totally measuring 25,896 sq.ft vide. Sale Deed dated 24/11/2011, registered as Document No.YAN-1-04772/2011-12, Stored in CD No.YAND378, in the office of Sub-registrar, Yelahanka.

The copies of aforesaid three sale deeds dated 06/01/2008 along with Memorandum of Association and Articles of Association of 'M/s. Go Go Textile Bangalore Private Limited' could be evidenced from **Document Nos.19 to 23.**

13. The Khatha certificate dated 08/04/2011 and Khatha Extract dated 08/04/2011 of Municipal /BBMP Khatha No.676/2775/1A with respect to Site No.1A, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 10,707 sq.ft., bears out the name of 'M/s.Elmeasure India Private Limited' as the khatedar. The copies of Khatha certificate dated 08/04/2011 and Khatha Extract dated 08/04/2011 could be evidenced from **Document Nos.24 and 25.**

14. The Khatha certificate dated 04/08/2011 and Khatha Extract dated 04/08/2011 with respect to Municipal /BBMP Khatha No.676/2775/1B with respect to Site No.1B, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 10,707 sq.ft., bears out the name of 'M/s.Elmeasure India Private Limited' as the khatedar. The copies of Khatha certificate dated 04/08/2011 and Khatha Extract dated 04/08/2011 could be evidenced from **Document Nos.26 and 27.**

15. On perusal of Uttara Patra dated 09/12/2011 issued by BBMP, it is observed that the Municipal /BBMP Khatha No.676/2775/1-1C has been transferred in the name of 'M/s.Elmeasure India Private Limited'. The Khatha Certificate dated 09/12/2011 and Khatha Extract dated

*Jul*



09/12/2011 with respect to Municipal /BBMP Khatha No.676/2775/1-1C with respect to Site No.1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 25,896 sq.ft bears out the name of 'M/s.Elmeasure India Private Limited' as the khatedar. The copies of Uttara Patra dated 09/12/2011, Khatha certificate dated 09/12/2011 and Khatha Extract dated 09/12/2011 could be evidenced from **Document Nos.28 to 30.**

16. Subsequently M/s.Elmeasure India Private Limited applied for change of land use of Property bearing Site Nos.1A, 1B and 1C, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore from Industrial purposes to Residential purposes before Bangalore Development Authority and in pursuance of the same, the Bangalore Development Authority vide. in its Order bearing No.BDA/TPM/CLU-352/2011-2/4179/2013-14 dated 09/12/2013 accorded the change of land of use from Industrial purposes to Residential purposes of above said sites. The copy of the Order bearing No.BDA/TPM/CLU-352/2011-2/4179/2013-14 dated 09/12/2013 could be evidenced from **Document No.31.**
17. By virtue of the Sale deed dated 12/12/2013, M/s.Elmeasure India Private Limited conveyed (a) Property bearing No.1A, BBMP Khatha No.676/2775/1A, (b) Property bearing No.1B, BBMP Khatha No.676/2775/1B and (c) Property bearing No.1C, BBMP Khatha No.676/2775/1-1C, situated at Industrial Area, Bangalore measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 sq.ft in favour of 'M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited'. The said Sale Deed is registered as Document No.YAN-1-08689/2013-14, Stored in CD No.YAND522, in the Office of Sub-registrar, Gandhinagar (Yelahanka). The copies of the Sale deed dated 12/12/2013, Form-1 dated 25/04/2007/Certificate of Incorporation of M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited' along with its Memorandum of Articles and Articles of Association could be evidenced from **Document Nos.32 to 35.**
18. On perusal of Special Notice bearing No.DA(YA.U)VA3/KTR-591/13-14 dated 22/03/2014 issued by Assistant Revenue Inspector, BBMP, it is observe that M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited, applied for amalgamation of Khatha (a) Property bearing No.1A, BBMP Khatha No.676/2775/1A, (b) Property bearing



- No.1B, BBMP Khatha No.676/2775/1B and (c) Property bearing No.1C, BBMP Khatha No.676/2775/1-1C, situated at Industrial Area, Bangalore before BBMP and in pursuance of the same, the said authority amalgamated above said Khathas and registered the Amalgamated Khatha No.676/2775/1A in the name of 'M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited'. The copy of the Special Notice dated 22/03/2014 could be evidenced from **Document No.36.**
19. The Khatha certificate dated 24/03/2014 and Khatha Extract dated 24/03/2014 of Municipal /BBMP Khatha No.676/2775/1A with respect to Site No.1A, 1B and 1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 47,310 sq.ft., bears out the name of 'M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited' as the khatedar. The copies of Khatha certificate dated 08/04/2011 and Khatha Extract dated 08/04/2011 could be evidenced from **Document Nos.37 and 38.**
20. By virtue of an Agreement of Sale dated 12/12/2013, 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', agreed to sell Apartment to be constructed on Khatha Nos.676/2775/1A, 676/2775/1B and 676/2775/1-1C, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, in favour of Sri.Babu.T.K. The said Agreement of Sale is registered as Document No.YAN-1-08752/2013-14, CD No.YAND522, in the office of Sub-registrar, Yelahanka. Later by virtue of the Deed of Cancellation of Agreement of Sale dated 31/01/2018, registered as Document No.BYP-1-05701/2017-18, Stored in CD No.BYPD251, in the office of Sub-registrar, Gandhinagar (Byatarayanapura), the aforesaid Agreement of Sale is cancelled. The copies of Agreement of Sale dated 12/12/2013 and Cancellation of Agreement of Sale dated 31/01/2018, could be evidenced from **Document Nos.39 and 40.**
21. By virtue of an Agreement of Sale dated 12/12/2013, 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', agreed to sell Apartment to be constructed on Khatha Nos.676/2775/1A, 676/2775/1B and 676/2775/1-1C, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, in favour of Sri.Ubayathulla. The said Agreement of Sale is registered as Document No.YAN-1-08753/2013-14, CD No.YAND522, in the office of Sub-registrar, Yelahanka. Later by virtue of the Deed of Cancellation of Agreement of Sale dated



- 31/01/2018, registered as Document No.BYP-1-05704/2017-18, Stored in CD No.BYPD251, in the office of Sub-registrar, Gandhinagar (Byatarayanapura), the aforesaid Agreement of Sale is cancelled. The copies of Agreement of Sale dated 12/12/2013 and Cancellation of Agreement of Sale dated 31/01/2018, could be evidenced from **Document Nos.41 and 42.**
22. By virtue of an Agreement of Sale dated 12/12/2013, 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', agreed to sell Apartment to be constructed on Khatha Nos.676/2775/1A, 676/2775/1B and 676/2775/1-1C, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, in favour of Sri.Sam.P.Chierian. The said Agreement of Sale is registered as Document No.YAN-1-08775/2013-14, CD No.YAND522, in the office of Sub-registrar, Yelahanka. Later by virtue of the Deed of Cancellation of Agreement of Sale dated 31/01/2018, registered as Document No.BYP-1-05703/2017-18, Stored in CD No.BYPD251, in the office of Sub-registrar, Gandhinagar (Byatarayanapura), the aforesaid Agreement of Sale is cancelled. The copies of Agreement of Sale dated 12/12/2013 and Cancellation of Agreement of Sale dated 31/01/2018, could be evidenced from **Document Nos.43 and 44.**
23. By virtue of the Memorandum of Deposit of Title Deeds dated 05/02/2016, 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', mortgaged the Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet, in favour of 'M/s. Sammy's Dream Land Co.Pvt. Ltd'. The said Memorandum of Deposit of Title Deeds is registered as Document GNR-1-04118/2014-15, Stored in CD No.GNRD103, in the office of Sub-registrar, Gandhinagar (Ganganagar). The copy of the said Memorandum of Deposit of Title Deeds dated 05/02/2016 could be evidenced from **Document No.45.**
24. By virtue of the Deed of Discharge dated 06/06/2015, 'M/s. Sammy's Dream Land Co. Pvt. Ltd' discharged the Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet in favour of 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited'. The said Deed of

*Sudhakar*



- Discharge is registered as Document No.GNR-1-00894/2015-16, Stored in CD No.GNRD107, in the office of Sub-registrar, Gandhinagar (Ganganagar). The copy of Deed of Discharge dated 06/06/2015 could be evidenced from **Document No.46.**
25. By virtue of Indenture of Mortgage deed dated 07/10/2016, 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', mortgaged Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet along with other properties in favour of 'Edelweiss Housing Finance Limited'. The said Indenture of Mortgage deed dated is registered as Document No.HBB-1-02171/2016-17, Stored in CD No.HBBD181, in the office of Sub-registrar Gandhinagar (Hebbal). The copy of Indenture of Mortgage deed dated 07/10/2016 could be evidenced from **Document No.47.**
26. 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', at the instructions of the 'ECL Finance Limited' has executed a Debenture Trust Deed dated 05/10/2016, registered as Document No.HBB-1-02126/2016-17, Stored in CD NO.HBBD181 in the office of Sub-registrar Gandhinagar (Hebbal), in favour of Catalyst Trusteeship Limited, A Company registered under the Companies Act. The 'Edelweiss Housing Finance Limited' and 'ECL Finance Limited', assigned their rights in favour of Edelweiss Asset Reconstruction Company Limited, the Confirming Party No.2 herein, acting in its capacity as trustee of EARC Trust - SC 401 and EARC Trust - SC 394 respectively (hereinafter referred to as "EARC"), vide registered Assignment Agreements, both dated March 27, 2020 under section 5 of the SARFAESI Act. Pursuant to the said Assignment, EARC has thus stepped into the shoes of 'Edelweiss Housing Finance Limited' and 'ECL Finance Limited', and have thus become a Secured Creditor in respect of 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', and have acquired all the debts of the 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited', along with all the rights, title and interests including the underlying securities that vested in favour of 'Edelweiss Housing Finance Limited' and 'ECL Finance Limited', as a Secured Creditor of the Vendor has devolved in favour of EARC, by virtue of such acquisition of Financial Assurances. The copies of Debenture Trust

*Sudhakar*



Deed dated 05/10/2016 and Assignment Agreement dated 27/03/2020 could be evidenced from **Document Nos.48 and 49.**

27. By virtue of the Deed of Reconveyance dated 24/06/2021, M/s.Catalyst Trusteeship Limited, released the Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet along with other properties in favour of 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited'. The said Deed of Reconveyance is registered as Document No.BYP-1-01248/2021-22, Stored in CD No.BYPD877 in the office of Sub-registrar, Gandhinagar (Byatarayanapura). The copy of the Deed of Reconveyance dated 24/06/2021 could be evidenced from **Document No.50.**
28. By virtue of the Deed of Reconveyance dated 24/06/2021, 'Edelweiss Asset Reconstruction Company Limited' released the Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet along with other properties in favour of 'M/s. Krishna Enterprises (Housing & Infrastructures) India Private Limited'. The said Deed of Reconveyance is registered as Document No.BYP-1-01249/2021-22, Stored in CD No.BYPD877 in the office of Sub-registrar, Gandhinagar (Byatarayanapura). The copy of the Deed of Reconveyance dated 24/06/2021 could be evidenced from **Document No.51.**
29. Meantime by virtue of an Agreement of Sale dated 31/01/2018, 'M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited', has agreed to sell Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet along with other properties in favour of M/s. Jain Housing LLP. The said Agreement of Sale is registered as Document No.JAL-1-03955/2017-18, Stored in CD No.JALD234, in the Office of Sub-registrar, Gandhinagar (Jala). The copy of an Agreement of Sale dated 31/01/2018 could be evidenced from **Document No.52.**

*Sudhakar*



30. By virtue of the Sale deed dated 24/06/2021, 'M/s.Krishna Enterprises (Housing & Infrastructures) India Private Limited', conveyed the Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet, in favour of M/s.Aryan Landmarks, A Partnership Firm. In the said Sale deed, M/s. Jain Housing LLP assigned all its rights under the aforesaid sale agreement in favour of M/s.Aryan Landmarks, and signed as Confirming Party to the sale deed. The said Sale deed is registered as Document No.BYP-1-01373/2021-22, Stored in CD No.BYPD880, in the office of Sub-registrar, Gandhinagar (Byatarayanapura). The copy of the Sale deed dated 24/06/2021 could be evidenced from **Document No.53.**
31. On perusal of Uttara Patra dated 20/07/2021, issued by Assistant Revenue Officer, bears out that Municipal /BBMP Khatha No.676/2775/1A with respect to Site No.1A, 1B and 1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 47,310 sq.ft., has been transferred in the name of M/s.Aryan Landmarks. The copy of the Uttara Patra dated 20/07/2021 could be evidenced from **Document No.54.**
32. The Khatha certificate dated 20/07/2021 and Khatha Extract dated 20/07/2021 of Municipal /BBMP Khatha No.676/2775/1A with respect to Site No.1A, 1B and 1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore totally measuring 47,310 sq.ft., bears out the name of 'M/s.Aryan Landmarks' as the khatedar. The copies of Khatha certificate dated 20/07/2021 and Khatha Extract dated 20/07/2021 could be evidenced from **Document Nos.55 and 56.**
33. Tax paid receipt dated 11/02/2023, bears out that the tax for the period 2022-23 of Municipal /BBMP Khatha No.1/A with respect to Site No.1A, 1B and 1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore has been paid to the BBMP. The copy of the Tax paid receipt for the year 2022-23 could be evidenced from **Document No.57.**

*Sudhakar*



34. Tax paid receipt dated 19/12/2023, bears out that the tax for the period 2023-24 of Municipal /BBMP Khatha No.1/A with respect to Site No.1A, 1B and 1C, carved out of Site No.1, formed by Karnataka Housing Board, 1<sup>st</sup> Stage, Yelahanka, Bangalore has been paid to the BBMP. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.58.**
35. The Encumbrance Certificate from 01/01/1994 to 31/03/2004 with respect to Property bearing Site No.1, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet bears out the registration of the Sale deed dated 16/01/1995 by Karnataka Housing Board to M/s.Ashirwad Prints. The copy of the Encumbrance Certificate could be evidenced from **Document No.59.**
36. The Encumbrance Certificate from 01/04/2004 to 17/03/2021 with respect to Property bearing Site No.1, New Nos.1A, 1B and 1C, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet bears out the registrations of following transactions:-
- Three Sale deeds dated 07/02/2008, Document Nos.3134/2007-08, 3133/2007-08 and 3132/2007-08 executed by M/s.Ashirwad Prints to M/s.Go Go Textile Bangalore Private Limited.
  - Three Sale deeds dated 04/02/2011, Document Nos.4210/2010-11, 4936/2010-11 and 4772/2011-12, executed by M/s. Go Go Textile Bangalore Private Limited to M/s.Elmeasure India Private Limited.
  - Sale deed dated 12/12/2013 document no.8689/2013-14 executed by M/s.Elmeasure India Private Limited to M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited.
  - Sale agreement dated 12/12/2013 document no.8775/2013-14, between M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited and Sam P.Chelan.
  - Sale agreement dated 13/12/2013 document no.8753/2013-14, between M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited and Ubayathulla.
  - Sale agreement dated 13/12/2013 document no.8752/2013-14 between M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited in favour of Babu.T.K.

*[Handwritten signature]*



- g. Discharge deed dated 09/01/2015 document no.894/2015-16, executed by M/s.Sammy's Dream Land Co.Pvt Ltd in favour of M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited
- h. Mortgage deed dated 06/10/2016 document no.2126/2016-17 executed by M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited in favour of Catalyst Trusteeship Limited.
- i. Mortgage deed dated 07/10/2016 document no.2171/2016-17 executed by M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited in favour of Edelweiss Housing Finance Ltd
- j. Discharge deed dated 01/02/2018 document no.5701/2017-18 executed by Babu.T.K. in favour of M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited
- k. Discharge deed dated 01/02/2018 document no.5703/2017-18 executed by Sam.P.Cherien in favour of M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited
- l. Discharge deed dated 01/02/2018 document no.5704/2017-18 executed by Ubayathulla in favour of M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited
- m. Sale agreement dated 02/02/2018 document no.3955/2017-18 executed by M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited in favour of M/s.Jain Housing LLP.

The copy of the Encumbrance Certificate could be evidenced from **Document No.60.**

37. The Encumbrance Certificate from 01/04/2021 to 01/07/2021 with respect to Property bearing Site No.1, New Nos.1A, 1B and 1C, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet bears out the registrations of following transactions:-

- a. Deed of Reconveyance dated 24/06/2021 document no.1249/2021-22 by Edelweiss Asset Reconstruction Company Limited to M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited
- b. Deed of Reconveyance dated 24/06/2021 document no.1248/2021-22 by Catalyst Trusteeship Limited to

*Jud*



M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited

- c. Sale deed dated 24/06/2021 document no.1373/2021-22 by M/s.Krishna Enterprises (Housing and Infrastructure) India Private Limited to M/s.Aryan Landmarks.

The copy of the Encumbrance Certificate could be evidenced from **Document No.61.**

38. The Encumbrance Certificate from 01/07/2021 to 26/02/2024 bears out Nil encumbrance with respect to Property bearing Site No.1, New Nos.1A, 1B and 1C, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet. The copy of the Encumbrance Certificate could be evidenced from **Document No.62.**
39. On perusal of Partnership deed dated 30/03/2021, it is observed that Sri.K.Venkatesh Naidu S/o. Kanniah Naidu, Sri.D.S.Deepak S/o. D.Rama Rao, Sri.Mallikarjun Naidu S/o. G.Muniswamy Naidu, Sri.P.Jagadish S/o. P.A.Naidu and Sri.B.Devarajulu S/o. B.Anandnaidu, formed a partnership firm in the name of "ARYAN LANDMARKS" and same has been registered before the office of the Registrar of Firms, Jayanagar vide. Firm No.JNR-F12/2021-22 dated 07/04/2021. The copies of Partnership Deed dated 30/03/2023 along with Certificate of Registrar of Firms could be evidence from **Document No.63.**
40. M/s.ARYAN LANDMARKS, have applied and procured all the required Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the Schedule Property and the particulars Permits/NOCs/Consent etc., are as follows:
- Consent To Establishment /construction of residential apartment vide. Consent Order No.CTE-331705 dated 13/06/2022 issued by the Karnataka State Pollution Control Board.
  - No Objection Certificate dated 28/06/2022 issued by the Chief Engineer (West), Bangalore Water Supply and Sewerage Board.
  - No Objection Certificate dated 11/01/2022 in No. KSFES/GBC(1)/341 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services.



- d) No Objection Certificate dated 30/11/2021 issued by the Airports Authority of India.
- e) Grant of Environmental Clearance certificate dated 23/03/2022 issued by State Level Environment Impact Assessment Authority, Karnataka.
- f) No Objection Certificate dated 17/01/2022 issued by Bangalore Electricity Supply Company Limited.

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.64 to 69.**

41. The Bruhat Bengaluru Mahanagara Palike, Bangalore issued Building License bearing No.BBMP/Addl.Dir/JD-North/ 0086/21-22 dated 15/02/2024 for construction of Residential apartment building comprising of 2 basement, 1 Ground and 8 upper floors, on the Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1st Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet. The copy of Building License along with approved plan could be evidenced from **Document Nos.70 and 71.**

#### **SCHEDULE PROPERTY**

**All that piece and parcel of the Immovable Property bearing Old Site No.1, New Nos.1A, 1B and 1C, BBMP Khatha No.676/2775/1A, situated at Industrial area in Yelahanka 1<sup>st</sup> Stage, Bangalore, measuring East to West 285 feet and North to South 166 feet, totally measuring 47,310 square feet, and bounded on:**

**East by : 40 feet Road;**  
**West by : Site No.9 and 10;**  
**North by : Site No.2;**  
**South by : 60 feet Road.**



**CERTIFICATE**

*I hereby certify that on perusal of the documents furnished to me, it is observed that M/s.ARYAN LANDMARKS, a Partnership Firm is the absolute owner of the Schedule Property, having a valid and marketable title to the Schedule Property.*

**G.V.SUDHAKAR**

**Note:**

- 1) Documents perused verified herein are bona-fide believed to be genuine photocopies of originals.
- 2) In the process of legal verification of documents, we have relied upon the veracity of contents of documents and have assumed the identity and signatures of the parties to deeds as authentic.