

DUE DILIGENCE REPORT

IN RESPECT OF THE RESIDENTIALLY CONVERTED LAND COMPRISED IN AND FORMING A PART OF SY.NO.49, NOW BEARING MUNICIPAL NO.812/49, PID NO. 25/812/49, SITUATED AT THALAGHATTAPURA VILLAGE, KANAKAPURA ROAD, BANGALORE SOUTH TALUK (CONVERTED VIDE OFFICIAL MEMORANDUM BEARING NO.B.DIS.ALN.SR(S)204/2002-03, DATED: 25/11/2002 ISSUED BY THE SPECIAL DEPUTY COMMISSIONER, BANGALORE)

PRESENT OWNER: MR.SHASHIKUMAR M
EXTENT : 2 ACRES 4 ½ GUNTAS or 92020.5 SQ.FT

The photocopies copies of documents of title relating to the aforesaid properties have been furnished to me by JHANA VI HEIGHTS TRISHUL LLP, having its office at G-02, Jhanavi Sai Ville, Site No.99, 3rd Cross, 34th Main, BTM Dollars Scheme Layout, Madiwala, BTM 1st Stage, Bangalore - 560 068 represented by its Designated Partners MR.DEEPENDER SEHRAWAT and MR.NARENDRA KUMAR, who propose to develop the subject property through a residential development comprising of residential apartments of different dimensions with common areas, amenities and facilities attached thereto, hereinafter referred to as the "Project", with a request to carry out due diligence and submit a report on title. In view of the same, this due diligence report has been prepared on the basis of documents of title relating to the aforesaid property and the recitals in the various documents of title which have been furnished to me for my verification.

I. DOCUMENTS FURNISHED:

- 1) Copy of the Index of Lands and Record of Rights in respect of Sy.No.49 of Thalaghattapura Village.
- 2) Copy of the Partition Deed dated:22/09/1960 executed amongst Sri.Doddamuyallappa, Smt.Hanumakka, Devaraju & Sri.Ramakrishna, which has been duly registered as Document No.2861 in Book - I, Volume - 204, pages 183 to 193 with the Sub-Registrar, Bangalore South.
- 3) Copy of the Jeevvanamsha Patra dated:22/-09/1963 executed by Sri.Doddamuniyallappa, to and in favour of Smt.Lakshamma, which has been duly registered as Document No.2863 in Book - I, Volume - 190, pages 194 to 195 with the Sub-Registrar, Bangalore South.
- 4) Copy of the Rectification Deed dated:06/11/1964 Sri.Doddamuniyallappa, to and in favour of Smt.Lakshamma, which has been duly registered as Document No.4334 in Book - I, Volume - 486, pages 134 to 139 with the Sub-Registrar, Bangalore South Taluk.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 5) Copy of the Release Deed dated:30/10/1967 executed by Smt.Lakshamma to and in favour of Sri.Doddamuniyallappa, Hanumakka, Devaraju, Yellamma and Girija, which has been duly registered as Document No.3654/67-68 in Book - I, Volume - 610, pages 195 to 197 with the Sub-Registrar, Bangalore South Taluk on 03/11/1967.
- 6) Copy of the Sale Deed dated:30/10/1967 executed by Sri.Doddamuniyallappa, Hanumakka, Devaraju, Yellamma and Girija in favour of Sri.V.Y.Ahmed, which has been duly registered as Document No.3655/67-68 in Book - I, Volume 669, pages 123 to 128 with the Sub-Registrar, Bangalore South Taluk on 03/11/1967.
- 7) Copy of the Sale Deed dated:24/01/1972 executed by Sri.V.Y.Ahmed to and in favour of Sri.Ramachandra Bathija, which has been duly registered as Document No.5989/71-72 in Book - I, Volume - 895, pages 143 to 146 with the Sub-Registrar, Bangalore South Taluk.
- 8) Copy of the Sale Deed dated:06/10/1986 executed by Sri.R.Ramachandra Bathija to and in favour of Sri.C.T.Raja Rao., which has been duly registered as Document No.3694/86-87 in Book - I, Volume - 2490, pages 42 to 46 with the Sub-Registrar, Bangalore South Taluk.
- 9) Copy of the Extract from the Mutation Register bearing MR No.8/87-88 issued by the Deputy Tahsildar, Uttarahalli Bangalore South Taluk.
- 10) Copy of the Sale Deed dated:16/12/1998 executed by Sri.C.T.Raja Rao to and in favour of Sri.H.K.Nanjunda Swamy, which has been duly registered as Document No.BNG(U)-KNGR/7922/1998-99 in Book - I, stored in CD No.25 with the Sub-Registrar, Kengeri.
- 11) Copy of the Extract from the Mutation Register bearing MR No.16/98-99 issued by the Deputy Tahsildar, Uttarahalli Hobli, Bangalore South Taluk.
- 12) Copy of the Notice dated:07/10/1999 issued by the Special Deputy Commissioner, Bangalore District, Bangalore demanding payment of conversion fine.
- 13) Copy of the Challan dated:19/01/2000 evidencing payment of conversion fine in respect of land measuring an extent of about 3 Acres comprised in Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes through Sub-Treasury, Bangalore North.
- 14) Copy of the Official Memorandum bearing No.B.DIS.ALN.SR(S)25/1999-2000, dated: 24/02/2000 of the Special Deputy Commissioner, Bangalore District.
- 15) Copy of the Conversion Sketch in respect of land measuring an extent of about 3 Acres comprised in Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk duly attested by the Tahsildar, Bangalore South Taluk on 23/08/1999.
- 16) Copy of the Notice dated:22/11/2002 issued by the Special Deputy Commissioner, Bangalore District, Bangalore demanding payment of conversion fine.
- 17) Copy of the Challan dated:23/11/2002 evidencing payment of conversion fine through Sub-Treasury, Bangalore North towards conversion of the lands measuring an extent of about 5 Acres comprised in Sy.No.49 and 6 Acres comprised in Sy.No.52, both situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes owned by Sri.H.K.Nanjunda Swamy.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 18) Copy of the Official Memorandum bearing No.B.DIS.ALN.SR(S)204/2002-03, dated: 25/11/2002 of the Special Deputy Commissioner, Bangalore.
- 19) Copy of the Conversion Sketch in respect of land measuring an extent of about 5 Acres comprised in Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk duly attested by the Revenue Inspector, Kaggalipura Circle, Bangalore South Taluk on 18/11/2002.
- 20) Copy of the report of the Tahsildar, Bangalore South Taluk bearing No.ALN.SR.102/02-03, dated:20/11/2002 addressed to the Special Deputy Commissioner, Bangalore District in respect of sanction n of conversion of the lands measuring an extent of about 5 Acres comprised in Sy.No.49 and 6 Acres comprised in Sy.No.52, both situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes.
- 21) Copy of the Extract from the Mutation Register bearing MR No.24/2002-03 dated: 25/02/2003 issued by the Revenue Inspector, Uttarahalli - 2 Hobli.
- 22) Copy of the Extract from the Mutation Register bearing MR No.58/2002-03 dated: 12/06/2003 issued by the Revenue Inspector, Uttarahalli - 2 Hobli recording the conversion.
- 23) Copy of the Sale Deed dated:10/11/2003 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.K.Rajashekara, which has been duly registered as Document No.KEN-1-21065/2003-04 in Book - I, stored in CD No.KEND 147 with the Senior Sub-Registrar, Kengeri.
- 24) Copy of the Gift Deed dated:16/12/2010 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.H.N.Vidyashankar, which has been duly registered as Document No.BSK-1-06277/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari, Bangalore.
- 25) Copy of the Gift Deed dated:16/12/2010 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.N.Udayashankar, which has been duly registered as Document No.BSK-1-06279/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari.
- 26) Copy of the Gift Deed dated:16/12/2010 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.Gowrishankar N Hosakere, which has been duly registered as Document No.BSK-1-06281/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari.
- 27) Copy of the Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.H.N.Vidyashankar, which has been duly registered as Document No.BSK-1-00795/2011-12 in Book - I, stored in CD No.BSKD 111 with the Sub-Registrar, Banashankari.
- 28) Copy of the Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.N.Udayashankar, which has been duly registered as Document No.BSK-1-00800/2011-12 in Book - I, stored in CD No.BSKD 111 with the Senior Sub-Registrar, Banashankari.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 18) Copy of the Official Memorandum bearing No.B.DIS.ALN.SR(S)204/2002-03, dated: 25/11/2002 of the Special Deputy Commissioner, Bangalore.
- 19) Copy of the Conversion Sketch in respect of land measuring an extent of about 5 Acres comprised in Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk duly attested by the Revenue Inspector, Kaggalipura Circle, Bangalore South Taluk on 18/11/2002.
- 20) Copy of the report of the Tahsildar, Bangalore South Taluk bearing No.ALN.SR.102/02-03, dated:20/11/2002 addressed to the Special Deputy Commissioner, Bangalore District in respect of sanction n of conversion of the lands measuring an extent of about 5 Acres comprised in Sy.No.49 and 6 Acres comprised in Sy.No.52, both situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes.
- 21) Copy of the Extract from the Mutation Register bearing MR No.24/2002-03 dated: 25/02/2003 issued by the Revenue Inspector, Uttarahalli - 2 Hobli.
- 22) Copy of the Extract from the Mutation Register bearing MR No.58/2002-03 dated: 12/06/2003 issued by the Revenue Inspector, Uttarahalli - 2 Hobli recording the conversion.
- 23) Copy of the Sale Deed dated:10/11/2003 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.K.Rajashekara, which has been duly registered as Document No.KEN-1-21065/2003-04 in Book - I, stored in CD No.KEND 147 with the Senior Sub-Registrar, Kengeri.
- 24) Copy of the Gift Deed dated:16/12/2010 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.H.N.Vidyashankar, which has been duly registered as Document No.BSK-1-06277/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari, Bangalore.
- 25) Copy of the Gift Deed dated:16/12/2010 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.N.Udayashankar, which has been duly registered as Document No.BSK-1-06279/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari.
- 26) Copy of the Gift Deed dated:16/12/2010 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.Gowrishankar N Hosakere, which has been duly registered as Document No.BSK-1-06281/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari.
- 27) Copy of the Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.H.N.Vidyashankar, which has been duly registered as Document No.BSK-1-00795/2011-12 in Book - I, stored in CD No.BSKD 111 with the Sub-Registrar, Banashankari.
- 28) Copy of the Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.N.Udayashankar, which has been duly registered as Document No.BSK-1-00800/2011-12 in Book - I, stored in CD No.BSKD 111 with the Senior Sub-Registrar, Banashankari.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 29) Copy of the Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.Gowrishankar N Hosakere, which has been duly registered as Document No.BSK-1-00797/2011-12 in Book - I, stored in CD No.BSKD 111 with the Senior Sub-Registrar, Banashankari.
- 30) Copy of the Deed of Sale dated:16/05/2011 executed by Sri.K.Rajashekara to and in favour of Sri.Shashi Kumar M., which has been duly registered as Document No.BSK-1-01154/2011-12 in Book - I, stored in CD No.BSKD 113 with the Senior Sub-Registrar, Banashankari, Bangalore.
- 31) Copy of the Deed of Sale dated:16/05/2011 executed by Sri.H.K.Nanjunda Swamy, Sri.H.N.Vidyashankar, Sri.N.Udayashankar and Sri.Gowrishankar N Hosakere to and in favour of Sri.Shashikumar M., (partner Trident Enterprises), which has been duly registered as Document No.BSK-1-01173/2011-12 in Book - I, stored in CD No.BSKD 113 with the Senior Sub-Registrar, Banashankari, Bangalore.
- 32) Copy of the Notice dated:12/08/2011 issued by the Assistant Revenue Officer, Kengeri Sub-Range, Bruhat Bangalore Mahanagara Palike demanding payment of betterment / improvement charges in respect of converted land measuring an extent of about 17 Guntas or 18,513 sq.ft comprised in Sy.No.49 of Thalaghattapura Village owned by Sri.Shashikumar M.
- 33) Copy of the Notice dated:12/08/2011 issued by the Assistant Revenue Officer, Kengeri Sub-Range, Bruhat Bangalore Mahanagara Palike demanding payment of betterment / improvement charges in respect of converted land measuring an extent of about 1 Acre 27 ½ Guntas or about 73,507.50 sq.ft comprised in Sy.No.49 of Thalaghattapura Village owned by Sri.Shashikumar M.
- 34) Copy of the receipts dated:25/08/2011 issued by the Assistant Revenue Officer, Kengeri Sub-Range, Bruhat Bangalore Mahanagara Palike evidencing payment of betterment / improvement charges in respect of property bearing Municipal No.24/814/Sy.No.49.
- 35) Copy of the receipts dated:12/09/2011 issued by the Assistant Revenue Officer, Kengeri Sub-Range, Bruhat Bangalore Mahanagara Palike evidencing payment of betterment / improvement charges in respect of property bearing Municipal No.25/812/49.
- 36) Copy of the Release Deed dated:01/10/2012 executed by Smt.Hemalatha Murthy and Sri.Satishkumar M to and in favour of Sri.Shashikumar M, which has been duly registered as Document No.BSG-1-03596/2012-13 in Book - I, stored in CD No.BSGD 181 with the Senior Sub-Registrar, Basavanagudi, Bangalore.
- 37) Copy of the Special Notice dated:28/01/2014 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP amalgamating the converted land measuring an extent of 73507.50 sq.ft comprised in Municipal No.25/812/49 and converted land measuring an extent of 18513 sq.ft comprised in Municipal No.25/814/49, totally measuring an extent of about 92020.5 sq.ft and retaining the Municipal No.25/812/49, to the amalgamated property owned by Sri.M.Shashikumar.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 38) Copy of the Certificate dated:09/09/2015 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP recording that the Khatha in respect of the property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk stands in the name of Sri.Shashikumar M.
- 39) Copy of the Receipt dated:29/12/2015 issued by the BBMP evidencing payment of Security Deposit, Building License Fee, Betterment Levy, Ground Rent and Miscellaneous fees in respect of property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk.
- 40) Copy of the Building License dated:31/12/2015 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP.
- 41) Copy of the revised Building License dated:20/11/2017 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP.
- 42) Copy of the Commencement Certificate bearing No.ADTP/BBMP/RRN/CC/PR/06/17-18, dated:06/06/2018 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP.
- 43) Copy of the No Objection Certificate dated:26/09/2018 issued by the General Manager (ATM), Airport Authority of India, Bangalore stating that height clearance is not required in respect of the proposed building property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk, totally measuring an extent of about 92020.5 sq.ft owned by Sri.M.Shashikamar.
- 44) Copy of the No Objection Certificate bearing No.DE/SAN/BG/NOC/HRB(S-11)/VOL I/49, dated:17/09/2018 issued by the Divisional Engineer (Telecom) BSNL in respect of proposed commercial / restaurant and hostel (hotel) building consisting of basement, ground, eleven upper floors and terrace floor on the property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk, totally measuring an extent of about 92020.5 sq.ft owned by Sri.M.Shashikamar.
- 45) Copy of the No Objection Certificate bearing No.EE/HSR/AEE(O)/JE(T)2/18-19/5498, dated: 14/10/2018 issued by the Executive Engineer (Ele), C, O & M, HSR Layout Division, BESCOM, Bangalore arranging permission to supply power to commercial / restaurant and hostel (hotel) building consisting of basement, ground, eleven upper floors and terrace floor on the property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk, totally measuring an extent of about 92020.5 sq.ft owned by Sri.M.Shashikamar.
- 46) Copy of the No Objection Certificate bearing No.SEIAA 137 CON 2018, dated: 10/12/2018 issued by the Member Secretary, State Level Environment Impact Assessment Authority, Karnataka granting permission to construct a commercial / restaurant and hostel building consisting of basement, ground, eleven upper floors and terrace floor on the property bearing Municipal No.25/812/49, situated at



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk, totally measuring an extent of about 92020.5 sq.ft owned by Sri.M.Shashikamar.
- 47) Copy of the receipt dated:05/04/2019 evidencing payment of taxes for the year 2019-20 in respect of property bearing PID No.25/812/49.
 - 48) Copy of the Consent Letter dated:30/04/2019 issued by Karnataka State Pollution Control Board, Bangalore for the construction of a commercial / restaurant and hostel building consisting of basement, ground, eleven upper floors and terrace floor on the property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk, totally measuring an extent of about 92020.5 sq.ft owned by Sri.M.Shashikamar.
 - 49) Copy of the Certificate dated:21/05/2019 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP recording that the Khatha in respect of the property bearing Municipal No.25/812/49, situated at Thalaghattapura stands in the name of Sri.M.Shashikamar.
 - 50) Copy of the extract from Tax Assessment Register for the year 2019-20 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP assessing the property tax payable in respect of the property bearing Municipal No.25/812/49, situated at Thalaghattapura measuring 92020 sq.ft owned by Sri.M.Shashikamar.
 - 51) Copy of the No Objection Certificate dated:02/07/2019 issued by the Chief Engineer (M), BWSSB, Bangalore arranging permission to supply water and providing underground drainage facilities to the commercial / restaurant and hostel (hotel) building consisting of basement, ground, eleven upper floors and terrace floor on the property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk, totally measuring an extent of about 92020.5 sq.ft owned by Sri.M.Shashikamar.
 - 52) Copy of the receipt dated:01/05/2020 by the BBMP evidencing payment of taxes for the year 2020-21 in respect of property bearing PID No.25/812/49.
 - 53) Copy of the receipt dated:13/01/2022 by the BBMP evidencing payment of taxes for the year 2021-22 in respect of property bearing PID No.25/812/49.
 - 54) Copy of the receipt dated:01/04/2022 by the BBMP evidencing payment of taxes for the year 2022-23 in respect of property bearing PID No.25/812/49.
 - 55) Copy of the Endorsement dated:26/04/2022 issued by the Tahsildar - 2, Bangalore South Taluk, Bangalore stating that the RTC's (Pahani) for the years 1974 to 1979 pertaining to Sy.No.49 of Thalaghattapura are not available.
 - 56) Copy of the Discharge Deed executed on 06/06/2022 by M. Visvesvaraya Co-operative Bank Limited, SMR Branch, Bangalore in favour of Logicon Control Automation Pvt.Ltd, registered as Document No.BSG-1-01830/2022-23 in Book - I, stored in CD No.BSGD 1204 with the Sub-Registrar, Basavanagudi.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 57) Copy of the Discharge Deed executed on 06/06/2022 by M. Visvesvaraya Co-operative Bank Limited, SMR Branch, Bangalore in favour of Logicon Control Automation Pvt.Ltd, registered as Document No.BSG-1-01828/2022-23 in Book - I, stored in CD No.BSGD 1204 with the Sub-Registrar, Basavanagudi;
- 58) Copy of the Deed of Simple Mortgage dated:06/06/2022 executed by Sri.Shashikumar M to and in favour of Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura, which has been duly registered as Document No.BSK-1-03019/2022-23 in Book - I, stored in CD No.BSKD 1326 with the Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
- 59) Copy of the GST Registration Certificate dated: 08/08/2023 bearing Registration No.29BIWPS9700G1ZG.
- 60) Copy of the Certificate of Incorporation in Form-16 dated: 01/11/2023 bearing LLP Identification No.ACD-7212, PAN AATFJ88Q, TAN of the LLP BLRJ11969G in respect of JHANA VI HEIGHTS TRISHUL LLP.
- 61) Copy of the PAN Card of Mr.SHASHIKUMAR M bearing No.BIWPS9700G
- 62) Copy of the Aadhaar Copy of Mr.SHASHIKUMAR M bearing No.6048 7420 8711
- 63) Copy of the receipt dated:14/04/2023 issued by the BBMP evidencing payment of taxes for the year 2023-24 in respect of property bearing PID No.25/812/49.
- 64) Copy of the RTC's (Pahani) in respect of Sy.No.49 for the years 1968-69 to 1973-74, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1997-98, 1998-99 to 2000-01.
- 65) Copy/ies of the RTC's (Pahani)) in respect of Sy.No.49 for the years 2001-02 to 2022-23.
- 66) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1967 to 31/03/1980.
- 67) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/1980 to 31/05/1989.
- 68) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/06/1989 to 31/03/2004.
- 69) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 14/03/2014.
- 70) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 08/10/2017.
- 71) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2004 to 08/10/2017.
- 72) Copy of the Encumbrance Certificate in Form No.15 for the period from 30/03/2011 to 09/12/2013.
- 73) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2011 to 12/09/2014.
- 74) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2011 to 12/09/2014.
- 75) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2015 to 06/07/2017.



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

- 76) Copy of the Encumbrance Certificate in Form No.16 for the period from 08/10/2017 to 23/03/2018.
- 77) Copy of the Encumbrance Certificate in Form No.16 for the period from 08/10/2017 to 23/03/2018.
- 78) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2021 to 31/03/2022.
- 79) Copy of the Encumbrance Certificate in Form No.16 for the period from 01/04/2021 to 31/03/2022.
- 80) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2021 to 06/06/2022.
- 81) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2021 to 06/06/2022.
- 82) Copy of the Encumbrance Certificate in Form No.15 for the period from 04/01/2022 to 16/07/2023.
- 83) Copy of the Encumbrance Certificate in Form No.15 for the period from 01/04/2023 to 18/10/2023
- 84) Copy of the No Objection Letter dated 02/11/2023 issued by the Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura recording their no objection and consent for the development of the Schedule Property by JHANA VI HEIGHTS TRISHUL LLP subject to the terms and conditions as recorded therein.

II. FLOW OF TITLE:

Whereas, the immovable property being agricultural land measuring an extent of about 9 Acres 21 Guntas comprised in Sy.No.48, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk was owned by Sri.Doddamuniyallappa, his son Devaraju (then minor) and Sri.M.Ramakrishnappa (brother of Sri.Doddamuniyallappa), they having acquired the same by virtue of a Partition Deed dated:22/09/1960 executed amongst Sri.Doddamuniyallappa, Smt.Hanumakka, Devaraju & Sri.Ramakrishna, which has been duly registered as Document No.2861 in Book - I, Volume - 204, pages 183 to 193 with the Sub-Registrar, Bangalore South;

Whereas, the aforesaid Sri.Doddamuniyallappa executed a Jeevanamsha Patra (Maintenance Deed) dated:22/09/1960 to and in favour of his first wife Smt.Lakshamma, which has been duly registered as Document No.2863 in Book - I, Volume - 190, pages 194 to 195 with the Sub-Registrar, Bangalore South Taluk under the terms of which the immovable



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

property being agricultural land measuring an extent of about 9 Acres 21 Guntas comprised in Sy.No.48, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk was duly conveyed by the Sri.Doddamuniyallappa to his first wife Smt.Lakshamma with life interest;

Whereas, as some errors had crept into the aforesaid Jeevanamsha Patra ((Maintenance Deed) dated:22/09/1960, the aforesaid Sri.Doddamuniyappa and others executed a Rectification Deed dated:06/11/1964 to and in favour of Smt.Lakshamma, which has been duly registered as Document No.4334 in Book - I, Volume - 486, pages 134 to 139 with the Sub-Registrar, Bangalore South Taluk under the terms of which, the Survey Number 48 as mentioned in aforesaid Jeevanamsha Patra ((Maintenance Deed) dated:22/09/1960 was duly rectified and corrected as Survey No.49 of Thalaghattapura Village and the boundaries of the said Sy.No.49 were also rectified;

Whereas, thereafter, the aforesaid Smt.Lakshamma (first wife of Sri.Doddamuniyallappa) executed a Release Deed dated:30/10/1967 to and in favour of Sri.Doddamuniyallappa, Hanumakka, Devaraju, Yellamma and Girija, which has been duly registered as Document No.3654/67-68 in Book - I, Volume - 610, pages 195 to 197 with the Sub-Registrar, Bangalore South Taluk on 03/11/1967 by means of which Smt.Lakshamma released and relinquished for consideration, all her life interest in respect of the agricultural land measuring an extent of about 9 Acres 21 Guntas comprised in Old Sy.No.48, Re-Survey No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk to and in favour of her husband Sri.Doddamuniyallappa and his second wife Smt. Hanumakka and their children Devaraju, Yellamma and Girija;

Whereas, the aforesaid Sri.Doddamuniyallappa, Hanumakka, Devaraju, Yellamma and Girija executed a Sale Deed dated:30/10/1967 in favour of Sri.V.Y.Ahmed, which has been duly registered as Document No.3655/67-68 in Book - I, Volume 669, pages 123 to 128 with the Sub-Registrar, Bangalore South Taluk on 03/11/1967 by means of which Sri.V.Y.Ahmed purchased the agricultural dry land measuring an extent of about 9 Acres 21 Guntas comprised in Old



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Sy.No.48, Re-Survey No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;

Whereas, the aforesaid Sri.V.Y.Ahmed executed a Sale Deed dated:24/01/1972 to and in favour of Sri.Ramachandra Bathija, which has been duly registered as Document No.5989/71-72 in Book - I, Volume - 895, pages 143 to 146 with the Sub-Registrar, Bangalore South Taluk by means of which Sri.Ramachandra Bathija purchased the dry land measuring an extent of about 9 Acres 21 Guntas comprised in Old Sy.No.48, Re-Survey No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;

Whereas, the aforesaid Sri.R.Ramachandra Bathija executed a Sale Deed dated: 06/10/1986 to and in favour of Sri.C.T.Raja Rao., which has been duly registered as Document No.3694/86-87 in Book - I, Volume - 2490, pages 42 to 46 with the Sub-Registrar, Bangalore South Taluk by means of which Sri.C.T.Raja Rao purchased the dry land measuring an extent of about 9 Acres 21 Guntas comprised in Old Sy.No.48, Re-Survey No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;

Whereas, pursuant to the purchase of the dry land measuring an extent of about 9 Acres 21 Guntas comprised in Survey No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, the aforesaid Sri.C.T.Raja Rao duly got transferred the Khatha in respect of the same to his name as duly evidenced by the Extract from the Mutation Register bearing MR No.8/87-88 issued by the Deputy Tahsildar, Uttarahalli Bangalore South Taluk;

Whereas, the aforesaid Sri.C.T.Raja Rao executed a Sale Deed dated:16/12/1998 to and in favour of Sri.H.K.Nanjunda Swamy, which has been duly registered as Document No.BNG(U)-KNGR/7922/1998-99 in Book - I, stored in CD No.25 with the Sub-Registrar, Kengeri by means of which Sri.H.K.Nanjunda Swamy purchased the dry land measuring an extent of about 9 Acres 21 Guntas comprised in Old Sy.No.48, Re-Survey No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy being desirous of converting the land measuring an extent of about 3 Acres comprised in and forming a part of Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes, applied for the same before the Special Deputy Commissioner, Bangalore;

Whereas, pursuant to the application filed by Sri.H.K.Nanjunda Swamy and on payment of conversion fine, the Special Deputy Commissioner, Bangalore issued an Official Memorandum bearing No.B.DIS.ALN.SR(S)25/1999-2000, dated:24/02/2000 granting conversion of land measuring an extent of about 3 Acres comprised in and forming a part of the Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes;

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy being desirous of converting the another portion of land measuring an extent of about 5 Acres comprised in and forming a part of Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes, applied for the same before the Special Deputy Commissioner, Bangalore;

Whereas, pursuant to the application filed by Sri.H.K.Nanjunda Swamy and on payment of conversion fine, the Special Deputy Commissioner, Bangalore District, Bangalore issued an Official Memorandum bearing No.B.DIS.ALN.SR(S) 204/2002-03, dated:25/11/2002 granting conversion of land measuring an extent of about 5 Acres comprised in Sy.No.49 and 6 Acres comprised in Sy.No.52, both situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes owned by Sri.H.K.Nanjunda Swamy and the same was mutated as duly evidenced by the Extract from the Mutation Register bearing MR No.24/2002-03 dated: 25/02/2003 issued by the Revenue Inspector, Uttarahalli - 2 Hobli and Extract from the Mutation Register bearing MR No.58/2002-03 dated: 12/06/2003 issued by the Revenue Inspector, Uttarahalli - 2 Hobli recording the fact of conversion;



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy executed a Sale Deed dated:10/11/2003 to and in favour of Sri.K.Rajashekara, which has been duly registered as Document No.KEN-1-21065/2003-04 in Book - I, stored in CD No.KEND 147 with the Senior Sub-Registrar, Kengeri by means of which Sri.K.Rajashekara purchased the residentially converted land measuring an extent of about 2 Acres (out of 3 Acres) comprised in Sy.No.49, situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy executed a Gift Deed dated:16/12/2010 to and in favour of Sri.H.N.Vidyashankar, which has been duly registered as Document No.BSK-1-06277/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari, Bangalore by means of which Sri.H.K.Nanjunda Swamy transferred by way of gift 1/4th undivided share, right, title and interest in the converted land measuring an extent of about 1 Acre 27.5 Guntas (out of 4 Acres 9.2 Guntas) comprised in Sy.No.49, converted lands measuring about 39.7 Guntas comprised in Sy.No.49 (out of 4 Acres 9.2 Guntas) and 2 Acres 2.3 Guntas comprised in Sy.No.52, all situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk to his son Sri.H.N.Vidyashankar;

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy executed another Gift Deed dated:16/12/2010 to and in favour of Sri.N.Udayashankar, which has been duly registered as Document No.BSK-1-06279/2010-11 in Book - I, stored in CD No.BSKD92 with the Senior Sub-Registrar, Banashankari by means of which Sri.H.K.Nanjunda Swamy transferred by way of gift 1/4th undivided share, right, title and interest in the converted land measuring an extent of about 1 Acre 27.5 Guntas (out of 4 Acres 9.2 Guntas) comprised in Sy.No.49, converted lands measuring about 29.7 Guntas comprised in Sy.No.49 (out of 4 Acres 9.2 Guntas) and 2 Acres 12.5 Guntas comprised in Sy.No.52, all situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk to his son Sri.N.Udayashankar;

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy executed another Gift Deed dated:16/12/2010 to and in favour of Sri.Gowrishankar N Hosakere, which has been duly registered as Document No.BSK-1-06281/2010-11 in Book - I, stored in CD No.BSKD92 with the



Senior Sub-Registrar, Banashankari by means of which Sri.H.K.Nanjunda Swamy transferred by way of gift 1/4th undivided share, right, title and interest in the converted land measuring an extent of about 1 Acre 27.5 Guntas (out of 4 Acres 9.2 Guntas) comprised in Sy.No.49, converted lands measuring about 32.3 Guntas comprised in Sy.No.49 (out of 4 Acres 9.2 Guntas) and 2 Acres 11.4 Guntas comprised in Sy.No.52, all situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk to his son Sri.Gowrishankar N Hosakere;

Whereas, as some errors had crept into the aforesaid Gift Deeds all dated:16/12/2000 in relation to the dimensions of the property transferred by way of gift, the same was duly rectified and corrected as under:

- a) Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.H.N.Vidyashankar, which has been duly registered as Document No.BSK-1-00795/2011-12 in Book - I, stored in CD No.BSKD 111 with the Sub-Registrar, Banashankari.
- b) Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.N.Udayashankar, which has been duly registered as Document No.BSK-1-00800/2011-12 in Book - I, stored in CD No.BSKD 111 with the Senior Sub-Registrar, Banashankari.
- c) Rectification Deed dated:02/05/2011 executed by Sri.H.K.Nanjunda Swamy to and in favour of Sri.Gowrishankar N Hosakere, which has been duly registered as Document No.BSK-1-00797/2011-12 in Book - I, stored in CD No.BSKD 111 with the Senior Sub-Registrar, Banashankari.

Whereas, the aforesaid Sri.K.Rajashekara executed a Deed of Sale dated:16/05/2011 to and in favour of Sri.Shashikumar M., which has been duly registered as Document No.BSK-1-01154/2011-12 in Book - I, stored in CD No.BSKD 113 with the Senior Sub-Registrar, Banashankari, Bangalore by means of which Sri.Shashikumar M purchased the residentially converted land measuring an extent of about 17 Guntas comprised in and forming a part of Sy.No.49 situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;

Whereas, pursuant to the execution and registration of the Gift Deeds as mentioned above, Sri.H.K.Nanjunda Swamy alongwith Sri.H.N.Vidyashankar, Sri.N.Udayashankar and Sri.Gowrishankar N Hosakere became entitled to own and possess the residentially converted land measuring an extent of about 1 Acre 27.5 Guntas comprised in and forming a part of

Sy.No.49 situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk as follows:

No.	Name/s	Undivided share, right, title and interest in 1 Acre 27.5 Guntas	Exclusive share in the balance land of 2 Acres 21.7 Guntas
1.	Sri.H.K.Nanjunda Swamy	1/4 th	-nil-
2.	Sri.H.N.Vidyashankar	1/4 th	39.7 Guntas
3.	Sri.N.Udayashankar	1/4 th	29.7 Guntas
4.	Sri.Gowrishankar N Hosakere	1/4 th	32.3 Guntas

Whereas, the aforesaid Sri.H.K.Nanjunda Swamy alongwith Sri.H.N.Vidyashankar, Sri.N.Udayashankar and Sri.Gowrishankar N Hosakere executed a Deed of Sale dated:16/05/2011 to and in favour of Sri.Shashikumar M., who is also described as a partner Trident Enterprises in the said sale deed, which has been duly registered as Document No.BSK-1-01173/2011-12 in Book - I, stored in CD No.BSKD 113 with the Senior Sub-Registrar, Banashankari, Bangalore by means of which Sri.Shashikumar M purchased the residentially converted land measuring an extent of about 1 Acre 27.5 Guntas comprised in and forming a part of Sy.No.49 situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk;

Whereas, after the residentially converted land measuring an extent of about 17 Guntas or about 18,513 sq.ft comprised in Sy.No.49 of Thalaghattapura Village owned by Sri.Shashikumar M came within the jurisdiction of the Bruhat Bangalore Mahanagara Palike (BBMP), the Assistant Revenue Officer, Kengeri Sub-Range, BBMP issued a Notice dated:12/08/2011 demanding payment of betterment / improvement charges in respect of same;

Whereas, after the residentially converted land measuring an extent of about 1 Acre 27 ½ Guntas or about 73,507.50 sq.ft comprised in Sy.No.49 of Thalaghattapura Village owned by Sri.Shashikumar. M came within the jurisdiction of the BBMP, the Assistant Revenue Officer, Kengeri Sub-Range, BBMP issued another Notice dated:12/08/2011 demanding payment of betterment / improvement charges in respect of the same;

Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Whereas, subsequently, the aforesaid Sri.Shashikumar M duly paid the betterment / improvement charges in respect of property bearing Municipal No.24/814/Sy.No.49 as duly evidenced by the receipt dated:25/08/2011 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP;

Whereas, subsequently, the aforesaid Sri.Shashikumar M duly paid the betterment / improvement charges in respect of property bearing Municipal No.25/812/49 as duly evidenced by the receipt dated:12/09/2011 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP;

Whereas, from the recitals in the Sale dated :16/05/2011, which has been duly registered as Document No.BSK-1-01173/2011-12 in Book - I, stored in CD No.BSKD 113 with the Senior Sub-Registrar, Banashankari, Bangalore, it is evident that the aforesaid Sri.Shashikumar M., purchased the residentially converted land measuring an extent of about 1 Acre 27.5 Guntas comprised in and forming a part of Sy.No.49 situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk in his individual capacity only although the fact of mention of him as a partner of Trident Enterprises is more qualificatory in nature and indicative of his profession or vocation as the case may be.

Whereas, further, as the aforesaid Sri.Shashikumar M has purchased the residentially converted land measuring an extent of about 1 Acre 27.5 Guntas comprised in and forming a part of Sy.No.49 situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk out of his own funds in his individual capacity and not through the funds provided by the aforesaid firm Trident Enterprises, to avoid future complications and to set right the title in respect of the aforesaid property, the other partners of the said firm namely Smt. Hemalatha Murthy and Sri.Satish Kumar M executed a Release Deed dated:01/10/2012 to and in favour of Sri.Shashikumar M, which has been duly registered as Document No.BSG-1-03596/2012-13 in Book - I, stored in CD No.BSGD 181 with the Senior Sub-Registrar, Basavanagudi, Bangalore, under the terms of which, Smt.Hemalatha Murthy and Sri.Satish Kumar M jointly and severally



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

released and relinquished all their share, right, title and interest in the aforesaid property, if any, to and in favour of Sri.Shashikumar M;

Whereas, it is evident from the Encumbrance Certificate furnished in Form No.15 for the period from 04/01/2014 to 14/03/2014 and for the period from 01/04/2011 to 12/09/2014 that

- a) the aforesaid Sri.Shashikumar M (representing as Managing Director of Logicon Control Automation Pvt.Ltd) created an Equitable Mortgage by Deposit of Title Deeds on 07/12/2013 to and in favour of M. Visvesvaraya Co-operative Bank Limited, SMR Branch, Bangalore, registered as Document No.BSG-1-05099/2013-14 in Book - I, stored in CD No.BSGD 225 with the Sub-Registrar, Basavanagudi in respect of residentially converted land measuring an extent of about 17 Guntas comprised in respect of BBMP Khatha No.24/814/49.
- b) Logicon Control Automation Pvt.Ltd represented by its Managing Director Sri.Shashikumar M created an Equitable Mortgage by Deposit of Title Deeds on 15/03/2014 by to and in favour of M. Visvesvaraya Co-operative Bank Limited, SMR Branch, Bangalore, registered as Document No.BSG-1-07501/2013-14 in Book - I, stored in CD No.BSGD 235 with the Sub-Registrar, Basavanagudi in respect of residentially converted land measuring about 1 Acre 27 ½ Guntas comprised in BBMP Khatha No.25/812/49.

Whereas, the aforesaid Sri.Shashikumar M with an intention to develop the residentially converted land measuring an extent of 73507.50 sq.ft comprised in Municipal No.25/812/49 and converted land measuring an extent of 18513 sq.ft comprised in Municipal No.25/814/49, totally measuring an extent of about 92020.5 sq.ft, applied for amalgamation of the same before the Assistant Revenue Officer, Kengeri Sub-Range, BBMP;

Whereas, pursuant to the application filed by Sri.Shashikumar M, the Assistant Revenue Officer, Kengeri Sub-Range, BBMP issued a Special Notice dated:28/01/2014 amalgamating the converted land measuring an extent of 73507.50 sq.ft comprised in Municipal No.25/812/49 and converted land measuring an extent of 18513 sq.ft comprised in Municipal No.25/814/49, totally measuring an extent of about 92020.5 sq.ft and retained the Municipal No.25/812/49 to the amalgamated property situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli Hobli, Bangalore, South Taluk, which is more particularly described in the Schedule hereunder and hereinafter referred to as the Schedule Property;



Arvind Raghavan

ADVOCATE

B.Com., LLB.,

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Whereas, the Schedule Property has been earmarked as Mutation Corridor in the Comprehensive Development Plan issued by the Bangalore Development Authority under the provisions of the Karnataka Town and Country Planning Act 1961 in force as on date and is therefore capable and eligible to be used for a commercial or residential or mixed development;

Whereas, the aforesaid Sri.Shashikumar M with an intention to develop the Schedule Property by constructing a Commercial Building consisting of basement, ground, first, second and third floors has obtained a Building License dated:31/12/2015 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP;

Whereas, subsequently, the aforesaid Sri.Shashikumar M has also obtained a revised Building License dated:20/11/2017 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP for the construction of a Commercial Building on the Schedule Property consisting of basement, ground, first, second and third floors;

Whereas, the aforesaid Sri.Shashikumar M had commenced the construction of a commercial building on the Schedule Property and the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP issued a Commencement Certificate bearing No.ADTP/BBMP/RRN/CC/ PR/06/17-18, dated:06/06/2018 certifying that erection of columns are under progress and as per sanction plan as on that date;

Whereas, the Khatha in respect of the Schedule Property stands in the name of Sri.Shashikumar M as duly evidenced by Khatha Certificate dated:21/05/2019 issued by the Assistant Revenue Officer, Kengeri Sub-Range, BBMP;

Whereas, the Senior Manager, M. Visvesvaraya Co-operative Bank Limited, SMR Branch, Bangalore executed a Discharge Deed on 06/06/2022 in favour of Sri.Shashikumar M (representing Logicon Control Automation Pvt.Ltd), which has been duly registered as Document No.BSG-1-01830/2022-23 in Book - I, stored in CD No.BSGD 1204 with the Senior Sub-Registrar, Basavanagudi, acknowledging the receipt of the principal amount alongwith the interest from the aforesaid Sri.Shashikumar M as per the terms of the Deed of Mortgage by



Arvind Raghavan

B.Com., LLB.,

ADVOCATE

No. 48, "Ishita" 2nd Floor, 2nd Main Road,
Vyalikaval, Bangalore - 560 003.
Tel (O) : 23361030 / 23361120 / 23361121
Mobile : 98450 04419
E-mail : arvind_ncsr@yahoo.com

Deposit of Title Deeds, registered as Document No.BSG-1-05099/2013-14 in Book – I, stored in CD No.BSGD 225 with the Sub-Registrar, Basavanagudi;

Whereas, the Senior Manager, M. Visvesvaraya Co-operative Bank Limited, SMR Branch, Bangalore executed a Discharge Deed on 06/06/2022 in favour of Sri.Shashikumar M (representing Logicon Control Automation Pvt.Ltd), which has been duly registered as Document No.BSG-1-01828/2022-23 in Book – I, stored in CD No.BSGD 1204 with the Senior Sub-Registrar, Basavanagudi, acknowledging the receipt of the principal amount alongwith the interest from the aforesaid Sri.Shashikumar M as per the terms of the Deed of Mortgage by Deposit of Title Deeds, registered as Document No.BSG-1-07501/2013-14 in Book – I, stored in CD No.BSGD 235 with the Sub-Registrar, Basavanagudi;

Whereas, the aforesaid Sri.Shashikumar M executed a Deed of Simple Mortgage dated:06/06/2022 to and in favour of Siddhasiri Souharda Sahakari Sangha Niyamit, having its registered office at Siddeshwar Temple Campus, Vijayapura , which has been duly registered as Document No.BSK-1-03019/2022-23 in Book – I, stored in CD No.BSKD 1326 with the Senior Sub-Registrar, Basavanagudi (Banashankari), Bangalore under the terms of which, Sri.Shashikumar M created a simple mortgage in favour of Siddhasiri Souharda Sahakari Sangha Niyamit for availing a loan/ financial facility and has also deposited of the original title deeds pertaining to the Schedule Property with Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura, which mortgage is subsisting as on date.

Further, the aforesaid Sri.Shashikumar M has obtained several clearances and approvals from various authorities for the construction of a commercial building on the Schedule Property as listed below:

- a) No Objection Certificate dated:26/09/2018 issued by the General Manager (ATM), Airport Authority of India, Bangalore stating that height clearance is not required in respect of the proposed building property bearing Municipal No.25/812/49, situated at Thalaghattapura Village, Kanakapura Main Road, Uttarahalli, Bangalore South Taluk.
- b) No Objection Certificate bearing No.DE/SAN/BG/NOC/HRB(S-11)/VOL I/49, dated:17/09/2018 issued by the Divisional Engineer (Telecom) BSNL in respect of proposed commercial / restaurant and hostel (hotel) building consisting of basement, ground, eleven upper floors and terrace floor.



- c) No Objection Certificate bearing No.EE/HSR/AEE(O)/JE(T)2/18-19/5498, dated: 14/10/2018 issued by the Executive Engineer (Ele), C, O & M, HSR Layout Division, BESCOM, Bangalore arranging permission to supply power to commercial / restaurant and hostel (hotel) building consisting of basement, ground, eleven upper floors and terrace floor.
- d) No Objection Certificate bearing No.SEIAA 137 CON 2018, dated: 10/12/2018 issued by the Member Secretary, State Level Environment Impact Assessment Authority, Karnataka granting permission to construct a commercial / restaurant and hostel building consisting of basement, ground, eleven upper floors and terrace floor.
- e) Consent Letter dated:30/04/2019 issued by Karnataka State Pollution Control Board, Bangalore for the construction of a commercial / restaurant and hostel building consisting of basement, ground, eleven upper floors and terrace floor.
- f) No Objection Certificate dated:02/07/2019 issued by the Chief Engineer (M), BWSSB, Bangalore arranging permission to supply water and providing underground drainage facilities to the commercial / restaurant and hostel (hotel) building consisting of basement, ground, eleven upper floors and terrace floor.

III. CONCLUSION:

On the basis of the aforesaid documents and on verification of the documents of title, I wish to state that MR.SHASHIKUMAR M has a clear, valid, subsisting and marketable title to the Schedule Property as its sole and absolute owner thereof till date subject to the mortgage created in favour of Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura which is subsisting as on date.

The Encumbrance Certificates furnished for the period from 01/04/1967 to 18/10/2023 do not record any subsisting encumbrances on the Schedule Property other than the simple mortgage created in favour of Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura as mentioned above.

The copy of the report of the Tahsildar, Bangalore South Taluk dated 20/11/2022 addressed to the Special Deputy Commissioner, Bangalore District in respect of conversion of the lands measuring an extent of about 5 Acres comprised in Sy.No.49 and 6 Acres comprised in Sy.No.52, both situated at Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk from agricultural to non agricultural residential uses and purposes in which the Schedule Property forms a part confirms that:



- 1) The lands comprised in Sy,No.49 of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk are not Inam Lands.
- 2) No tenancy claims have been made nor proceedings initiated in this regard in respect of the lands comprised in Sy,No.49 of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk .
- 3) No proceedings have been initiated under Sections 79 A and B of the Karnataka Land Reforms Act 1961 in respect of the comprised in Sy,No. 49 of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk and
- 4) No claims have been lodged under the provisions of the Karnataka (Prohibition of Transfer of Certain Lands) Act 1978 in respect of the comprised in Sy,No.49 of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk

The original documents of title and connected records relating to the Schedule Property presently in the custody of Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura have been offered for inspection to me. As part of the due diligence exercise, a public notice was issued by me in the Bangalore Edition of the Indian Express and Kannada Prabha Newspapers on 19/10/2023 calling for objections/claims from any person/s, claims on the title to the Schedule Property or objection to the proposed development by any person/s for a period of ten days from the date of the notice and till date, no objections/claims have been received by me either through a letter/notice by RPAD/COP/Courier or by Electronic Mail.

Siddhasiri Souharda Sahakari Sangha Niyamit, Vijayapura, vide their letter dated 02/11/2023 have accorded their no objection and consent for the development of the Schedule Property by JHANAVI HEIGHTS TRISHUL LLP subject to the terms and conditions as recorded therein.

In view of the above, on the aforesaid Sri.Shashikumar M executing and registering a Development Agreement and a General Power of Attorney in favour of JHANAVI HEIGHTS TRISHUL LLP, the said JHANAVI HEIGHTS TRISHUL LLP will be conferred development rights to develop the Project on the Schedule Property after obtaining the modified plan



sanction, clearances, permissions and licences from the concerned jurisdictional statutory authorities and Govt. Agencies for the Project subject to the terms and conditions agreed to between them and recorded in the said Development Agreement and the General Power of Attorney.

It is observed that on the basis of the Building License dated:31/12/2015 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP issued by the BBMP for the construction of a Commercial Building on the Schedule Property consisting of basement, ground, first, second and third floors, Sri.Shashikumar M had already commenced construction as evidenced by the Commencement Certificate bearing No.ADTP/BBMP/RRN/CC/ PR/06/17-18, dated:06/06/2018 issued by the Assistant Director of Town Planning, Rajarajeshwai Nagar Zone, BBMP. In this regard, it is represented to me by JHANA VI HEIGHTS TRISHUL LLP that the same foundation and columns erected will be used for constructing a residential Project thereon as envisaged under the Development Agreement after obtaining a modified plan sanction and Commencement Certificate from the BBMP and other clearances, licences and NOC's from the various other statutory authorities and Govt. Agencies for the Project.

SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land measuring an extent of about 2 Acres 4 ½ Guntas or about 92020.5 sq.ft comprised in and forming a part of Sy.No.49, now bearing Municipal No.812/49, PID No. 25/812/49, situated at Thalaghattapura Village, Kanakapura Road, Bangalore South Taluk (converted vide Official Memorandum bearing No.B.DIS.ALN.SR(S)204/2002-03, dated: 25/11/2002 both issued by the Special Deputy Commissioner, Bangalore) and bounded on the:

East by: Kanakapura Main Road

West by: BDA Layout

North by: Remaining portion of Sy.No.49 of Thalaghattapura Village

South by: Remaining portion of Sy.No.49 of Thalaghattapura Village



DISCLAIMER:

The above due diligence report has been given on the basis of the facts and documents submitted to me by JHANA VI HEIGHTS TRISHUL LLP and understanding of the relevant statutes and case laws. This due diligence report given by me is not binding on the statutory authorities or any other person/s or entities as they may take a contrary view. Therefore, I shall not be liable for any claim or loss which may be incurred by my client or any other person/s or entities if he/she/they choose to act on the basis of this due diligence report. This due diligence report is subject to:

- a) The copies of the documents provided to me being genuine and confirm to the originals of the same.
- b) The fact that no independent verification and search of any documents, proceedings, claims or litigation has been conducted by me in any Courts of Law or legal forums, Government Departments including the Registration, Revenue and Survey Department, Statutory Authorities and government agencies.
- c) The fact that no site survey or physical verification of the Schedule Property has been undertaken by me for the purposes of verifying the description, title and boundaries of the Schedule Property.

Arvind Raghavan
ARVIND RAGHAVAN
ADVOCATE

Bangalore.

Dated:02/11/2023

