



**Date: 05/09/2025**

**To,**

**M/s. SNN ESTATES LLP**

A Limited Liability Partnership Firm  
Office at No.35/B, 3<sup>rd</sup> Floor,  
Potential House, 1<sup>st</sup> Main Road,  
3<sup>rd</sup> Phase J P Nagar, Bengaluru-560078

Sir,

Sub: Legal report with respect to Converted land bearing Sy.No.49/3, having BBMP Khata No.2054/49/3, E.P.I.D No.8169140353, measuring 2 Acres 15 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District (Schedule Property).

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

<b>Sl. No.</b>	<b>DETAILS OF DOCUMENTS</b>
1.	Sale deed dated 15/05/1947, registered as Document No.6416/1946-47, Book-I, Volume 898, pages 212 to 214 in the office of Sub-registrar Bangalore Taluk.
2.	Sale deed dated 29/04/1963, registered as Document No.608/1963-64, Book-I, Volume 395, pages 27 to 28 in the office of Sub-registrar Bangalore Taluk.
3.	Sale deed dated 22/06/1965 registered as Document No.1530/1965-66, Book-I, Volume 528, Pages 155 to 159, in the office of Sub-registrar, Bangalore South Taluk
4.	Sale deed dated 17/07/1965 registered as Document No.1916/1965-66, Book-I, Volume 539, Pages 13 to 17, in the office of Sub-registrar, Bangalore South Taluk.
5.	Gift deed dated 14/06/1971, registered as Document No.1569/1971-72, Book-I, Volume 882, Pages 17 to 19, in the office of Sub-registrar, Bangalore South Taluk.
6.	Official Memorandum bearing No.B.Dis.ALN.SR(S)21/82-83, dated 02/07/1982, issued by Special Deputy Commissioner, Bangalore
7.	Conversion Certificate bearing No.ALN.SR.40/82-83 dated 26/07/1982 was issued by Tahsildar, Bangalore South Taluk, Bangalore.

*Sudhakar G.V.*

1

**G V SUDHAKAR**, Advocate

No. 3,4,5 & 8, Abhayashrama Complex, 4th Cross, Wilson Garden, Bangalore - 560 027.

Email :sudhakar\_advocate@yahoo.com



8.	Sale deed dated 02/06/1986, registered as Document No.1566/1986-87, Book-I, Volume 2447, Pages 54 to 62, in the office of the Sub-Registrar, Bangalore South Taluk.
9.	Mutation Register Extract No.9/90-91.
10.	Mutation Register Extract No.17/2005-06
11.	Loan agreement dated 03/11/2011, registered as Document No.JAY-1-02321/2011-12, Stored in CD No.JAYD137 in the office of Sub-registrar, Jayanagar.
12.	Discharge Receipt dated 09/07/2014, registered as Document No.JAY-1-02530/2014-15, Stored in CD No.JAYD200 in the office of Sub-registrar, Jayanagar.
13.	Betterment Charge Receipt No.RE-ifms451-BC/000003 dated 30/04/2016
14.	Special Notice dated 30/04/2016 issued by Revenue Officer, BBMP
15.	Khatha certificate dated 30/04/2016
16.	Khatha Extract dated 30/04/2016
17.	E-Khatha dated 22/04/2025
18.	Tax paid receipt for the year 2025-26
19.	Joint Development Agreement dated 03/03/2023 registered as Document No.JAY-1-09656/2022-23, Stored in CD No.JAYD1453 in the Office of Sub-registrar, Jayanagar, Bangalore.
20.	Supplemental cum Amendment to Joint Development Agreement dated 31/05/2025, registered as Document No.JAY-1-01099/2025-26, in the office of Sub-registrar, Jayanagar.
21.	General Power of Attorney dated 03/03/2023 registered as Document No.JAY-4-01328/2022-23, Stored in CD No.JAYD1453 in the Office of Sub-registrar, Jayanagar, Bangalore.
22.	Supplemental Cum Amendment to General Power of Attorney dated 31/05/2025, registered as Document No.JAY-4-0184/2025-26, in the office of Sub-registrar, Jayanagar.
23.	General Power of Attorney dated 03/03/2023, registered as Document No.JAY-4-01329/2022-23, in the office of Sub-registrar, JAYD1453 in the office of Sub-registrar, Jayanagar.
24.	SNN Estate Limited Liability Partnership Agreement dated 26/09/2022 along with Certificate of Incorporation dated 14/09/2022
25.	RTC extracts of Sy.No.49/3
26.	Endorsement dated 21/05/2014 bearing No.RK/CR/25/14-15 issued by Tahsildar, Bangalore South Taluk
27.	Encumbrance certificates for the period 01/04/1923 to 30/06/1924
28.	Encumbrance certificates for the period 01/07/1924 to 14/02/1957
29.	Encumbrance certificates for the period 15/02/1957 to 31/03/1965

*Sudhakar S.V.*

2

**G V SUDHAKAR**, Advocate

No. 3,4,5 & 8, Abhayashrama Complex, 4th Cross, Wilson Garden, Bangalore - 560 027.

Email :sudhakar\_advocate@yahoo.com



30.	Encumbrance certificate for the period 01/04/1965 to 31/03/1986
31.	Encumbrance certificate for the period 01/04/1986 to 18/06/2003
32.	Encumbrance certificate for the period 01/04/2001 to 30/08/2010
33.	Encumbrance certificate for the period 01/04/2004 to 17/11/2012
34.	Encumbrance certificate for the period 01/04/2014 to 15/07/2014
35.	Encumbrance certificate for the period 01/01/2003 to 21/04/2025
36.	Endorsement issued by Tahsildar, Bangalore South Taluk, with respect to Record of Right
37.	Endorsement issued by Tahsildar, Bangalore South Taluk, for non-availability of M.R.No.24/64-65
38.	Endorsement bearing No.RF/CR/1166/2013-14 dated 14/02/2014 issued by Special Tahsildar, Bangalore South Taluk
39.	Endorsement bearing No.PTCL/S/1001/2013-14 dated 19/02/2014 issued by the Assistant Commissioner, Bangalore South Division, Bangalore
40.	Akarbhand of Sy.No.49/3
41.	Survey Sketch and Mula Tippyany issued by the Village Accountant
42.	Village Map of Hongasandra
43.	Consent To Establishment to constructed residential apartment vide Consent Order No.CTE-343086 dated 22/04/2024 issued by the Karnataka State Pollution Control Board.
44.	No Objection Certificate for Height Clearance dated 29/11/2024 reference No.ASC/DGM/(AO)/131/HAL-BG-146-24/1331/2024 issued by HAL, Airports Service Centre (BC)
45.	No Objection Certificate for Height Clearance dated 03/01/2025 reference No.HOSU/SOUTH/113024/1386131 issued by Airports Authority of India.
46.	No Objection Certificate dated 29/01/20125 in No. KSFES/GBC(1)/527 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services.
47.	Environment Clearance dated 01/02/2025 in No.SEIAA 43 CON 2024 issued by the State Environment Impact Assessment Authority, Karnataka.
48.	No Objection Certificate dated 28/02/2025 in No.SEE/BCS/EE(O)/JE-2/NOC-60/2024-25, issued by the Executive Engineer, BESCOM Bangalore.
49.	No Objection Certificate dated 23/04/2025 in No.BWSSB-NOC-2025-2-3703-022111332075, issued by the Chief Engineer (South), Bangalore Water Supply and Sewerage Board.
50.	License No.BBMP/Addl.Dir/JD-South/LP 0051/24-25 dated 02/09/2025
51.	Building plan

*Sudhakar S.V.*

3

**G V SUDHAKAR**, Advocate

No. 3,4,5 & 8, Abhayashrama Complex, 4th Cross, Wilson Garden, Bangalore - 560 027.

Email : sudhakar\_advocate@yahoo.com



## **FLOW OF TITLE**

1. By virtue of the Sale deed dated 15/05/1947, Sri.Subbaiah S/o Erappa along with his children Sri.Krishnappa and Sri.Erappa conveyed the land bearing Sy.No.16 measuring 5 Acres, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.Sampangiramaiah S/o. Giryappa. The said Sale deed is registered as Document No.6416/1946-47, Book-I, Volume 898, pages 212 to 214 in the office of Sub-registrar Bangalore Taluk. The copy of the Sale deed dated 15/05/1947 could be evidenced from **Document No.1.**
2. By virtue of the Sale deed dated 29/04/1963, Sri.B.G.Sampangiramaiah S/o. Giryappa, conveyed the land bearing Sy.No.16 measuring 5 Acres, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.Krishnappa and Sri.Erappa both are sons of Subbaiah. The said Sale deed is registered as Document No.608/1963-64, Book-I, Volume 395, pages 27 to 28 in the office of Sub-registrar Bangalore Taluk. The copy of the sale deed dated 29/04/1963 could be evidenced from **Document No.2.**

In the aforesaid sale deeds, the subject matter of land is mentioned as Sy.No.16. However on perusal of boundaries to the Schedule it is observed that the said land is Sy.No.49/3 and not Sy.No.16. And it is also clarified by Sri.Krishnappa and Sri.Erappa both are sons of Subbaiah in their subsequent sale deeds.

3. Sri.Krishnappa and Sri.Erappa both are sons of late.Subbaiah along with Master.Manjunath S/o. Sri.Krishnappa conveyed the land bearing Sy.No.49/3 measuring 3 Acres 31 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of Smt.R.Ramakamma W/o. J.C.P.Rajagopala Shetty vide (a) Sale deed dated 22/06/1965 registered as Document No.1530/1965-66, Book-I, Volume 528, Pages 155 to 159, in the office of Sub-registrar, Bangalore South Taluk and Sale deed dated 17/07/1965 registered as Document No.1916/1965-66, Book-I, Volume 539, Pages 13 to 17, in the office of Sub-registrar, Bangalore South Taluk. In the said sale deeds it is stated that, it is wrongly mentioned that land is Sy.No.16 instead of Sy.no.49/3 in the previous sale deeds dated 15/05/1947 and 29/04/1963. The copies of Sale Deeds dated 22/06/1965 and 17/07/1965 could be evidenced from **Document Nos.3 and 4.**

*Sudhakar G.V.*



4. By virtue of the Gift deed dated 14/06/1971, Smt.R.Ramakkamma conveyed the land bearing Sy.No.49/3 measuring 3 Acres 31 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of her daughter Smt.R.Ramarathnamma W/o. B.S.Rajagopapala Shetty. The said Gift deed dated 14/06/1971, is registered as Document No.1569/1971-72, Book-I, Volume 882, Pages 17 to 19, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Gift Deed dated 14/06/1971 could be evidenced from **Document No.5.**
5. Subsequently, Smt.Ramarathnamma has applied and obtained sanction for conversion of the land bearing Sy.No.49/3 measuring 3 Acres 31 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District, from agricultural to non-agricultural purpose vide. Official Memorandum bearing No.B.Dis.ALN.SR(S)21/82-83, dated 02/07/1982, issued by Special Deputy Commissioner, Bangalore and after said order, the Conversion Certificate bearing No.ALN.SR.40/82-83 dated 26/07/1982 was issued by Tahsildar, Bangalore South Taluk, Bangalore. The copies of Official Memorandum bearing No.B.Dis.ALN.SR(S)21/82-83, dated 02/07/1982 and Conversion Certificate bearing No.ALN.SR.40/82-83 dated 26/07/1982 could be evidenced from **Document Nos.6 and 7.**
6. By virtue of the Sale deed dated 02/06/1986, Smt.Ramarathnamma conveyed the Converted land bearing Sy.No.49/3 measuring 3 Acres 31 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.K.S.Mohammed Shabbir alias K.S.M.Shabbir, S/o. Sayed Mohideen Saheb. The said Sale deed dated 02/06/1986, is registered as Document No.1566/1986-87, Book-I, Volume 2447, Pages 54 to 62, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the Sale deed dated 02/06/1986 could be evidenced from **Document No.8.**
7. Pursuant to said Sale deed, the khatha of the land bearing Sy.No.49/3 measuring 3 Acres 31 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District was mutated in the name of Sri.K.S.Mohammed Shabbir vide. Mutation Register Extract No.9/90-91. The copy of the Mutation Register Extract No.9/90-91 could be evidenced from **Document No.9.**
8. On perusal of Mutation Register Extract No.17/2005-06, it is observed that the portion of the land measuring 2.08 Guntas in Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District was acquired for the extension of National High Way from the Government.

*Sudhakar G.V.*

5

**G V SUDHAKAR**, Advocate

No. 3,4,5 & 8, Abhayashrama Complex, 4th Cross, Wilson Garden, Bangalore - 560 027.  
Email : sudhakar\_advocate@yahoo.com



The copy of the Mutation Register Extract No.17/2005-06 could be evidenced from **Document No.10.**

9. By virtue of Loan agreement dated 03/11/2011, Corporation Bank, assigned its mortgage right with respect to land bearing Sy.No.49/3, measuring 2 Acres 15 Guntas situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Phoenix ARC Private Limited. The said Loan Agreement is registered as Document No.JAY-1-02321/2011-12, Stored in CD No.JAYD137 in the office of Sub-registrar, Jayanagar. The copy of Loan agreement dated 03/11/2011 could be evidenced from **Document No.11.**
10. By virtue of Discharge Receipt dated 09/07/2014, Phoenix ARC Private Limited, discharged the claim on land bearing Sy.No.49/3, measuring 2 Acres 15 Guntas situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of K.S.M.Sabbir and others. The said Discharge Deed is registered as Document No.JAY-1-02530/2014-15, Stored in CD No.JAYD200 in the office of Sub-registrar, Jayanagar. The copy of Loan agreement dated 09/07/2014 could be evidenced from **Document No.12.**
11. On perusal of Receipt No.RE-ifms451-BC/000003 dated 30/04/2016 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.K.S.Mohammed Shabbir had paid an amount of Rs.38,20,000/- towards improvement charges of Property bearing Katha No.49/3, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 30/04/2016 could be evidenced from **Document No.13.**
12. The Special Notice dated 30/04/2016 issued by Revenue Officer, BBMP, bears out that said authority assigned with Katha No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District measuring 3 Acres 28 ½ Guntas. The copy of the said Special Notice dated 30/04/2016 could be evidenced from **Document No.14.**
13. The Khatha certificate and Khatha Extract dated 30/04/2016 bearing Katha No.2054/49/3, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the names of Sri.K.S.Mohammed Shabbir as kathedar. The copy of the said Khatha certificate and Khatha Extract could be evidenced from **Document Nos.15 and 16.**
14. BBMP has issued E-Khatha dated 22/04/2025 bearing E.P.I.D.No.8169140353, to the Property No.2054/49/3 measuring 9611.28 Sq.mtrs, situated at

*Sudhakar G.V.* 6

**G V SUDHAKAR**, Advocate

No. 3,4,5 & 8, Abhayashrama Complex, 4th Cross, Wilson Garden, Bangalore - 560 027.  
Email :sudhakar\_advocate@yahoo.com



Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District and registered the name of Sri.K.S.Mohammed Shabbir kathedar. The copy of Form-A / E-Khatha could be evidenced from **Document No.17.**

15. Sri.K.S.Mohammed Shabbir paid a tax for the period for the year 2025-26 for the Property bearing Sy.No.49/3, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Tax paid receipt for the year 2025-26 could be evidenced from **Document No.18.**
16. After acquisition of land for extension of National Highway on eastern side and portion of land left out for formation of road on Northern side, Sri.K.S.Mohammed Shabbir is in possession of 2 Acres 15 Guntas only in Sy.No.49/3.
17. By virtue of the Joint Development Agreement dated 03/03/2023 Sri.K.S.M.Shabbir along with his family members had entered into a development agreement with M/s.SNN Estates LLP, a Limited Liability Partnership Firm, with respect to the Converted land bearing Sy.No.49/3, Katha No.2054/49/3, measuring 2 Acres 15 Guntas situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The said Joint Development Agreement dated is registered as Document No.JAY-1-09656/2022-23, Stored in CD No.JAYD1453 in the Office of Sub-registrar, Jayanagar, Bangalore. As there were some changes in clauses and boundaries in the schedule, same was amended vide. Supplemental cum Amendment to Joint Development Agreement dated 31/05/2025, registered as Document No.JAY-1-01099/2025-26, in the office of Sub-registrar, Jayanagar. The copy of the Joint Development Agreement dated 03/03/2023 and Supplemental cum Amendment to Joint Development Agreement dated 31/05/2025 could be evidenced from **Document Nos.19 and 20.**
18. Pursuant to the said Joint Development Agreement, Sri.K.S.M.Shabbir along with his family members have executed a General Power of Attorney dated 03/03/2023 in favour of M/s.SNN Estates LLP, a Limited Liability Partnership Firm. The said General Power of Attorney is registered as Document No.JAY-4-01328/2022-23, Stored in CD No.JAYD1453 in the Office of Sub-registrar, Jayanagar, Bangalore. As there was changes in the boundaries to the schedule same was amended vide Supplemental Cum Amendment to General Power of Attorney dated 31/05/2025, registered as Document No.JAY-4-0184/2025-26, in the office of Sub-registrar, Jayanagar. The copy of the said General Power of Attorney dated 03/03/2023 and Supplemental Cum Amendment to General Power of Attorney dated 31/05/2025 could be evidenced from **Document Nos.21 and 22.**

*Sudhakar G.V.* 7



19. By virtue of General Power of Attorney dated 03/03/2023, Smt.Suheba Syed, Smt.Sana Sayed, Smt.Sadeeba Sayed and Smt.Ayesha Safa Sayed empowered their father Sri.K.S.M.Shabbir to act on their behalf. The said General Power of Attorney is registered as Document No.JAY-4-01329/2022-23, in the office of Sub-registrar, JAYD1453 in the office of Sub-registrar, Jayanagar. The copy of General Power of Attorney dated 03/03/2023 could be evidenced from **Document No.23.**
20. On perusal of Limited Liability Partnership Agreement dated 26/09/2022, it is observed that Sri.Ramesh Chandra Agarwal S/o. Kumarsen Agarwal, Sri.Nitin Agarwal S/o. Ramesh Chandra Agarwal, Sri.Nikhil Agarwal S/o. Ramesh Chandra Agarwal, Sri.Aruna Agarwal S/o. Ambica Prasad Mittal, Smt.Aruna Agarwal D/o. Abmica Prasad Mittal, Smt.Meru Agarwal D/o. Dinesh Chandra Agarwal and Smt.Ruchi Agarwal D/o. Roshan Lal Agarwal has formed a limited liability agreement. The said LLP is registered in the Registrar of Companies, Ministry of Corporate Affairs, Government of Karnataka and issued Form-16/Certificate of Incorporation dated 14/09/2022. The copy of Limited Liability Partnership Agreement dated 26/09/2022 along with Certificate of Incorporation dated 14/09/2022 could be evidenced from **Document No.24.**
21. On perusal of the RTC Extracts for the period from 1969-70 to 1972-73, 1980-81 to 2024-25 with respect to land bearing Sy.No.49/3, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District it is observed that it totally measures 3 Acre 31 Guntas. Further RTC extracts for the period 1969-70 to 1972-73 bears out the name of Smt.R.Ramakkamma as the owner. Further RTC extracts for the period 1980-81 to 1989-90 bears out the name of Smt.R.Ramarathnamma as the owner. Further RTC extracts for the period 1990-91 to 2004-05 bears out the name of Sri.K.S.Mohammed Shabbir as the owner. RTC extracts for the period 2005-06 to 2024-25 bears out that Sri.K.S.Mohammed Shabbir as the owner to an extent of 3 Acres 28 ½ guntas and National Highway authority as the owner to an extent of 2 ½ guntas in column no.9. The RTC extracts of Sy.No.49/3 could be evidenced from **Document No.25.**
22. On perusal of the Endorsement dated 21/05/2014 bearing No.RK/CR/25/14-15 issued by Tahsildar, Bangalore South Taluk, bears out that non-availability of RTC Extracts for the period 1974 to 1979-80 with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of Endorsement dated 21/05/2014 could be evidenced from **Document No.26.**

*Sudhakar G.V.* 8



23. The Encumbrance certificates for the period 01/04/1923 to 30/06/1924, 01/07/1924 to 14/02/1957, 15/02/1957 to 31/03/1965, bears out the Nil Encumbrances with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copies of said Encumbrance certificates could be evidenced from **Document Nos.27, 28 and 29.**
24. The Encumbrance certificate for the period 01/04/1965 to 31/03/1986 bears out the following registrations with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District:-
- a. Sale deed dated 23/06/1965, Document No.1930/65-66
  - b. Sale deed dated 17/07/1965, Document No.1916/65-66
  - c. Gift deed dated 18/06/1971, Document No.1569/71-72
- The copy of the said Encumbrance certificate could be evidenced from **Document No.30.**
25. The Encumbrance certificate for the period 01/04/1986 to 18/06/2003 bears out the registration of Sale deed dated 26/06/1986 document no.1566/86-87 and otherwise bears out Nil encumbrances with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance certificate could be evidenced from **Document No.31.**
26. The Encumbrance certificate for the period 01/04/2001 to 30/08/2010 bears out Nil encumbrances with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance certificate could be evidenced from **Document No.32.**
27. The Encumbrance certificate for the period 01/04/2004 to 17/11/2012 bears out registration of Agreement dated 03/11/2011 document no.2321/2011-12 and otherwise bears out Nil encumbrances with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance certificate could be evidenced from **Document No.33.**
28. The Encumbrance certificate for the period 01/04/2014 to 15/07/2014 bears out registration of Discharge Deed dated 09/01/2014 document no.2530/2014-15 and otherwise bears out Nil encumbrances with respect to

*Sudhakar G.V.* 9



Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance certificate could be evidenced from **Document No.34.**

29. The Encumbrance certificate for the period 01/01/2003 to 21/04/2025 bears out the registration of Joint Development Agreement dated 03/03/2023 document no.9656/2022-23 and bears out Nil encumbrances with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance certificates could be evidenced from **Document No.35.**
30. The Endorsement issued by Tahsildar, Bangalore South Taluk, bears out that since Record of Right with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District are dilapidated condition, it could not issue copy of the same. The copy of the Endorsement issued by Tahsildar, Bangalore South Taluk, could be evidenced from **Document No.36.**
31. The Endorsement issued by Tahsildar, Bangalore South Taluk, bears out that non-availability of M.R.No.24/64-65 with respect to Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement issued by Tahsildar, Bangalore South Taluk, could be evidenced from **Document No.37.**
32. The Endorsement bearing No.RF/CR/1166/2013-14 dated 14/02/2014 issued by Special Tahsildar, Bangalore South Taluk bears out that non-availability to provide details of Tenancy claims if any registered against the Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District, as tenancy register extract of Begur division is produced before Hon'ble High Court of Karnataka. The copy of the Endorsement dated 14/02/2014 could be evidenced from **Document No.38.**
33. The Endorsement bearing No.PTCL/S/1001/2013-14 dated 19/02/2014 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, bears out that there are no cases registered under P.T.C.L.Act with respect to the Land bearing Sy.No.49/3 situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 19/02/2014 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, could be evidenced from **Document No.39.**

*Sudhakar G.v.*



34. On perusal of Akarbandh in respect of land bearing Sy.No.49/3, it is observed that the said land is totally measures 3 Acres 31 Guntas. The copy of the said Akarbandh of Sy.No.49/3 could be evidenced from **Document No.40.**
35. On perusal of the Survey Sketch and Mula Tippyany issued by the Village Accountant, it is observed that land bearing Sy.No.49 is bifurcated into 49/1 to 7 and the name of Sri.Erappa as the owner of Sy.No.49/3 in the year 1929. The copy of Mula tippyany, podi sketch could be evidenced from **Document No.41.**
36. On perusal of the Village Map of Hongasandra, it is observed that the land bearing Sy.No.49 finds place in the map and is also in conformity with the survey sketch. The copy of the Village map could be evidenced from **Document No.42.**
37. M/s. SNN ESTATES LLP, 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 to constructed residential apartment vide Consent Order No.CTE-343086 dated 22/04/2024 issued by the Karnataka State Pollution Control Board.
  - No Objection Certificate for Height Clearance dated 29/11/2024 reference No.ASC/DGM/(AO)/131/HAL-BG-146-24/1331/2024 issued by HAL, Airports Service Centre (BC).
  - No Objection Certificate for Height Clearance dated 03/01/2025 reference No.HOSU/SOUTH/113024/1386131 issued by Airports Authority of India.
  - No Objection Certificate dated 29/01/20125 in No. KSFES/GBC(1)/527 issued by the Director General of Police and Director, Karnataka Fire & Emergency Services.
  - Environment Clearance dated 01/02/2025 in No.SEIAA 43 CON 2024 issued by the State Environment Impact Assessment Authority, Karnataka.
  - No Objection Certificate dated 28/02/2025 in No.SEE/BCS/EE(O)/JE-2/NOC-60/2024-25, issued by the Executive Engineer, BESCO Bangalore.
  - No Objection Certificate dated 23/04/2025 in No.BWSSB-NOC-2025-2-3703-022111332075, issued by the Chief Engineer (South), Bangalore Water Supply and Sewerage Board.

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.43 to 49.**

*Sudhakar G.V.* 11



- 38.** The Bruhat Bengaluru Mahanagara Palike, Bangalore issued Building License bearing No.BBMP/Addl.Dir/JD-South/LP 0051/24-25 dated 02/09/2025 for construction of apartment building on the Residentially Converted land bearing Sy.No.49/3, having BBMP Khata No.2054/49/3, E.P.I.D No.8169140353, measuring 2 Acres 15 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of Building License along with approved plan could be evidenced from **Document Nos.50 and 51.**

### **SCHEDULE PROPERTY**

All that piece and parcel of Converted land bearing Sy.No.49/3, having BBMP Khata No.2054/49/3, E.P.I.D No.8169140353, measuring 2 Acres 15 Guntas, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, Bangalore District and bounded on:

East by : Road ;  
West by : Land bearing Sy. No. 50 ;  
North by : Road formed in Land bearing Sy.No.49/3;  
South by : Land bearing Sy.No.49/4.

### **CERTIFICATE**

***I hereby certify that on perusal of the documents furnished to me, it is observed that Sri.K.S.Mohammed Shabbir @ K.S.M.Shabbir is the absolute owner of the Schedule Property, having a valid and marketable title to the Schedule Property and M/s.SNN Estates LLP, a Limited Liability Partnership Firm is having development rights on the Schedule Property.***

  
**G.V.Sudhakar**