



Date: 25/09/2024

To

M/s. AKARSH DWELLINGS PVT LTD

A Company incorporated under the Companies Act.
Office at #2/4, Langford Gardens, Richmond Town,
Bangalore – 560 025.

Sir,

Subject: Legal opinion in respect of undeveloped Converted Residential Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and undeveloped Converted Residential Land bearing Sy.No.82 measuring 9 Guntas, totally measuring 2 Acres 13 Guntas, bearing Amalgamated BBMP Khatha No.7670/Sy.No.76/1/Municipal No.378, Sy.No.82/Municipal No.379, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District (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.

SI.No	DETAILS OF DOCUMENTS
1.	Sale deed dated 25/02/1963, registered on 27/02/1963, as Document No.6690/1962-63, Book-I, Volume 378, Pages 124 to 126 in the office of Sub-registrar, Bangalore South Taluk
2.	Sale deed dated 26/02/1963, registered as Document No.6694/1962-63, Book-I, Volume 378, Pages 127 to 129 in the office of Sub-registrar, Bangalore South Taluk.
3.	Sale deed dated 06/04/1964, registered as Document No.124/1964-65, Book-I, Volume 444, Pages 162 to 163 in the office of Sub-registrar, Bangalore South Taluk.
4.	Partition Deed dated 26/06/1999 registered as Document No.2339/1999-2000, in the office of Sub-registrar, Bangalore South Taluk.
5.	Rectification Deed dated 04/12/2004, registered as Document No. BAS-1-22200/2004-05, Stored in CD No.BASD116, in the office of Sub-registrar, Bangalore South Taluk
6.	Mutation Register Extract No.123/2004-05
7.	Genealogical tree of Sri.Chikkayellappa
8.	Sale deed dated 29/05/2008, registered as Document No. VRT-1- 00773/2008-09, Stored in CD No.VRTD27, in the office of Sub-registrar, Varthur, Bangalore District.

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9.	General Power of Attorney dated 22/10/2007, registered as Document No. VRT-4-00213/2007-08, Stored in CD No.VRTD14, in the office of Sub-registrar, Varthur, Bangalore District.
10.	Mutation Register Extract No.150/2007-08
11.	Official Memorandum/Conversion Order bearing No.ALN(E.V.H) SR 339/2008-09 dated 08/04/2011 issued by Special Deputy Commissioner, Bangalore District along with Intimation letter, fee paid Receipt and Conversion Sketch.
12.	Mutation Register Extract No.111/2010-11
13.	Sale Deed dated 12/08/2011, registered on 20/08/2011 as Document No.VRT-1-04423/2011-12, Stored in CD No.VRTD127, in the office of Sub-registrar, Varthur, Bangalore District.
14.	Partition deed dated 07/05/2008, registered as Document No.VRT-1-00501/2008-09, Stored in CD No.VRTD26, in the office of Sub-registrar, Varthur, Bangalore District.
15.	Mutation Register Extract No.13/2008-09
16.	Confirmation Deed dated 20/08/2011, registered as Document No.VRT- 1-04447/2011-12, Stored in CD No.VRTD128, in the office of Sub-registrar, Varthur, Bangalore District.
17.	Official Memorandum/Conversion order bearing No.ALN(E.V.H) SR 589/2011-12 dated 27/04/2012 issued by Deputy Commissioner, Bangalore District along with Intimation letter, fee paid Receipt and Conversion Sketch.
18.	Genealogical tree of Sri.D.Krishnappa
19.	Sale deed dated 02/08/2012, registered as Document No.VRT-102272/2012-13, Stored in CD No.VRTD159, in the office of Sub-registrar, Varthur, Bangalore District.
20.	Agreement of Sale dated 26/03/2021, registered as Document No. BNS- 1-18479/2021-22, Stored in CD No.BNSD1240 in the office of Sub-registrar, Banasawadi.
21.	Memorandum of Association and Articles of Association along with Certificate of Incorporation/Form 1 of 'Akarsha Realty Private Limited'.
22.	Memorandum of Association and Articles of Association along with Certificate of Incorporation /Form 1 of 'Adarsh Realty & Hotels Private Limited'.
23.	Sale deed dated 08/04/2021, registered as Document No.VRT-1-01334/2021-22, Stored in CD No.VRTD979 in the office of Sub-registrar, Varthur, Bangalore District.
24.	Joint Development Agreement dated 08/10/2021, registered on 12/11/2021 as Document No.BNS-1-10453/2021- 22, stored in CD No.BNSD1383, in the office of Sub-registrar, Banasawadi, Bangalore.

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25.	General Power of Attorney dated 08/10/2021, registered on 12/11/2021 as Document No.BNS-4-00617/2021-22, stored in CD No.BNSD1383, in the office of Sub-registrar, Banasawadi, Bangalore.
26.	Memorandum of Association and Articles of Association along with Certificate of Incorporation /Form 1 of 'Akarsh Dwellings Private Limited'
27.	Improvement charges/betterment charges Receipt No.RE-ifms373-BC/000104, dated 24/11/2021.
28.	Improvement charges/betterment charges ReceiptNo.RE-ifms373-BC/000103, dated 24/11/2021.
29.	Special Notice dated 12/07/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP.
30.	Khatha Certificate dated 17/07/2023.
31.	Khatha Extract dated 17/07/2023.
32.	RTC extracts for Sy.No.76/1
33.	RTC extracts for Sy.No.82
34.	Endorsement bearing No.RK.CR/2733/15-16 dated 23/01/2016 issued by Tahsildar, Bangalore East Taluk.
35.	Encumbrance Certificate for the period 01/04/1940 to 14/02/1957 with respect to land bearing Sy.No.76/1
36.	Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 with respect to land bearing Sy.No.76/1
37.	Encumbrance Certificate for the period 01/04/1962 to 31/03/1969 with respect to land bearing Sy.No.76/1
38.	Encumbrance Certificate for the period 01/04/2004 to 08/02/2021 with respect to land bearing Sy.No.76/1
39.	Encumbrance Certificate for the period 09/02/2021 to 05/09/2024 with respect to land bearing Sy.No.76/1
40.	Encumbrance Certificate for the period 01/04/1940 to 14/02/1957 with respect to land bearing Sy.No.82
41.	Encumbrance Certificate for the period 15/02/1957 to 31/03/1960 with respect to land bearing Sy.No.82
42.	Encumbrance Certificate for the period 01/04/1960 to 31/03/2004 with respect to land bearing Sy.No.82
43.	Encumbrance Certificate for the period 01/04/2004 to 08/02/2021 with respect to land bearing Sy.No.82.

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44.	Encumbrance Certificate for the period 09/02/2021to 05/09/2024 with respect to land bearing Sy.No.82
45.	Endorsement bearing No.R.K./C.R/3505/2020-21dated 17/02/2021, issued by Tahsildar, Bangalore East Taluk, Bangalore District
46.	Endorsement bearing No.R.K./C.R/3502/2020-21dated17/02/2021, issued by Tahsildar, Bangalore East Taluk, Bangalore District.
47.	Endorsement bearing No. R.K./C.R/3503/2020-21 dated 17/02/2021, issued by Tahsildar, Bangalore East Taluk, Bangalore District.
48.	Endorsement bearing No. R.K/CR/3504/2020-2021 Dated 17.02.2021 issued by Tahsildar, Bangalore East Taluk, Bangalore District.
49.	Endorsement bearing No. R.K./C.R/2734/15-16 dated 23/01/2016 issued by Tahsildar, Bangalore East Taluk, Bangalore District.
50.	Endorsement bearing No. R.K./C.R/1642/20202-1 dated 19/01/2021, issued by Shirestedar, Bangalore East Taluk, Bangalore District.
51.	Nil Tenancy Certificate bearing No.RD0038113137662 dated 12/02/2021 issued by the Tahsildar, Bangalore East Taluk.
52.	Endorsement dated 21/01/2012 issued by the Special Tahsildar, Bangalore East Taluk.
53.	Endorsement bearing No.LRF(BE)CR/1167/11-12 dated 16/01/2012 issued by the Assistant Commissioner, Bangalore North Division, Bangalore.
54.	Endorsement bearing No. PTCL/CR/1508/2011-12 dated 17/01/2012 issued by the Assistant Commissioner, Bangalore North Division, Bangalore
55.	Akarbandh of Land bearing Sy.No.76/1
56.	Akarbandh of Land bearing Sy.No.82
57.	Sy.No.76-Survey Sketch and Tippany issued by the Village Accountant
58.	Sy.No.82-Survey Sketch and Tippany issued by the Village Accountant
59.	Gunjuru village map
60.	No Objection Certificate dated 01/09/2022 in No.KSFES/GBC(1)/300 issued by the Director General of Police and Director, Karnataka State Fire & Emergency Services.
61.	No Objection Certificate dated 24/06/2022 issued by the Airports Authority of India.

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62.	No Objection Certificate for Height Clearance dated 22/10/2022 in No. ASC/DGM(AO)/131/HAL-BG-39-22/952/2022 issued by the Hindustan Aeronautics Limited .
63.	Consent For Establishment to construct residential apartment vide Consent Order No.CTE-337831 dated 26/05/2023 issued by the Karnataka State Pollution Control Board.
64.	Environment Clearance dated 23/01/2023 in No. SEIAA 144 CON 2022, issued by the State Level Environment Impact Assessment Authority Karnataka.
65.	No Objection Certificate No. SEE/BCS/EE(O)/AEE(O)/NOC-22/22-23/17732/34 dated 31/01/2023 issued by the Bangalore Electricity Supply Company Limited (BESCOM).
66.	No Objection Certificate No. BWSSB/NOC/2022/5/1198/051806175523 dated 08/09/2022 issued by the Chief Engineer (East), Bangalore Water Supply and Sewerage Board (BWSSB).
67.	License Plan bearing No.BBMP/ADDL.DIR/JD.NORTH/0006/23-24 dated 07/06/2024.

FLOW OF TITLE

1. By virtue of the Sale deed dated 25/02/1963, Sri.Muniyappa S/o. Kuntappa, conveyed the land bearing Sy.No.76/1 measuring 5 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.Doddayellappa S/o. Chikkanna. The said Sale deed is registered as Document No.6690/1962-63, dated 27.02.1963, Book-I, Volume 378, Pages 124 to 126 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 25/02/1963 could be evidenced from **Document No.1.**
2. By virtue of the Sale deed dated 26/02/1963, Sri.Muniyappa S/o. Kuntappa, conveyed the land bearing Sy.No.82 measuring 10 Guntas (including 01 Gunta Kharab) and Sy.No.76/1 measuring 5 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.Doddayellappa S/o. Chikkanna. The said Sale deed is registered as Document No.6694/1962-63, Book-I, Volume 378, Pages 127 to 129 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 26/02/1963 could be evidenced from **Document No.2.**



3. By virtue of the Sale deed dated 06/04/1964, Sri.Chowdappa S/o. Muniyappa, conveyed the land bearing Sy.No.76/1 measuring 1 Acres 34 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.Doddayellappa S/o. Chikkanna. The said Sale deed is registered as Document No.124/1964-65, Book-I, Volume 444, Pages 162 to 163 in the office of Sub-registrar, Bangalore South Taluk. The copy of said Sale deed dated 06/04/1964 could be evidenced from **Document No.3.**
4. Subsequently Sri.Doddayellappa along with his brothers Sri.Chikkayellappa and Sri.G.C.Narayanappa had entered into Partition Deed dated 26/06/1999 with respect to joint family properties. The said Partition Deed is registered as Document No.2339/1999-2000, in the office of Sub-registrar, Bangalore South Taluk. In the said Partition deed, the land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District is allotted to the share of Sri.Chikkayellappa. The copy of the Partition Deed dated 26/06/1999 could be evidenced from **Document No.4.**
5. In the aforesaid partition deed, it was wrongly mentioned that the land bearing Sy.No.76/1 of Gunjur Village was allotted to Sri.G.C.Narayanappa instead of Sy.No.76/2. By virtue of Rectification Deed dated 04/12/2004, the said mistake has been rectified by Sri.Doddayellappa, Sri.Chikkayellappa and Sri.G.C.Narayanappa. The Rectification Deed is registered as Document No.BAS-1-22200/2004-05, Stored in CD No.BASD116, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Rectification Deed dated 04/12/2004 could be evidenced from **Document No.5.**
6. Subsequently the Khatha of the Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, mutated in the name of Sri.Chikkayellappa vide.. Mutation Register Extract No.123/2004-05. The copy of the Mutation Register Extract No.123/2004-05 could be evidenced from **Document No.6.**
7. On perusal of Genealogical tree of Sri.Chikkayellappa bears out that his wife name is Eamma and their children are Smt.Puttamma, Smt.Sarasamma, Smt.Rukkamma and Sri.Kanakaraju. The copy of the Genealogical Tree of Sri.Chikkayellappa could be evidenced from **Document No.7.**
8. By virtue of the Sale deed dated 29/05/2008, Sri.Chikkayellappa S/o. late Chikkanna along with children conveyed the Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and 3 Guntas of Kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.K.Kariyanna S/o. late Kariyanna (represented by his GPA Holder



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Sri.B.M.Karunesh). The said Sale deed is registered as Document No.VRT-1-00773/2008-09, Stored in CD No.VRTD27, in the office of Sub-registrar, Varthur, Bangalore District. The copy of the Sale deed dated 29/05/2008 and General Power of Attorney dated 22/10/2007, registered as Document No.VRT-4-00213/2007-08, Stored in CD No.VRTD14, in the office of Sub-registrar, Varthur, Bangalore District could be evidenced from **Document No.8 and 9.**

9. Pursuant to aforesaid Sale deed, the khatha of Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District was mutated in the name of Sri.K.Kariyanna vide Mutation Register Extract No.150/2007-08. The copy of the Mutation Register Extract No.150/2007-08 could be evidenced from **Document No.10.**
10. The said Sri.K.Kariyanna applied for the conversion of the Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Special Deputy Commissioner, Bangalore District vide his Official Memorandum/ Conversion Order bearing No. ALN (E.V.H) SR 339/2008-09 dated 08/04/2011 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion order along with Intimation letter, fee paid Receipt and Conversion Sketch could be evidenced from **Document No.11.**
11. Pursuant to said conversion, it was ordered to enter the details of aforesaid conversion in the revenue records of Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District vide Mutation Register Extract No.111/2010-11. The copy of the Mutation Register Extract No.111/2010-11 could be evidenced from **Document No.12.**
12. By virtue of the Sale Deed dated 12/08/2011, Sri.K.Kariyanna along with M/s. Adarsh Developers, conveyed the Undeveloped Residential Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of M/s.Akarsha Realty Pvt Ltd. The said Sale Deed is registered as Document No.VRT-1-04423/2011- 12, dated 20.08.2011, Stored in CD No.VRTD127, in the office of Sub-registrar, Varthur, Bangalore District. The copy of the Sale Deed dated 12/08/2011 could be evidenced from **Document No.13.**



13. By virtue of the Partition deed dated 07/05/2008, Sri.Doddayellappa, his wife Smt.Mariyamma and their sons namely Sri.D.Krishnappa,Sri.D.Manjunath and Sri.G.D.Nagaraju had entered into Partition of land bearing Sy.No.82 of Gunjur village and other lands. The said Partition Deed is registered as Document No.VRT-1-00501/2008-09, Stored in CD No.VRTD26, in the office of Sub-registrar, Varthur, Bangalore District. In the said Partition Deed, the Land bearing Sy.No.82 measuring 9 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.D.Krishnappa. The copy of the Partition Deed dated 07/05/2008 could be evidenced **Document No.14.**
14. Subsequently the Khatha of the Land bearing Sy.No.82 measuring 9 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, mutated in the name of Sri.D.Krishnappa vide Mutation Register Extract No.13/2008-09. The copy of the Mutation Register Extract No.13/2008-09 could be evidenced from **Document No.15.**
15. By virtue of the Confirmation Deed dated 20/08/2011, the daughters of Sri.Doddayellappa namely Smt.Lakshamma and Smt.Radhamma confirmed the execution of Partition Deed dated 07/05/2008 and confirmed that they do not have any right, title and interest on the Land bearing Sy.No.82 measuring 9 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The said Confirmation Deed is registered as Document No.VRT-1-04447/2011-12, Stored in CD No.VRTD128, in the office of Sub-registrar, Varthur, Bangalore District .The copy of the Confirmation Deed dated 20/08/2011could be evidenced from **Document No.16.**
16. The said Sri.D.Krishnappa applied for the conversion of the Land bearing Sy.No.82 measuring 9 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, from Agricultural purposes to Non-Agricultural Residential purposes. The Deputy Commissioner, Bangalore District vide his Official Memorandum/Conversion Order bearing No.ALN (E.V.H) SR 589/2011-12 dated 27/04/2012 converted the aforesaid land from Agricultural purposes to Non-Agricultural Residential purposes. The copy of the said Conversion Order along with Intimation letter, fee paid Receipt and Conversion Sketch could be evidenced from **Document No.17.**
17. The genealogical tree of Sri.D.Krishnappa bears out that Sri.D.Krishnappa's wife name is Indramma and their children are Sri.G.K.Pavithra and Sri.Prashanth. The copy of the Genealogical tree of Sri.D.Krishnappa could be evidenced from **Document No.18.**



18. By virtue of the Sale deed dated 02/08/2012, Sri.D.Krishnappa along with his wife and children, conveyed the undeveloped residential Converted Land bearing Sy.No.82 measuring 9 Guntas and 01 Gunta Kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of M/s.Akarsha Realty Pvt Ltd. The said Sale deed is registered as Document No.VRTD-1-02272/2012-13, Stored in CD No.VRTD159, in the office of Sub-registrar, Varthur, Bangalore District. The copy of the Sale Deed dated 02/08/2012 could be evidenced from **Document No.19.**
19. By virtue of Agreement of Sale dated 26/03/2021, M/s.Akarsha Realty Private Limited along with M/s.Adarsh Realty and Hotels Private Ltd, agreed to sell the undeveloped Residential Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and undeveloped Residential Converted Land bearing Sy.No.82 measuring 9 Guntas and 1 Gunta Kharab, both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.Ashok Kumar S/o. Ram Kumar and Sri.C.R.Nagendra S/o. Late C.S.Rama Rao. The said Agreement of Sale is registered as Document No.BNS-1-18479/2020-21 , Stored in CD No.BNSD1240 in the office of Sub-registrar, Banasawadi, Bangalore. The copy of Agreement of Sale Dated 26/03/2021 could be evidenced from **Document No.20.**
20. On perusal of Memorandum of Association and Articles of Association, it is observed that Sri.Bilidale Madaiah Jayeshankar, Smt.Sudha Shanker and Bilidale Madaiah Karunesh had formed a company in the name of 'Akarsha Realty Private Limited' and said company is incorporated under the Companies Act 1956 on 20/08/2007. The copies of Memorandum of Association and Articles of Association along with Certificate of Incorporation /Form1 of 'Akarsha Realty Private Limited' could be evidenced from **DocumentNo.21.**
21. On perusal of Memorandum of Association and Articles of Association, it is observed that Sri.Bilidale Madaiah Jayeshankar and Smt.Sudha Shankar had formed a company in the name of 'Adarsh Realty & Hotels Private Limited' and said company is incorporated under the Companies Act 1956 on 26/08/1996. The copies of Memorandum of Association and Articles of Association along with Certificate of Incorporation/Form1 of 'Adarsh Realty& Hotels Private Limited' could be evidenced from **Document No.22.**
22. By virtue of the Sale deed dated 08/04/2021, M/s.Akarsha Realty Private Limited along with M/s.Adarsh Realty and Hotels Private Ltd, conveyed the undeveloped Residential Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and undeveloped Residential Converted Land bearing Sy.No.82 measuring 9 Guntas and 1 Gunta Kharab, situated at Gunjur Village,

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Varthur Hobli, Bangalore East Taluk, Bangalore District, in favour of Sri.M.S.Satish S/o. K.Swaminathan and 84 others. The said Sale Deed is registered as Document No.VRT-1-01334/2021-22, Stored in CD No.VRTD979 in the office of Sub-registrar, Varthur, Bangalore District. The copy of Sale Deed dated 08/04/2021 could be evidenced from **Document No.23.**

23. By virtue of the Joint Development Agreement dated 08/10/2021, Registered dated 12.11.2021 Sri.M.S.Satish and 84 others, entered into a Joint Development Agreement with M/s.Akarsh Dwellings Pvt. Ltd., A registered company, represented by its Director Sri Nischay Jayeshankar, ,in respect of the undeveloped Residential Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and undeveloped Residential Converted Land bearing Sy.No.82 measuring 9 Guntas and 1 Gunta Kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The said Joint Development Agreement is registered as Document No.BNS-1-10453/2021- 22, stored in CD No.BNSD1383, in the office of Sub-registrar, Banasawadi, Bangalore. The copy of the Joint Development Agreement dated 08/10/2021 could be evidenced from **Document No.24.**
24. Pursuant to the said Joint Development Agreement, Sri.M.S.Satish and 84 others, have executed a General Power of Attorney dated 08/10/2021, in favour of M/s.Akarsh Dwellings Pvt. Ltd., A registered company, represented by its Director Sri Nischay Jayeshankar. The said General Power of Attorney is registered as Document No.BNS-4-00617/2021-22, stored in CD No.BNSD1383, in the office of Sub-registrar, Banasawadi, Bangalore. The copy of the said General Power of Attorney dated 08/10/2021 could be evidenced from **Document No.25.**
25. On perusal of Memorandum of Association and Articles of Association, it is observed that Sri.Bilidale Madaiah Jayeshankar, Smt.Sudha Shanker and Bilidale Madaiah Karunesh had formed a company in the name of 'Akarsh Dwellings Private Limited' and said company is incorporated under the Companies Act 1956 on 12/11/2009. The copies of Memorandum of Association and Articles of Association along with Certificate of Incorporation/Form1 of 'Akarsh Dwellings Private Limited' could be evidenced from **Document No.26.**
26. Sri.M.S.Satish and others paid an amount of Rs.21,25,372/- (Twenty One Lakhs Twenty Five Thousand Three Hundred and Seventy Two Only) towards improvement charges/ betterment charges to the Bruhat Bengaluru Mahanagar Palike for Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, and in pursuance of the same Bruhat Bengaluru

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Mahanagara Palike issued a Receipt No.RE-ifms373-BC/000104, dated 24/11/2021. The copy of the Receipt dated 24/11/2021 could be evidenced from **Document No.27.**

27. Sri.M.S.Satish and others paid an amount of Rs.2,27,718/- (Two Lakhs Twenty Seven Thousand Seven Hundred and Eighteen Only) towards improvement charges/ betterment charges to the Bruhat Bengaluru Mahanagar Palike for Converted Land bearing Sy.No.82 measuring 9 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, and in pursuance of the same Bruhat Bengaluru Mahanagara Palike issued a Receipt No.RE-ifms373-BC/000103, dated 24/11/2021. The copy of the Receipt dated 24/11/2021 could be evidenced from **Document No.28.**
28. On perusal of Special Notice dated 12/07/2023 issued by Assistant Revenue Officer, Mahadevapura, BBMP it is observed that the Khatha No.7670/Sy.No.76/1/Municipal No.378,Sy.No.82/Municipal No.379,has been assigned to the Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and Converted Land bearing Sy.No.82 measuring 9 Guntas, totally measuring 2 Acres 13 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and registered the names of Sri.M.S.Satish and 84 others as the khatedars. The copy of the Special Notice dated 12/07/2023 could be evidenced from **Document No.29.**
29. The Khatha Certificate and Khatha Extract dated 17/07/2023 of Khatha No.7670/Sy.No.76/1/MunicipalNo.378,Sy.No.82/Municipal No.379,with respect to Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and Converted Land bearing Sy.No.82 measuring 9 Guntas, totally measuring 2 Acres 13 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District bears out the names of Sri.M.S.Satish and 84 others as the khatedars. The copies of Khatha Certificate and Khatha Extract dated 17/07/2023 could be evidenced from **Document No.30 and 31.**
30. RTC extracts in respect of land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, bears out that it totally measures 2 Acres 7 Guntas including 3 guntas of Kharab. RTC for the period 1967-68 to 1976-77, 1981-82 to 2003-04 bears out the name of Doddayellappa as the owner in column no.9. RTC for the period 2004-05 to 2007-08 bears out the name of Chikkayellappa as the owner in Column No. 9. RTC for the period 2008-09 to 2024-25, bears out the name of K.Kariyanna as the owner in column No.9. The copies of RTC extracts for Sy.No.76/1 could be evidenced from **Document No.32.**



31. RTC extracts in respect of land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, bears out that it totally measures 10 Guntas including 1 gunta of Kharab. RTC for the period 1967-68 to 1976-77, 1988-89 to 2007-08 bears out the name of Doddayellappa as the owner in column no.9. RTC for the period 2008-09 to 2024-25, bears out the name of D.Krishnappa as the owner in column No.9. The copies of RTC extracts for Sy.No.82 could be evidenced from **Document No.33.**
32. The Endorsement bearing No.RK.CR/2733/15-16 dated 23/01/2016 issued by Tahsildar, Bangalore East Taluk, bears out non-availability of RTC extracts for the period 1977 to 1982 with respect to lands bearing Sy.Nos.76/1 and 82, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of said Endorsement dated 23/01/2016 could be evidenced from **Document No.34.**
33. The Encumbrance Certificate for the period 01/04/1940 to 14/02/1957 bears out 'nil' encumbrances with respect to land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.35.**
34. The Encumbrance Certificate for the period 15/02/1957 to 31/03/2004 bears out the registrations of (a) Sale Deed dated 27/02/1963 (document No.6690) (b) Sale deed dated 06/04/1964 (document No.124) (c) Sale deed dated 07/07/1999 (document no.2339) with respect to land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.36.**
35. The Encumbrance Certificate for the period 01/04/1962 to 31/03/1969 bears out the registrations of (a) Sale Deed dated 27/02/1963 (document No.6690) (b) Sale deed dated 27/02/1963 (document No.6694) (c) Sale deed dated 06/04/1964 (document No.124) with respect to land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.37.**
36. The Encumbrance Certificate for the period 01/04/2004 to 08/02/2021 bears out the registrations of (a) Sale Deed dated 29/05/2008 (document no.773) (b) Sale deed dated 20/08/2011 (document No.4423) with respect to land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.38.**

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37. The Encumbrance Certificates for the period 09/02/2021 to 05/09/2024 bears out the registrations of (a) Sale agreement dated 26/03/2021 (Document no.18479) (b) Sale deed dated 08/04/2021 (Document No.1334) (c) Joint Development Agreement dated 08/10/2021 (Document No.10453) with respect to land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.39.**
38. The Encumbrance Certificate for the period 01/04/1940 to 14/02/1957 bears out 'nil' encumbrances with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.40.**
39. The Encumbrance Certificate for the period 15/02/1957 to 31/03/1960 bears out 'nil' encumbrances with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.41.**
40. The Encumbrance Certificate for the period 01/04/1960 to 31/03/2004 bears out 'nil' encumbrances with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.42.**
41. The Encumbrance Certificates for the period 01/04/2004 to 08/02/2021 bears out the registrations of (a) Partition deed dated 07/05/2008 (Document No.501) , (b) Confirmation Deed dated 20/08/2011 (Document No.4447) (c) Sale deed dated 02/08/2012 (Document no.2272) with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.43.**
42. The Encumbrance Certificate for the period 09/02/2021 to 05/09/2024 bears out the registrations of (a) Sale agreement dated 26/03/2021 (Document no.18479) (b) Sale deed dated 08/04/2021 (Document No.1334) (c) Joint Development Agreement dated 08/10/2021 (Document No.10453) with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of Encumbrance Certificate could be evidenced from **Document No.44.**
43. The Endorsement bearing No.R.K./C.R/3505/2020-21 dated 17/02/2021, issued by Tahsildar, Bangalore East Taluk, Bangalore District, bears out non-availability of Preliminary records with respect to land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore

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District. The copy of the Endorsement dated 17/02/2021 could be evidenced from **Document No.45.**

44. The Endorsement bearing No.R.K./C.R/3502/2020-21 dated 17/02/2021, issued by Tahsildar, Bangalore East Taluk, Bangalore District, bears out non-availability of Preliminary records with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 17/02/2021 could be evidenced from **Document No.46.**
45. The Endorsement bearing No.R.K./C.R/3503/2020-21 and Endorsement bearing No. R.K/CR/3504/2020-21 both dated 17/02/2021, issued by Tahsildar, Bangalore East Taluk, Bangalore District, bears out non- availability of Record of rights Nos. 2815 , 2855 and RR No. 3699,3698,3700,203,232,2449,1789, 2853 with respect to land bearing Sy.No.82 and Sy.No. 76/1 both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsements dated 17/02/2021 could be evidenced from **Document No.47 and 48 respectively.**
46. The Endorsement bearing No. R.K./C.R/2734/15-16 dated 23/01/2016 issued by Tahsildar, Bangalore East Taluk, Bangalore District, bears out non-availability of M.R.No.143/8081, M.R.No.144/80-81 and M.R.No.145/80-81 with respect to land bearing Sy.No. 76/1 both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 23/01/2016 could be evidenced from **Document No.49.**
47. The Endorsement bearing No.R.K./C.R/1642/20202-1 dated 19/01/2021, issued by Shirestedar, Bangalore East Taluk, Bangalore District, bears out non-availability of Index of Lands and Record of rights with respect to land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 19/01/2021 could be evidenced from **Document No.50.**
48. The Nil Tenancy Certificate bearing No.RD0038113137662 dated 12/02/2021 issued by the Tahsildar, Bangalore East Taluk bears out that there are no Tenancy claims registered against land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Nil Tenancy Certificate dated 12/02/2021 could be evidenced from **Document No.51.**



49. The Endorsement dated 21/01/2012 issued by the Special Tahsildar, Bangalore East Taluk bears out that there are no Tenancy claims registered against the land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Nil Tenancy Certificate dated 21/01/2012 could be evidenced from **Document No.52.**
50. The Endorsement bearing No.LRF (BE) CR/1167/11-12 dated 16/01/2012 issued by the Assistant Commissioner, Bangalore North Division, Bangalore, bears out that there are no cases registered under 79A and B with respect to the land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 16/01/2012 issued by the Assistant Commissioner, Bangalore North Division, Bangalore, could be evidenced from **Document No.53.**
51. The Endorsement bearing No. PTCL/CR/1508/2011-12 dated 17/01/2012 issued by the Assistant Commissioner, Bangalore North Division, Bangalore, bears out that there are no cases registered under P.T.C.L.Act with respect to the land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The copy of the Endorsement dated 17/01/2012 issued by the Assistant Commissioner, Bangalore North Division, Bangalore, could be evidenced from **Document No.54.**
52. The Akarband of Land bearing Sy.No.76/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District states that it totally measures 2 Acres 7 Guntas including 3 guntas of 'B' Kharab. The copy of the Akharband of Sy.No.76/1 could be evidenced from **Document No.55.**
53. The Akarband of Land bearing Sy.No.82 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District states that it totally measures 10 Guntas including 1 guntas of 'C' Kharab. The copy of the Akharband of Sy.No.82 could be evidenced from **Document No.56.**
54. On perusal of the Survey Sketch and Tippyany issued by the Village Accountant it is observed that the land bearing Sy.No.76 is bifurcated into 76/1 to 76/5. The copy of Mula tippyany, Hissa tippyany, Balabagadha Nakulu of Sy.No.76 could be evidenced from **Document No.57.**
55. On perusal of the Survey Sketch and Tippyany issued by the Village Accountant it is observed that the land bearing Sy.No.82 is not bifurcated. The copy of Mula tippyany, Hissa tippyany, Balabagadha Nakulu of Sy.No.82 could be evidenced from **Document No.58.**

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56. On perusal of Village map of Gunjur it bears out that Land bearing Sy.No.76 and 82 finds its place in village map. The copy of the Village map could be evidenced from **Document No.59.**
57. M/s.Akarsh Dwelling Pvt Ltd, 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:
- No Objection Certificate dated 01/09/2022 in No. SFES/GBC(1)/300 issued by the Director General of Police and Director, Karnataka State Fire & Emergency Services.
 - No Objection Certificate dated 24/06/2022 issued by the Airports Authority of India.
 - No Objection Certificate for Height Clearance dated 22/10/2022 in No. ASC/DGM(AO)/131/HAL-BG-39-22/952/2022 issued by the Hindustan Aeronautics Limited.
 - Consent For Establishment to construct residential apartment vide Consent Order No.CTE-337831 dated 26/05/2023 issued by the Karnataka State Pollution Control Board.
 - Environment Clearance dated 23/01/2023 in No.SEIAA 144 CON 2022, issued by the State Level Environment Impact Assessment authority, Karnataka.
 - No Objection Certificate No. SEE/BCS/EE(O)/AEE(O)/NOC-22/22-23/17732/34 dated 31/01/2023 issued by the Bangalore Electricity Supply Company Limited (BESCOM)
 - No Objection Certificate No. BWSSB/NOC/2022/5/1198/051806175523 dated 08/09/2022 issued by the Chief Engineer (East), Bangalore Water Supply and Sewerage Board (BWSSB).

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.60 to 66.**

58. The License bearing No.BBMP/ADDL.DIR/JD.NORTH/0006/23-24dated 07/06/2024 with building plan has been approved and issued by Joint Director of Town Planning, BBMP for construction of Residential apartment building comprising 8 floors in Block-A and 2 basements + 1 Ground Floor + 14 upper floors in Block-B, on the Land bearing Sy.No.76/1 and 82, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District . The copy of the License with building plan could be evidenced from **Document No.67.**



SCHEDULEPROPERTY

All that piece and parcel of the undeveloped Residential Converted Land bearing Sy.No.76/1 measuring 2 Acres 4 Guntas and undeveloped Residential Converted Land bearing Sy.No.82 measuring 9 Guntas, totally measuring 2 Acres 13 Guntas, bearing Amalgamated BBMP Khatha No.7670/Sy.No.76/1/Municipal No.378,Sy.No.82/Municipal No.379, both situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded on:

East by : Road and Land bearing Sy.Nos.71 and72;
West by : Land bearing Sy.Nos.77,81 and lake;
North by : Kere Angala;
South by : Land bearing Sy.No.76/2.

CERTIFICATE

I hereby certify that on perusal of the documents furnished to me and information furnished, it is observed that Sri.M.S.Satish and 84 others are the absolute owners having a valid and marketable title to the Schedule Property and M/s. Akarsh Dwellings Pvt. Ltd, is having development rights in the Schedule Property.

G.V.Sudhakar