ANNEXURE -B

REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	STATE BANK OF INDIA, RMRE, K G ROAD, BANGALORE
	b	Reference No. and date of letter under which the documents tendered for scrutiny are forwarded.	
	c	Name of the Developer.	**M/s SRINIVASA CONSTRUCTIONS,** Represented by its Managing Partner Sri. G. Dhananjaya Naidu.,
	d	Name of Project	**'SRINIS PRISTINE"**
	e.	Name of Borrower	INDIVIDUAL HOME LOAN APPLICANTS
2	a	Type of Loan	HOUSING LOAN
	b	Type of property	RESIDENTIAL APARTMENTS
3	a	Name of the concern offering the property as security.	INDIVIDUAL HOME LOAN APPLICANTS
	b	Constitution of person/body/authority offering the property for creation of charge.	INDIVIDUAL/S
	c	under what capacity is security offered	INDIVIDUAL/JOINT HOME LOAN APPLICANTS
4	a	Value of Loan (Rs. in crores)	
5		Complete or full description of the immovable property offered as security	
	a	Sy. No.	**Sy.No.48/1**
	b	Door/House No.	Khatha No.1562/48/1 and PID No.150200100100221800
	c	Extent/ area	**Totally measuring 1 Acre or 4046.85 Sq.Mtrs.**

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SCHEDULE PROPERTY

All that piece and parcel of the immovable property bearing Converted land bearing New Sy.No.48/1, (Old Sy.No.48), Khatha No.1562/48/1 and PID No.150200100100221800 measuring an extent of 1 Acre or 4046.85 Sq.Mtrs, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District together with all rights, appurtenances whatsoever whether underneath or above the Surface, and bounded on

East by : Land bearing Sy.No.129

West by : Road

North by : Land bearing Sy.No.48/4

South by : Land bearing Sy.No.48/2

6. a) Particulars of the documents scrutinized-serially and chronologically.
b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.
Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.

Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy certified extract Photocopy	If copies/original was scrutinized by the advocate.
1.	03.04.1904	Sale Deed executed by Sri. Ramana in favour of Sri. Tandavaiah and Sri. Muniswamy with respect to Sy.No.48 measuring 7 Acres 22 Guntas of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No.534/1903-04 of Book-I, Volume-99, at pages 274-277, in the office of the Sub-Registrar, Bangalore.	Copy	Copy
2.	15.01.1937	Order in O.S No.156/1933-34 as per Compromise Petition the case was disposed on 03.02.1936.	Certified Copy	Certified Copy
3.		Index of Land and Record of Rights shows Thandavaiah as Khatedar of Sy.No.48	Copy	Copy
4.		Order Sheet, Plaint Copy and Compromise Petition in O.S No.3/1986 on the file of Munsiff, Anekal.	Copy	Copy
5.	21.01.2016	Order in RA (A) 272/2015-16 passed by Assistant Commissioner, Bangalore South Sub-Division.	Copy	Copy
6.		Mutation Register bearing MR T17/2015-16 reflects the name of Sri. Doddamuniyappa with respect to 1 Acre in Sy. No. 48 and Sri. Yellappa with respect to his potion of land measuring 1 Acre in Sy. No. 48 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy	Digital Copy
7.	30.03.2011	Joint Development Agreement executed by Mr. Doddamuniyappa and Others in favour of M/s Vision Tech Infra, represented by its Partner Sri. P. Sreedhar Reddy in respect of the Development of the Property bearing Sy. No. 48 measuring 1.01 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.SRJ-1-	Original	Original

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			07383/2022-23 of Book-I, stored in CD No.SRJD1267, registered on 08.12.2022. in the office of the Senior Sub-Registrar, Sarjapura, Bangalore.		
	8.	30.03.2011	General Power of Attorney executed by Mr. Doddamuniyappa and Others appointing M/s Vision Tech Infra, rep by its Partner Sri. P. Sreedhar Reddy as their lawful attorney holder to deal and manage property bearing Sy.No.48/1 measuring 1.01 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No. SRJ-4-00441/2022-23 OF BOOK-IV, stored in CD No.SRJD1267 registered on 08.12.2022 in the office of the Senior Sub-Registrar, Sarjapura, Bangalore.	Original	Original
	9.	05.04.2016	Death Certificate of Mr. Doddamuniyappa (DOD 15.03.2016)	Copy	Copy
	10.	07.09.2017	Affidavit Family Tree of Late Tandavaiah sworn by Sri. Srinivas before Advocate and Notary Public.	Copy	Copy
	11.		Family Tree of Dodda Muniyappa issued by Deputy Tahsildar, Sarjapura-1 Hobli, Anekal Taluk, Bangalore Vide its confirmation No.RD0038028164032.	Copy	Copy
	12.		MR No.T3/2022-23 reflects Sy.No.48 phodied and divided as Sy.No.48/1 and Sy.No.48/4 wherein Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk stands in the name of Mr. Srinivasa.M.	Digital Copy	Digital Copy
	13.	31.01.2020	Release Deed executed by Smt.Gowramma D/o. Late Doddamuniyappa and Smt. Shanthamma Rajanna D/o. Late Doddamuniyappa in favour of Sri. Srinivasa.M, with respect of Survey No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSG-1-07052/2019-2020 of Book-I, stored in CD No.BSGD623, at the office of the Senior Sub-Registrar, Basavanagudi, Bangalore .	Copy	Copy
	14.	18.08.2020	Release Deed executed by Smt.Nagamma W/o Late Doddamuniyappa in favour of Sri.Srinivasa.M, with respect of Survey No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSK-1-02900/2020-21 of Book-I, stored in CD No.BSKD867, at the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.	Copy	Copy
	15.	04.12.2023	Cancellation Of Joint Development Agreement executed by Vision Tech Infra, represented by its Managing Partner Sri. P. Sreedhar Reddy with Mr. Srinivas M and his family, in respect of the land bearing Sy.No.48/1 measuring 1-00 Acre 01 Gunta	Original	Original

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			of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No.BSG-1-08519-2023-24 of Book-I, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.		
	16.	04.12.2023	Cancellation Of General Power of Attorney executed by Vision Tech Infra in favour of Mr. Srinivasa M and Others, with respect to Sy.No.48/1 measuring 1-00 Acre 01 Gunta of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSG-1-00407-2023-24 OF BOOK-IV, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.	Original	Original
	17.	04.12.2023	Sale Deed executed by Sri. Srinivasa.Ma.M, Smt.Sujatha, Ms.Kavya.C.S, Ms.Lochana.S, Ms.Lavanya.S, Mr.Rahit.S in favour of M/s. Srinivasa Constructions, with respect to Sy.No.48/1 (old No.48) measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSG-1-08531-2023-24 of Book-I, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.	Original	Original
	18.	16.12.2023	Mutation Register bearing MR No.H18/2023-24 reflects that Sy.No.48/1 measuring 1-00 Acre of Chambenahalli, stands in the name of M/s. Srinivasa Constructions represented by its managing partner Mr. Naidu.	Digital Copy	Digital Copy
	19.	06.01.2024	Consent given by the Anekal Development Authority for conversion of the land bearing Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk converting from Agricultural to Non-agricultural Residential Purpose.	Original	Original
	20.	20.01.2024	Conversion Order issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR:348/2023-24 (No.583541) with respect to Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk converting from Agricultural to Non-agricultural Residential Purpose.	Original	Original
	21.	04.11.2024	Letter issued by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli, Anekal Taluk Bangalore, vide letter No.Yamare/128/2024-25, to Sub-Registrar, Bangalore, with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli,	Original	Original
	22.	20.11.2024	Relinquishment Deed executed by M/s. Srinivasa Constructions represented by its managing partner Mr. G. Dhananjaya Naidu in favour of Yamare Village Development Officer, Sarjapura Hobli, Anekal Taluk, Bangalore District, wherein 251.54	Copy	Copy

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			sq.mt reserved for road widening out of 1-00 Acre in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.BSK-4-00471/2024-25 of Book-IV, at the office of the Sub-Registrar, Basavanagudi (Banashankari) Bangalore.		
	23.	03.01.2025	The E-Katha Certificate (Form No.9 (Rule 28 (1) and Form No.11 (A) (Rule 30) issued by Yamare Village Panchayath, stands in the name of M/s Srinivasa Constructions represented by its managing partner Mr. Naidu as Kathedar of property No.1562/48/1 Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs.	Digital Copy	Digital Copy
	24.	29.04.2025	Tax Paid Receipt for the period of 2025-26 issued by Development Officer, Yamare Village Panchayath, in the name of M/s. Srinivasa Constructions.	Digital Copy	Digital Copy
	25.	23.04.2019	Acknowledgement of Registration of Firms of M/s Srinivasa Construction bearing Firm Number SJN-F75-2019-20, registered before the Registrar of Firms Shivajinagar.	Original	Original
	26.	07.05.2022	Reconstitution of Partnership Deed entered between Sri. G. Dhananjaya Naidu and 13 others in forming the Firm M/s Srinivasa Construction	Original	Original
	27.	16.09.2002	Mortgage Deed executed by Sri. Doddamuniyappa and his son Sri. Srinivas in favour of Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur, with respect to Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli registered as Document No.4198/2002-03 of Book-I, stored in CD No.ANKD13/02-03, in the office of the Sub-Registrar, Anekal.	Certified Copy	Certified Copy
	28.	31.08.2020	Letter issued by the Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur confirming that there are no dues in respect of the Sy.No.48 measuring 1-00 Acre situated at Chambenahalli .	Original	Original
	29.	19.09.2005	MODT executed by Sri. Dodda Muniyappa and his son Sri. Srinivas in favour of Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur, with respect to Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli registered as Doc No.ANK-1-08556/2005-06 of Book-I, stored in CD No.ANKD79, at the office of the Sub-Registrar, Anekal.	Certified Copy	Certified Copy
	30.	04.12.2023	Discharge Deed executed by Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur in favour of Sri. Srinivas , with respect to Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli	Original	Original

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			registered as Doc No.SRJ-1-08029/2023-24 in the office of the Sub-Registrar, Sarjapura .		
	31.		Village Map, Hissa Copy, Atlas, Akarband (Pakka Book) Hissa Survey, Hissa Mojani, Re-Survey Records, Tippani, Karnataka Revision Settlement Akarbandh (Utharu) which shows Sy.No.48 phoded and divided as Sy.No.48/1 and Sy.No.48/4 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Copy/ Digital/ Extract	Copy/ Digital/ Extract
	32.	04.04.2025	Commencement Certificate issued by Anekal Planning Authority vide ref. No. APA/CC/1025/2024-25 with regard to the construction of Residential Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original
	33.	08.05.2025	Letter of Building License issued by Yamare Village Panchayath Office, bearing building license No. BCL/02044/102001001/2025-26 with regard to the construction of Residential Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original
	34.		Sanctioned Plan for construction of Residential Apartment Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original
	35.	19.02.2025	NOC issued by the Karnataka State Pollution Control Board vide consent No. CTE-130280, with respect of Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original

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	36.	09.04.2025	NOC issued by the BESCOM vide ref. No. EE/(E)/CDP/AEE(O)/AE(T)/2025-26/395-96 for supply of Electricity for construction Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original
	37.	08.05.2025	NOC issued by Yamare Village Panchayath Office confirming that there is no objection for civic amenities like lying the Road, Water Supply and Sewerage and Drainage for the construction Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original
	38.	20.12.2023	Endorsement issued by the office of the Tahsildar Anekal stating the Non-availability of IL and Primary Records with respect to 48/1 of Chambenahalli Village.	Original	Original
	39.	05.01.2024	Endorsement issued by Director of Urban and Rural Anekal Planning Authority, vide No.APA/Factory West/ID/583541/669/2023-24, regarding technical report for conversion of land measuring 1-00 Acre in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original	Original
	40.	26.03.2025	Endorsement issued by Special Tahsildar Anekal Taluk stating the Non-availability of MR No. 50/94-95	Copy	Copy
	41.	06.07.2024	Endorsement issued by Assistant Director of Land Record, Anekal Taluk, Bangalore, vide No.ADLR/ANK/PODI/Jum-PLAN/85/2024-25, regarding issue of Single Site Approval Map for land measuring 1-00 in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Sarjapura.	Original	Original
	42.		RTC's for the period from 1969-70 to 2014-15 with respect of Sy.No.48 measuring 4 Acres 03 Guntas including of 02 Guntas of Kharab of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Copy	Copy
	43.		RTC's for the period from 2015-16 to 2021-22 reflects Dodda Muniyappa as Kathedar of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy	Digital Copy

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	44.		RTC's for the period from 2022-23 reflects Sri. Srinivasa.Ma as Khatedar of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy	Digital Copy
	45.		RTC's for the period from 2023-24 reflects M/s. Srinivasa Constructions (represented by its managing partner Mr. Naidu) as Kathedar of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy	Digital Copy
	46.	10.07.2014	Encumbrance Certificate bearing SA No.13385/2014-15 for the period from 01.04.1900 to 31.03.2004 reflects Sale Deed dated 03.04.1904 registered as Doc No.534 and MODT dated 18.09.2002 registered as Doc No.4198 with respect of Sy.No.48 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Anekal	Copy	Copy
	47.	12.09.2012	Encumbrance Certificate bearing SA No.11136/2012 for the period from 01.04.1940 to 31.03.2004 reflects MODT dated 18.09.2002 registered as Doc No.4198 with respect of Sy.No.48measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Anekal.	Copy	Copy
	48.	29.09.2021	Encumbrance Certificate bearing SA No.17984/2021-22 for the period from 01.04.1990 to 31.03.2004 reflects MODT dated 18.09.2002 registered as Doc No.4198 with respect of Sy.No.48 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Anekal.	Copy	Copy
	49.	11.09.2017	Encumbrance Certificate bearing SA No.EC-A-0003796/2017-18 for the period of 01.04.2004 to 11.09.2017 reflects Partition Deed dated 27.07.2017 registered as Doc No.1674/2017-16, Release Deed dated 29.09.2014 registered as Doc No.4008/2014-15, MODT dated 19.09.2005 registered as Doc No.8556/2005-06, Release Deed dated 29.09.2014 registered as Doc No.4014/2014-15, Release Deed dated 29.09.2014 registered as Doc No.4011/2014-15,	Copy	Copy
	50.		Encumbrance Certificate for the period from 01.04.2004 to 18.12.2023 with respect of Sy.No.48 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, reflects MODT dated 19.09.2005 registered as Doc No.8556/2005-06, JDA dated 01.04.2011 registered as Doc No.7383/2022-23, Release Deed dated 29.09.2014 registered as Doc No.4008/2014-15, Release Deed dated 29.09.2014 registered as Doc No.4011/2014-	Original	Original

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			15, Release Deed dated 29.09.2014 registered as Doc No.4014/2014-15, Deed dated 27.07.2017 registered as Doc No.1674/2017-18, Release Deed dated 31.01.2020 registered as Doc No.7052/2019-2020, Release Deed dated 18.08.2020 registered as Doc No.2900/2020-21, Discharge Deed dated 04.12.2023 registered as Doc No.8029/2023-24, Sale Deed dated 07.12.2023 registered as document No.8531/2023-24.		
	51.	07.11.2024	Encumbrance Certificate bearing No.SRJ-EC-A-211867-2024-25 for the period from 01.04.2004 to 07.11.2024 with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Sarjapura.	Digital Copy	Digital Copy
	52.	31.05.2025	**Temp Online Encumbrance Certificate,** Application Number ECC-31052025-1977570, **Transaction Reference No: QbPucJZiXNaYiS, Reference No: RG0525003018833742** for the period commencing from **01.04.2004 to 31.05.2025** with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, issued by the jurisdictional SRO, Basavanagudi (Sarjapura), Bangalore	Digital Copy Our Search Report	Digital Copy Our Search Report

7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Verified as above
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	Certified copies verified
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	YES
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	NO
	c	Whether the genuineness of the stamp paper is possible to be verified from any online portal and if so whether such verification was made?	NO
	d	Whether proper registration of documents completed. Details thereof to be provided.	YES
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	SRO, Sarjapura
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub registrar/ district registrar/ registrar- general. If so, please name all such offices.	All SRO's in Basavanagudi Dist

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	c	Whether search has been made at all the offices named at (b) above?	SRO, Sarjapura
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	NO
10	**a**	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	ANNEXED BELOW
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	There are no minors interest involved in the chain of the title.
	C	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Absolute Owner
		If Ownership Rights,	
	a	Details of the Conveyance Documents	As per flow of title
	b	Whether the document is properly stamped.	YES
	c	Whether the document is properly registered.	YES
		If Leasehold, whether;	
	a	The Lease Deed is duly stamped and registered	NA
	b	The lessee is permitted to mortgage the Leasehold right,	NA
	c	duration of the Lease/unexpired period of lease,	NA
	d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	NA
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA
	f	Right to get renewal of the leasehold rights and nature thereof.	NA

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		If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	NO
	a	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	NA
	b	the mortgagor is competent to create charge on such property.	NA
	c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	NA
		If occupancy right, whether;	NO
	a	Such right is heritable and transferable,	NA
	b	Mortgage can be created.	NA
12		**Has the property been transferred by way of Gift/Settlement Deed**	NO
	a	The Gift/Settlement Deed is duly stamped and registered;	NA
	b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	NA
	c	The Gift/Settlement Deed transfers the property to Donee;	NA
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	NA
	e	Whether the Donee is in possession of the gifted property?	NA
	f	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	NA
	g	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
13		Has the property been transferred by way of **Partition / Family** settlement deed	NO
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	NA
	b	Whether mutation has been effected	NA
	c	Whether the mortgagor is in possession and enjoyment of his share.	NA
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	NA
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	NA

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	f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, can additional precautions be taken for avoiding multiple mortgages?	NA
14		**Whether the title documents include any testamentary documents /wills?**	NO
	a	In the case of wills, whether the will is registered will or unregistered will?	NA
	b	Whether the matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	c	Whether the property is mutated on the basis of will?	NA
	d	Whether the original will is available?	NA
	e	Whether the original death certificate of the testator is available?	NA
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	NA
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	NA
15		Whether the property is Schedule to any wakf rights / belongs to church / temple or any religious / other institutions	NO
	a	any restriction in creation of charges on such properties?	NO
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	NO
16	a	Where the property is a HUF/joint family property?	NO
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	NO
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	NA
17	a	Whether the property belongs to any trust or is Schedule to the rights of any trust?	NO
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	NA
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA

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18		Is the property an Agricultural land	NO
	a	whether the local laws permit mortgage of Agricultural land and are there are any restrictions for creation/enforcement of mortgage?	NO
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	NO
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, is requisite procedure followed/permission obtained?	YES
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, CRZ Regulations, Environmental Clearance, etc.)	NO
	b	Additional aspects relevant for investigation of title bearing local laws.	NONE
20	a	Whether the property is Schedule to any pending or proposed land acquisition proceedings?	NO
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	NO
21	a	**Whether the property is involved in or Schedule matter of any litigation which is pending or concluded?**	NO
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA
	c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of property in question? In such case please comment on such seal/marking?	NA
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	YES
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same are completed bearing ref no/applicable laws?	NO
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	NA
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	NO
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ?	YES



	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	NO
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company	NA
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	NA
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, byelaws.	NO
25	a	Whether any POA is involved in the chain of title during the period of search?	NO
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	NO
		In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NA
	c	In the case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	NA
	d	In the case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	NA
		i) Whether the original POA is verified, and the title investigation is done on the basis of original POA?	NA
		ii) Whether the POA is a registered one?	NA
		iii) Whether the POA is a special or general one?	NA
		iv) Whether the POA contains a specific authority for execution of title document in question?	NA

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	e	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	NA
	f	Please comment on the genuineness of POA?	NA
	g	The unequivocal opinion on the enforceability and validity of the POA.	
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	NA
27	I	If the property is a flat/apartment or residential/commercial complex	Residential Apartments
	a	Promoter's/Land owner's title to the land/ building; 100%	Land Owner title verified
	b	Development Agreement/Power of Attorney;	NO
	c	Extent of authority of the Developer/ builder;	NA
	d	Independent title verification of the Land and/or building in question;	Done
	e	Agreement for sale (duly registered);	NA
	f	Payment of proper stamp duty;	NA
	g	Requirement of registration of sale/ development agreement, POA, etc.;	Optional
	h	Approval of building plan, permission of appropriate/local authority etc	Approved by Anekal Planning Authority
	I	Conveyance in favour of Society/Condominium concerned;	NO
	j	Occupancy Certificate/allotment letter/letter of possession;	NO
	k	Membership details in the Society etc.;	NO
	l	Share Certificates;	NO
	m	No Objection Letter from the Society;	NO
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.;	NO
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	NO

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	p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Plan Approved Anekal Planning Development Authority
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	NA
	II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	YES
	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished	YET TO OBTAIN
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	NA
	II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	YES
28		Encumbrances, Attachments, and/or claims whether of Government, Central, State or other Local authorities or Third Party claims, Liens etc details thereof.	Not Encumbered
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	**01.04.1900 to 31.05.2025**
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Latest Tax paid 2025-26
31	a	Urban land ceiling clearance, whether required and if so, details	NA
	b	Whether No Objection Certificate under the Income Tax Act is required?	NO
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Verified
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	NO
33	a	Whether the property offered as security is clearly demarcated?	YES
	b	Whether the demarcation/ partition of the property is legally valid?	YES
	c	Whether the property has clear access as per documents?	YES
34	a	Whether the property can be identified from the following documents	
		a) Document in relation to electricity connection;	NA AS IT IS A NEW DEVELOPMENT
		b) Document in relation to water connection;	
		c) Document in relation to Sales Tax Registration, if any applicable;	
		d) Other utility bills, if any.	

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	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	NA
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to Title Document / other document.	There are no discrepancies in the boundaries as per documents. However, Physical verification is advised. Approved plan VERIFIED
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	YES
	b	**Property is SARFAESI compliant (Y/N)**	YES
37	a	Whether original title deeds are available for creation of equitable mortgage.	YES
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	MODT, to be executed by M/s SRINIVAS CONSTRUCTIONS in favour of Bank
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s SRINIVAS CONSTRUCTIONS

Note: In case separate sheets are required, the same may be used, signed and annexed.

For BEAULA ASSOCIATES

Place : Bangalore
Date : 31.05.2025

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Signature of the Advocate
CHANDRA PAL SINGH
SBI 866 – Associate Banks

Annexure-C

CERTIFICATE OF TITLE

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property and offered as security by way of Registered Equitable Mortgage by Deposit of Title Deeds and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered Equitable Mortgage by Deposit of Title Deeds is created, it will satisfy the requirements of creation of Registered Equitable Mortgage by Deposit of Title Deeds and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **01.04.1900 to 31.05.2025** the Immovable Property covered by above said Title Deeds.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank

7. No Minor's interest in the property is seen.

8. The Mortgage if created, will be available to the Bank for the Liability of the Individual Home Loan **Borrowers.**

9. I certify that, the **landowners M/s SRINIVASA CONSTRUCTIONS , a Partnership Firm,** represented by its Managing Partner Mr. Naidu is the absolute owners of the Property bearing Sy. No. 48/1, Khatha No. 1562/48/1, PID No. 150200100100221800 measuring 1 Acre Or 4046.85 Sq Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. I further certify that the above title deeds are genuine, and a valid mortgage can be created over individual sites against which the bank is lending funds to individual borrowers and the said Mortgage would be enforceable.

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10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy certified extract Photocopy
1.	03.04.1904	Sale Deed executed by Sri. Ramana in favour of Sri. Tandavaiah and Sri. Muniswamy with respect to Sy.No.48 measuring 7 Acres 22 Guntas of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No.534/1903-04 of Book-I, Volume-99, at pages 274-277, in the office of the Sub-Registrar, Bangalore.	Copy
2.	15.01.1937	Order in O.S No.156/1933-34 as per Compromise Petition the case was disposed on 03.02.1936.	Certified Copy
3.		Index of Land and Record of Rights shows Thandavaiah as Khatedar of Sy.No.48	Copy
4.		Order Sheet, Plaint Copy and Compromise Petition in O.S No.3/1986 on the file of Munsiff, Anekal.	Copy
5.	21.01.2016	Order in RA (A) 272/2015-16 passed by Assistant Commissioner, Bangalore South Sub-Division.	Copy
6.		Mutation Register bearing MR T17/2015-16 reflects the name of Sri. Doddamuniyappa with respect to 1 Acre in Sy. No. 48 and Sri. Yellappa with respect to his potion of land measuring 1 Acre in Sy. No. 48 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy
7.	30.03.2011	Joint Development Agreement executed by Mr. Doddamuniyappa and Others in favour of M/s Vision Tech Infra, represented by its Partner Sri. P. Sreedhar Reddy in respect of the Development of the Property bearing Sy. No. 48 measuring 1.01 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.SRJ-1-07383/2022-23 of Book-I, stored in CD No.SRJD1267, registered on 08.12.2022. in the office of the Senior Sub-Registrar, Sarjapura, Bangalore.	Original
8.	30.03.2011	General Power of Attorney executed by executed by Mr. Doddamuniyappa and Others appointing Vision Tech Infra represented by its Partner Sri. P. Sreedhar Reddy as their lawful attorney holder to deal and manage with respect to Sy.No.48/1 measuring 1.01 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No. SRJ-4-00441/2022-23 OF BOOK-IV, stored in CD No.SRJD1267 registered on 08.12.2022 in the office of the Senior Sub-Registrar, Sarjapura, Bangalore.	Original
9.	05.04.2016	Death Certificate of Sri. Doddamuniyappa (DOD 15.03.2016)	Copy
10.	07.09.2017	Affidavit Family Tree of Late Tandavaiah sworn by Sri. Srinivas before Advocate and Notary Public.	Copy
11.		Family Tree of Dodda Muniyappa issued by Deputy Tahsildar, Sarjapura-1 Hobli, Anekal Taluk, Bangalore Vide its confirmation No.RD0038028164032.	Copy

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12.		MR No.T3/2022-23 reflects Sy.No.48 phodied and divided as Sy.No.48/1 and Sy.No.48/4 wherein Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk stands in the name of Mr. Srinivasa.M.	Digital Copy
13.	31.01.2020	Release Deed executed by Smt. Gowramma D/o. Late Doddamuniyappa and Smt. Shanthamma Rajanna D/o. Late Doddamuniyappa in favour of Sri. Srinivasa.M, with respect of Survey No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSG-1-07052/2019-2020 of Book-I, stored in CD No.BSGD623, at the office of the Senior Sub-Registrar, Basavanagudi, Bangalore .	Copy
14.	18.08.2020	Release Deed executed by Smt. Nagamma W/o Late Doddamuniyappa in favour of Sri. Srinivasa.M, with respect of Survey No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSK-1-02900/2020-21 of Book-I, stored in CD No.BSKD867, at the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.	Copy
15.	04.12.2023	Cancellation Of Joint Development Agreement executed by Vision Tech Infra, represented by its Managing Partner Sri. P. Sreedhar Reddy with Sri. Srinivasa.M and his family, in respect of the land bearing Sy.No.48/1 measuring 1-00 Acre 01 Gunta of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No.BSG-1-08519-2023-24 of Book-I, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.	Original
16.	04.12.2023	Cancellation Of General Power of Attorney executed by Vision Tech Infra in favour of Sri. Srinivasa.M and Others, with respect to Sy.No.48/1 measuring 1-00 Acre 01 Gunta of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSG-1-00407-2023-24 OF BOOK-IV, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.	Original
17.	04.12.2023	Sale Deed executed by Sri. Srinivasa.M, Smt.Sujatha, Ms.Kavya.C.S, Ms.Lochana.S, Ms.Lavanya.S, Mr.Rahit.S in favour of M/s .Srinivasa Constructions, with respect to Sy.No.48/1 (old No.48) measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Doc No.BSG-1-08531-2023-24 of Book-I, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.	Original
18.	16.12.2023	Mutation Register bearing MR No.H18/2023-24 reflects that Sy.No.48/1 measuring 1-00 Acre of Chambenahalli, stands in the name of M/s. Srinivasa Constructions represented by its managing partner Mr. Naidu.	Digital Copy
19.	06.01.2024	Consent given by the Anekal Development Authority for conversion of the land bearing Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk converting from Agricultural to Non-agricultural Residential Purpose.	Original

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20.	20.01.2024	Conversion Order issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR:348/2023-24 (No.583541) with respect to Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk converting from Agricultural to Non-agricultural Residential Purpose.	Original
21.	04.11.2024	Letter issued by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli, Anekal Taluk Bangalore, vide letter No.Yamare/128/2024-25, to Sub-Registrar, Bangalore, with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli,	Original
22.	20.11.2024	Relinquishment Deed executed by M/s. Srinivasa Constructions represented by its managing partner Mr. Naidu in favour of Yamare Village Development Officer, Sarjapura Hobli, Anekal Taluk, Bangalore District, wherein 251.54 sq.mt reserved for road widening out of 1-00 Acre in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.BSK-4-00471/2024-25 of Book-IV, at the office of the Sub-Registrar, Basavanagudi (Banashankari) Bangalore.	Copy
23.	03.01.2025	The E-Katha Certificate (Form No.9 (Rule 28 (1) and Form No.11 (A) (Rule 30) issued by Yamare Village Panchayath, stands in the name of M/s Srinivasa Constructions represented by its managing partner Mr. G. Dhananjaya Naidu as Khatedar of property No.1562/48/1 Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs.	Digital Copy
24.	29.04.2025	Tax Paid Receipt for the period of 2025-26 issued by Development Officer, Yamare Village Panchayath, in the name of M/s. Srinivasa Constructions.	Digital Copy
25.	23.04.2019	Acknowledgement of Registration of Firms of M/s Srinivasa Construction bearing Firm Number SJN-F75-2019-20, registered before the Registrar of Firms Shivajinagar.	Original
26.	07.05.2022	Reconstitution of Partnership Deed entered between Sri. G. Dhananjaya Naidu and 13 others in forming the Firm M/s Srinivasa Construction	Original
27.	16.09.2002	Mortgage Deed executed by Sri. Doddamuniyappa and his son Sri. Srinivas in favour of Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur, with respect to Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli registered as Document No.4198/2002-03 of Book-I, stored in CD No.ANKD13/02-03, in the office of the Sub-Registrar, Anekal.	Certified Copy
28.	31.08.2020	Letter issued by the Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur confirming that there are no dues in respect of the Sy.No.48 measuring 1-00 Acre situated at Chambenahalli	Original
29.	19.09.2005	MODT executed by Sri. Dodda Muniyappa and his son Sri. Srinivas in favour of Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur, with respect to Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli registered as Doc No.ANK-1-08556/2005-06 of Book-I, stored in CD No.ANKD79, at the office of the Sub-Registrar, Anekal.	Certified Copy

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		Water Supply and Sewerage and Drainage for the construction Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	
38.	20.12.2023	Endorsement issued by the office of the Tahsildar Anekal stating the Non-availability of IL and Primary Records with respect to 48/1 of Chambenahalli Village.	Original
39.	05.01.2024	Endorsement issued by Director of Urban and Rural Anekal Planning Authority, vide No.APA/Factory West/ID/583541/669/2023-24, regarding technical report for conversion of land measuring 1-00 Acre in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original
40.	26.03.2025	Endorsement issued by Special Tahsildar Anekal Taluk stating the Non-availability of MR No. 50/94-95	Copy
41.	06.07.2024	Endorsement issued by Assistant Director of Land Record, Anekal Taluk, Bangalore, vide No. ADLR/ANK/ PODI/ Jum-PLAN/85/2024-25, regarding issue of Single Site Approval Map for land measuring 1-00 in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Sarjapura.	Original
42.		RTC's for the period from 1969-70 to 2014-15 with respect of Sy.No.48 measuring 4 Acres 03 Guntas including of 02 Guntas of Kharab of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Copy
43.		RTC's for the period from 2015-16 to 2021-22 reflects Dodda Muniyappa as Khatedar of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy
44.		RTC's for the period from 2022-23 reflects Sri. Srinivasa.Ma as Khatedar of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy
45.		RTC's for the period from 2023-24 reflects M/s. Srinivasa Constructions (represented by its managing partner Mr. Naidu) as Khatedar of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Digital Copy
46.	10.07.2014	Encumbrance Certificate bearing SA No.13385/2014-15 for the period from 01.04.1900 to 31.03.2004 reflects Sale Deed dated 03.04.1904 registered as Doc No.534 and MODT dated 18.09.2002 registered as Doc No.4198 with respect of Sy.No.48 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Anekal	Copy
47.	12.09.2012	Encumbrance Certificate bearing SA No.11136/2012 for the period from 01.04.1940 to 31.03.2004 reflects MODT dated 18.09.2002 registered as Doc No.4198 with respect of Sy.No.48measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Anekal.	Copy
48.	29.09.2021	Encumbrance Certificate bearing SA No.17984/2021-22 for the period from 01.04.1990 to 31.03.2004 reflects MODT dated	Copy

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30.	04.12.2023	Discharge Deed executed by Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapur in favour of Sri. Srinivas , with respect to Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli registered as Doc No.SRJ-1-08029/2023-24 in the office of the Sub-Registrar, Sarjapura .	Original
31.		Village Map, Hissa Copy, Atlas, Akarbandh (Pakka Book) Hissa Survey, Hissa Mojani, Re-Survey Records, Tippani, Karnataka Revision Settlement Akarbandh (Utharu) which shows Sy.No.48 phodied and divided as Sy.No.48/1 and Sy.No.48/4 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Copy/ Digital/ Extract
32.	04.04.2025	Commencement Certificate issued by Anekal Planning Authority vide ref. No. APA/CC/1025/2024-25 with regard to the construction of Residential Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original
33.	08.05.2025	Letter of Building License issued by Yamare Village Panchayath Office, bearing building license No. BCL/02044/102001001 /2025-26 with regard to the construction of Residential Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk	Original
34.		Sanctioned Plan for construction of Residential Apartment Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original
35.	19.02.2025	NOC issued by the Karnataka State Pollution Control Board vide consent No. CTE-130280, with respect to the Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original
36.	09.04.2025	NOC issued by the BESCOM vide ref. No. EE/(E)/CDP/AEE(O)/AE(T)/2025-26/395-96 for supply of Electricity for construction Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.	Original
37.	08.05.2025	NOC issued by Yamare Village Panchayath Office confirming that there is no objection for civic amenities like lying the Road,	Original

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		18.09.2002 registered as Doc No.4198 with respect of Sy.No.48 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Anekal.	
49.	11.09.2017	Encumbrance Certificate bearing SA No.EC-A-0003796/2017-18 for the period of 01.04.2004 to 11.09.2017 reflects Partition Deed dated 27.07.2017 registered as Doc No.1674/2017-16, Release Deed dated 29.09.2014 registered as Doc No.4008/2014-15, MODT dated 19.09.2005 registered as Doc No.8556/2005-06, Release Deed dated 29.09.2014 registered as Doc No.4014/2014-15, Release Deed dated 29.09.2014 registered as Doc No.4011/2014-15,	Copy
50.		Encumbrance Certificate for the period from 01.04.2004 to 18.12.2023 with respect of Sy.No.48 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, reflects MODT dated 19.09.2005 registered as Doc No.8556/2005-06, JDA dated 01.04.2011 registered as Doc No.7383/2022-23, Release Deed dated 29.09.2014 registered as Doc No.4008/2014-15, Release Deed dated 29.09.2014 registered as Doc No.4011/2014-15, Release Deed dated 29.09.2014 registered as Doc No.4014/2014-15, Deed dated 27.07.2017 registered as Doc No.1674/2017-18, Release Deed dated 31.01.2020 registered as Doc No.7052/2019-2020, Release Deed dated 18.08.2020 registered as Doc No.2900/2020-21, Discharge Deed dated 04.12.2023 registered as Doc No.8029/2023-24, Sale Deed dated 07.12.2023 registered as document No.8531/2023-24.	Original
51.	07.11.2024	Encumbrance Certificate bearing No.SRJ-EC-A-211867-2024-25 for the period from 01.04.2004 to 07.11.2024 with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Sarjapura.	Digital Copy
52.	31.05.2025	**Temp Online Encumbrance Certificate**, Application Number ECC-31052025-1977570, **Transaction Ref No: QbPucJZiXNaYiS, Ref No: RG0525003018833742** for the period commencing from **01.04.2004 to 31.05.2025** with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, issued by the jurisdictional SRO, Basavanagudi (Sarjapura), Bangalore	Digital Copy

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force. **certified that the property is SARFAESI compliant.**

SCHEDULE PROPERTY

All that piece and parcel of the immovable property bearing Converted land bearing New Sy.No.48/1, (Old Sy.No.48), within the jurisdiction of Yamare Grama Panchayath, and bearing Khata No. 1562/48/1, PID No.**150200100100221800** and Converted from Agricultural to Non-Agricultural Residential purpose vide Conversion Certificate bearing No. 583541 dated 20.01.2024 issued by the Deputy Commissioner Bangalore District Bangalore situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, totally measuring **1**

(One) Acre or **4046.85 Sq Mtrs**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the :

East by : Land bearing Sy.No.129

West by : Road

North by : Land bearing Sy.No.48/4

South by : Land bearing Sy.No.48/2

For BEAULA ASSOCIATES

Place : Bangalore
Date : 31.05.2025

BEAULA ADVOCATES BANGALORE

Signature of the Advocate
CHANDRA PAL SINGH
SBI 866 – Associate Banks

FLOW OF TITLE

The recitals of the Sale deed dated 03.04.1904, evidences that Originally one Sri. Ramana was in possession of the land bearing Sy.No.48 measuring 7 Acres 22 Guntas and another portion of land measuring 0.22 Guntas totally measuring 8 Acres 02 Guntas situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk. Later the said Sri. Ramana sold the said land vide the above said Sale deed in favour of Sri. Tandavaiah S/o Rudrappa and Mr. Muniswamy S/o. Challappa, registered as Document No.534/1903-04, Volume-99, at pages 274-277, in the office of the Sub-Registrar, Bangalore.

On perusal of the Order passed in O.S No.156/1933-34 on the file of the Sr. Civil Judge and JMFC Anekal, it is seen that Smt. Nanjamma W/o Rudrappa had filed a suit for Partition was filed against her son Sri. Tandavaiah S/o Rudrappa with respect to the family properties. Later the parties had settled the matter before the Panchayath and the same was reported before the said court by filing a Compromise Petition and as per the said compromise petition filed by the parties the said suit was disposed off on 03.02.1936.

As per the said Compromise petition in O.S No.156/1933-34 Smt. Nanjamma W/o Sri. Rudrappa was allotted the land bearing Sy. No. 48 measuring 4 Acres 01 Gunta and out of 8 Acres 2 Guntas of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, along with other properties, and remaining 4 acres 01 Guntas in Sy. No. 48 was allotted to Sri. Tandavappa @ Sri. Tandavaiah. Thus Sri. Thandavaiah became the sole owner of the said extent of the land bearing Sy. No. 48 measuring 4 Acres 01 Gunta, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

The Index of land records reflects the name of Sri. Tandavaiah as the Khatedar of the said land Sy. No. 48 measuring 4 Acres 1 Guntas situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

Perusal of the Order Sheet, Plaint Copy and Compromise Petition in O.S No.3/1986 on the file of Munsiff, Anekal, evidences that Smt. Yellamma (1st wife of late R. Muniswamy) and Smt. Venkatamma (2nd wife of late R. Muniswamy) and Smt. Pachamma the daughter of late Sri. R. Muniswamy filed a suit for a Partition against R. Doddamuniyappa and R. Yellappa, R. Chikkamuniyappa and R. Chinnappa (Grandsons of Tandavaiah and brothers of Late R.Muniswamy) with respect to the family properties. During the pendency of the above case, the parties amicably settled the matter and filed a Compromise Petition in the above said case, wherein 1 Acre out of 4-00 Acres of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk was shared equally (1 Acre each) among Doddamuniyappa, Yellappa, Chikka Muniyappa and Sri. Chinnappa. Thus the above-mentioned case O.S. No. 3/1986 was decreed as per the compromise petition and the same was disposed off accordingly.

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Thus the above said Sri. Doddamuniyappa was in possession of the said land bearing Sy.No.48 measuring 1-00 Acre situated at Chambenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District to the exclusion of all others in title.

The Orders passed in RA (A) 272/2015-16 by the Assistant Commissioner, Bangalore South Sub-Division, evidences that, Sri. Doddamuniyappa and Sri. Yellappa had filed the above appeal against the Tahsildar, Sri. Chikkamuniyappa, Sri. Chinnappa, Sri .Seetharam, Sri. Chennanna, under Sec 136 (2) of the Karnataka Land Revenue Act-1964 to direct the Tahsildar, Anekal to make the entries in the RTCs and to effect the Katha of the land bearing Sy.No.48 measuring 1 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk each in the respective name of Sri. Doddamuniyappa and Sri. Yellappa.

Hence as per the above said orders the Mutation Register bearing MR T17/2015-16, it is seen that the name of Sri. Doddamuniyappa as the Khatedar with respect to 1 Acre in Sy. No. 48 and Sri. Yellappa as Khatedar, and it is further noticed that the said land Sy. No. 48 is sub-divided/Phoded as Sy. No. 48/1, 48/2 and 48/3 respectively. The Sy. No. 48/1 measuring 2 Acres stands in the names of Sri. Doddamuniyappa and Sri. Yellappa.

The revenue records thereafter reflect the name of Sri. Doddamuniyappa as the Khatedar and Cultivator of the land bearing Sy. No. 48/1 measuring 1 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk and thus the said Sri. Doddamuniyappa was in possession of the said land.

Thereafter the above said Sri. Doddamuniyappa and his family members Smt. Nagamma, W/o Sri. Doddamuniyappa, Smt. Shanthamma D/o Sri. Doddamuniyappa, Sri. D. Srinivas S/o Sri. Doddamuniyappa, Smt. N. Sujatha W/o Sri. D. Srinivas, Kum. S. Kavya, S. Lochana , S. Lavanya all Daughters of Sri. D. Srinivas and Master S. Rohit S/o Sri. D. Srinivas jointly entered into an Joint Development Agreement on 30.03.2011 with the Developer M/s VISION TECH INFRA , a Partnership Firm represented by its Partner Sri. P. Sreedhar Reddy in respect of the Development of the Property bearing Sy. No. 48 measuring 1.01 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as Document No. SRJ-1-07383/2022-23, Stored in CD No. SRJD1267 dated 08.12.2022 in the office of the Sub-Registrar, (Sarjapura)Basavanagudi, Bangalore.

Subsequently a General Power of Attorney dated 30.03.2011 was executed by the above said landowners Sri. Doddamuniyappa and his family members Smt. Nagamma, W/o Sri. Doddamuniyappa, Smt. Shanthamma D/o Sri. Doddamuniyappa, Sri. D. Srinivas S/o Sri. Doddamuniyappa, Smt. N. Sujatha W/o Sri. D. Srinivas, Kum. S. Kavya, S. Lochana, S. Lavanya all Daughters of Sri. D. Srinivas and Master S. Rohit S/o Sri. D. Srinivas appointing the Developer M/s VISION TECH INFRA , a Partnership Firm represented by its Partner Sri. P. Sreedhar Reddy, as their lawful Attorney in respect of the Development of the Property bearing Sy. No. 48

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measuring 1.01 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as Document No. SRJ-4-00441/2022-23 of Book-IV, stored in CD No.SRJD1267 registered on 08.12.2022, in the office of the Senior Sub-Registrar, Sarjapura, Bangalore.

As per the above said Joint Development Agreement it was agreed between the parties that the Developer shall hand over 35% per Acre of the Saleable Are/Sital Area and then construct Villas in the Layout to be formed to the Landowners towards their share of entitlement in the Project. The remaining 65% Per acre of the Saleable Area/ sital Area in the layout be formed belongs to the Developers towards their share of entitlement in the Project.

It is seen that during the development of the above said land, Mr.Doddamuniyappa died on 15.03.2016 and the same is evidenced from the Death Certificate dated 05.04.2016 issued by Chief Registrar of Birth and Death, Yamare Circle, Sarjapura Hobli, Anekal Taluk.

It is observed from the Affidavit Sworn by Sri. Srinivas before Advocate and Notary Public on 07.09.2011,that the Family Tree of Late Sri. Tandavaiah evidences that Pachamma (deceased) was the wife of Late Sri. Tandavaiah.

Sri. Rudrappa (deceased) was their only son. Smt. Thanjamma (deceased) was the wife of the said Sri. Rudrappa. Sri. R. Doddamuniyappa, is the son of late Sri. Rudrappa and his wife Smt. Thanjamma (deceased).

The said Sri. Doddamuniyappa was married to Smt. Nagamma. Out of the said wedlock Smt. Gowramma, Smt. Shanthamma and Sri. Srinivas were born to them. The said Sri. Srinivas was married to Smt. Sujatha and out of the said wedlock Smt. Nethra, Smt. Lochana, Smt. Lavanya and Sri. Rohith were the children of Sri. Srinivas and Smt. Sujatha. The said same Family Tree vide No.RD0038028164032, was confirmed and issued by the Asst. Tahsildar, Sarjapura-1 Hobli, Anekal Taluk, Bangalore District.

After the death of Sri. Doddamuniyappa, the Khatha of the land bearing Sy. No. 48/1 measuring 1 Acre was transferred in the name of his son Sri. Srinivas. The Mutation Register bearing MR No. T3/2022-23 reflects the name of Sri. Srinivas as the Khatedar in respect of Sy. No. 48/1 measuring 1 Acre and it is seen that Sy. No. 48/4 measuring 1 Acre is allotted to the share of Sri. Yellappa.

The Release Deed dated 31.01.2020 evidences that Smt.Gowramma and Smt. Shanthamma's daughters of Late Doddamuniyappa had executed the Release Deed in favour of their brother Sri. Srinivasa , relinquishing all their respective right, title and interest in Sy No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No.BSG-1-07052/2019-2020 of Book-I, stored in CD No.BSGD623, at the office of the Senior Sub-Registrar, Basavanagudi, Bangalore .

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Similarly, Smt. Nagamma W/o late Doddamuniyappa also executed a Release Deed dated 18.08.2020, relinquishing all her right, title and interest in respect of the land bearing Sy No.48/1 measuring 1-00 Acre in favour of her son Sri.Srinivasa.M, registered as Document No.BSK-1-02900/2020-21 of Book-I, stored in CD No.BSKD867, at the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.

As there were Changes in the ownership of the land, and the parties intended to Cancel the Joint Development Agreement dated 30.03.2011 and the General power of Attorney dated 30.03.2011 with the Developer M/s Vision Tech Infra, the Parties to the above said Joint Development Agreement executed a **Cancellation Deed** on 04.12.2023 with respect to the above said Joint Development Agreement in favour of Sri. Srinivasa.M and Others, with respect to Sy.No.48/1 measuring 1-00 Acre 01 Gunta of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, registered as Document No.BSG-1-08519-2023-24 of Book-I, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.

Subsequently the General Power of Attorney dated 30.3.02011 was also revoked by executing a **Cancellation of the General Power of Attorney** on 04.12.2023. revoking all the powers that had been given to the Vision Tech Infra, represented by its Managing Partner Sri. P. Sreedhar Reddy, registered as Doc No.BSG-1-00407-2023-24 of Book-IV, in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.

Thereafter Sri. Srinivasa.M, his wife Smt.Sujatha and his children namely Ms. Kavya C.S, Ms. Lochana. S, Ms. Lavanya S, Mr. Rahit. S conveyed the land bearing Sy.No.48/1 (old No.48) measuring 1-00 Acre situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk in favour of **M/s Srinivasa Constructions,** represented by its Managing Partner Sri. G. Dhananjaya Naidu, vide the Sale Deed dated 04.12.2023, registered as Document No.BSG-1-08531-2023-24 of Book-I, registered on 07.12.2023 in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.

Mutation Register bearing MR No. H18/2023-24 reflects the name of M/s Srinivasa Constructions represented by its Managing Partner Mr. Dhananjaya Naidu as the Khatedar of the land bearing Sy.No.48/1 measuring 1-00 Acre of Chambenahalli, Sarjapura, Anekal Taluk.

Further M/s. Srinivasa Constructions represented by its Managing Partner Mr. Naidu had obtained Conversion Order dated 20.01.2024 from Deputy Commissioner, Bangalore, vide official Memorandum No. ALN(ASH)SR:348/2023-24 (No.583541) with respect to Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk converting the said land from Agricultural to Non-agricultural Residential Purpose.

Further it is seen that **M/s Srinivasa Constructions represented by its managing partner Mr. Naidu** had relinquished 251.54 Sq. Mtrs reserved for Road widening out of 1-00 Acre in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, in favour of Yamare Village

Development Officer, Sarjapura Hobli, Anekal Taluk, Bangalore District, vide Relinquishment Deed dated 20.11.2024 Registered as Document No.BSK-4-00471/2024-25 of Book-IV, at the office of the Sub-Registrar, Basavanagudi (Banashankari) Bangalore. The Letter issued by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli, Anekal Taluk Bangalore, vide letter No. Yamare/128/2024-25, to Sub-Registrar, Bangalore, confirms his exemption as per under section 88(10 of Indian Registration Act 1908, for registering the above said Relinquishment deed.

As the said property bearing Sy.No.48/1 measuring 1-00 Acre of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk came with the jurisdiction of Yamare Village Panchayath, and the said property was assessed to Municipal Taxes, the said bearing Sy. No. 48/1 property was re-numbered as No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk. The Khata of the said property stands in the name of M/s. Srinivasa Constructions represented by its managing partner Mr. Naidu and the same is evidenced from the E-Katha Certificate (Form No.9 (Rule 28 (1) and Form No.11 (A) (Rule 30) dated 03.01.2025.

Thereafter M/s. Srinivasa Constructions had paid up to date taxes for the period of 2025-26 to Development Officer, Yamare Village Panchayath.

The Acknowledgement of Registration of Firms dated 23.04.2019, confirms that M/s Srinivasa Construction was registered before the Registrar of Firms Shivajinagar bearing Firm Number SJN-F75-2019-20.

Perusal of the Reconstitution of Partnership Deed dated 07.05.2022 evidences that the M/s Srinivasa Construction was formed by the Partners Sri. G. Dhananjaya Naidu and 13 others having their business place at No. 49, BL Urban Green Glen Layout, Bellandur, Bangalore-560103. The said Reconstitution deed that since certain partners are retiring and certain continued to be in the said Firm, the Reconstitution of Partnership Deed was executed.

Thus **M/s Srinivasa Constructions represented by its managing partner Mr. Naidu,** is the sole and absolute owner of the converted land bearing Sy. No. 48/1 (old No. 48) presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, which is morefully described as the '**SCHEDULE PROPERTY".**

MORTGAGE DEEDS ;

Perusal of the MODT dated 16.09.2002 evidences that Sri. Dodda Muniyappa along with his son Sri. Srinivasa had availed loan from the Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapura, by Mortgaging the land bearing Sy.No.48 measuring 1-00 Acre situated at Chambenahalli registered as Document No. 4198/2002-03 of Book-I, stored in CD

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No.ANKD13/02-03, in the office of the Sub-Registrar, Anekal.. The letter dated 31.08.2020 issued by the Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapura confirms that there are no dues in respect of the Sy.No.48 measuring 1-00 Acre situated at Chambenahalli .

Perusal of the MODT dated 19.09.2005 evidences that Sri. Dodda Muniyappa and his son Sri. Srinivas having availed loan from the Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapura, he had mortgaged the land bearing Sy.No.48 measuring 1-00 Acre situated at Chambenahalli registered as Document No.ANK-1-08556/2005-06 of Book-I, stored in CD No.ANKD79, at the office of the Sub-Registrar, Anekal. The Discharge Deed dated 04.12.2023 executed by Sericulture Cum Farmers Service Co-Op Bank Ltd Sarjapura in favour of Sri. Srinivas confirms that, Sri. Srinivas having paid the loan amount in full and final settlement the land bearing Sy.No.48 measuring 1-00 Acre, situated at Chambenahalli was redeemed from mortgage and the same was registered as Document No.SRJ-1-08029/2023-24 in the office of the Sub-Registrar, Sarjapura .

Thus as on today as per the Encumbrance Certificate and other documents scrutinized by us there are no lien on the above-mentioned Schedule Property.

REVENUE RECORDS

The Village Map of Chambenahalli confirms that the Sy. No. 48 is located in the said Village. The Hissa Copy further confirms that the said Sy. No. 48 was further sub-dived as Sy. No. 48/1,2,3 and 4 respectively with different portions of the land allotted to the respective landowners. The Atlas, Akarbandh Hissa Mojani, Re-Survey Records, Tippani, Karnataka Revision Settlement Akarbandh (Utharu) all shows, the measurement, shape and boundaries of the Sy.No.48 phoded and the portions divided as Sy.No.48/1 and Sy.No.48/4 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

RTC's for the period from 1969-70 to 2023-24 with respect of Sy.No.48 measuring 4 Acres 03 Guntas including of 02 Guntas of Kharab of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, reflects the names of earlier owner Sri. Tandavaiah, Sri. Doddamuniyappa and Subsequently Sri. Srinivas and presently M/s Srinivas Constructions.

BUILDING LICENSE AND SANCTIONS

The Commencement Certificate dated 04.04.2025 issued by Anekal Planning Authority vide ref. No. APA/CC/1025/2024-25 confirms that the construction of Residential Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

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Letter of Building License dated 08.05.2025issued by Yamare Village Panchayath Office, bearing building license No. BCL/02044/102001001/2025-26 regarding the construction of Residential Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

Sanctioned Plan for construction of Residential Apartment Building consisting of Stilt + GF+ 3 upper Floors + Terrace Floor with 76 Units to be built/constructed on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

APPROVALS

NOC dated 19.02.2025 issued by the Karnataka State Pollution Control Board vide consent No. CTE-130280, confirms that they have consented for construction of Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

NOC dated 09.04.2025 issued by the BESCOM vide ref. No. EE/(E)/CDP/AEE(O)/AE(T)/2025-26/395-96 confirms for supply of Electricity for construction Residential Apartment Building on the land bearing Sy. No. 48/1 presently bearing E-Khatha No.1562/48/1, bearing Property ID No.150200100100221800 measuring 4046.85 Sq.Mtrs, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

ENDORSEMENTS

The Endorsement dated 05.01.2024 issued by Director of Urban and Rural Anekal Planning Authority, vide No.APA/Factory West/ID/583541/669/2023-24, regarding technical report for conversion of land measuring 1-00 Acre in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.

Endorsement dated 06.07.2024 issued by Assistant Director of Land Record, Anekal Taluk, Bangalore, vide No.ADLR/ANK/PODI/Jum-PLAN/85/2024-25, regarding issue of Single Site Approval Map for land measuring 1-00 in Sy.No.48/1 of Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, SRO, Sarjapura.

Letter dated 04.11.2024 issued by Panchayath Development Officer, Yamare Village Panchayath, Sarjapura Hobli, Anekal Taluk Bangalore, vide letter No.Yamare/128/2024-25, to Sub-Registrar, Bangalore, with respect of Sy.No.48/1 measuring 1-00 Acre of Chambenahalli,

ENCUMBRANCES

Perusal and verification of the Encumbrance certificates produced in respect of all the parcels of properties under scrutiny and perusal of the Records of the Sub Registrar office, confirms that that there are no encumbrances on the Schedule property other than those stated above. Other than the litigation disclosed and separately commented on there are no litigations pending before the High Court or the Civil Courts of Bangalore under whose jurisdiction the properties fall.

Perusal of the Encumbrance Certificate from **01.04.1900 to 31.05.2025** confirms that Converted land bearing New Sy.No.48/1, (Old Sy.No.48), within the jurisdiction of Yamare Grama Panchayath, and bearing Khata No. 1562/48/1, PID No.**150200100100221800** and Converted from Agricultural to Non-Agricultural Residential purpose vide Conversion Certificate bearing No. 583541 dated 20.01.2024 issued by the Deputy Commissioner Bangalore District Bangalore situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, totally measuring **1 (One) Acre** or **4046.85 Sq Mtrs**, there than those disclosed in our TIR is free from all encumbrances, claims, clogs attachments, pending litigations as stated above.

POSSESSION

From the aforesaid documents scrutinized and relied upon by us and the encumbrance certificates verified and perused thereof, we confirm that the Landowners **M/S.SRINIVASA CONSTRUCTIONS** a Partnership Firm represented by its Managing Partner **Mr. Naidu),** is the sole and absolute owner of the land bearing Converted land bearing New Sy.No.48/1, (Old Sy.No.48), within the jurisdiction of Yamare Grama Panchayath, and bearing Khata No. 1562/48/1, PID No.**150200100100221800** and Converted from Agricultural to Non-Agricultural Residential purpose vide Conversion Certificate bearing No. 583541 dated 20.01.2024 issued by the Deputy Commissioner Bangalore District Bangalore situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, totally measuring **1 (One) Acre** or **4046.85 Sq Mtrs,.**

Thus from the aforesaid documents furnished, perused and verified by us and the allied documents relied upon by us, we certify that the Schedule property is free from encumbrances and there is no litigation pending before any court in respect of this parcel of property and there are no minor claims involved in the property.

There are no Land Acquisition proceedings by any Government Body or Statutory agency pending as on date. The Landowners with the Developers entitled in the manner stated above are the absolute owners in possession of the aforesaid property and they have a clear and marketable title over the property.

BEAULA ADVOCATES BANGALORE

For BEAULA ASSOCIATES,

Place : Bangalore
Date : **31.05.2025**

Signature of the Advocate
CHANDRA PAL SINGH
SBI 866 – Associate Banks

BEAULA
Advocates & Solicitors

SEARCH REPORT

I certify that the **Temp Online Encumbrance Certificate**, Application Number ECC-31052025-1977570 dated 31.05.2025, **Transaction Reference No: QbPucJZiXNaYiS, Reference No: RG0525003018833742** for the period commencing from 01.04.2004 to 31.05.2025 issued by the jurisdictional SRO, Basavanagudi (Sarjapura), Bangalore in respect of Residential Converted land bearing New Sy.No.48/1, (Old Sy.No.48), Khatha No.1562/48/1 and PID No.150200100100221800 measuring an extent of 1 Acre or 4046.85 Square Meters, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, has been verified by us and perusal of the same does not reflect any other transactions other than those already disclosed in the Flow of title, and the aforesaid lands and is free from all encumbrances, clogs, attachments or Minor claims and the said property has a clear title.

For BEAULA ASSOCIATES

BEAULA ADVOCATES BANGALORE

Place : Bangalore
Date :31.05.2025

Signature of the Advocate
CHANDRA PAL SINGH
SBI 866 – Associate Banks

201, President Chambers, No.8, Richmond Road, Bangalore 560 025
Tel : 0091-80-22129996 Mob 98453 18278 E-mail : legaleaseadv@gmail.com

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಅರ್ಜಿ ಸಂಖ್ಯೆ :
ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ :

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಏನಾದರೂ ಇದ್ದರೆ ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳವಿವರಣೆಗಳ ಬಗ್ಗೆ ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ (ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

ಸ್ವತ್ತಿನ ವಿವರಗಳು:
Village : Chambenahalli
Hobli : Sarjapur Hobli 3
Boundry Details- North: Land bearing Sy.No.48/4 East: Land bearing Sy.No.129 West : Road South : Land bearing Sy.No.48/2 North to South : - East to West : - ,
Converted Survey No: 48/1, Survey No: 48/1, Survey No: 48*1,
Area Hectare: -, Acre: -, Gunta: -, Cent: -

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 01 - 04 - 2004 ರಿಂದ 31 - 05 - 2025 ರವರೆಗೆ ಪುಸ್ತಕ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

Only For Information

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (₹)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
1	2	3	4	5	6	7	8	9
1	Property Number : 48*1 Agricultural dry Land bearing New Sy.No.48/1, old Sy.No.48, measuring an extent of 1 Acre, situated at CHAMBENAHALLI Village, Sarjapura Hobli, Anekal Taluk, Bangalore District	06-12-2023	Article Name: Sale; Sub-Article Name: (20-1) Sale/Conveyance of Immovable Property Agriculture Land; Market Value:14000000; Consideration Amount:102300000	Mr.ಶ್ರೀನಿವಾಸ ಎಂ, Smt.SUJATHA, Mrs.KAVYA.C.S, Mrs.LOCHANA.S, Mrs.LAVANYA.S, Mr.ROHIT.S	M/s SRINIVASA CONSTRUCTIONS is Rep. by Mr.G.DHANANJAYA NAIDU	10		BSG-1-08531-2023-24

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (₹)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
1	2	3	4	5	6	7	8	9
2	Property Number : 48*1 immavable property bearing sy no.48 measuring to an extent of 1 acre of land situated at chambenahalli village sarjapura hobli anekal taluk.	04-12-2023	Article Name: Discharge Deed; Sub-Article Name: 44 - Discharge Deed; Market Value:null; Consideration Amount:100000	Sri.Sericulturists Cum Farmers Service Co operative Society	Sri.ಶ್ರೀನಿವಾಸ ಎಂ	3		SRJ-1-08029-2023-24
3	[LAND MARK] Department / Property Type: BHOOMI / Agriculture Land, Index-II Village: Chambenahalli , Hobli Name: Sarjapur Hobli 3, Measurement: 1 Acre [EAST] ನಾರಾಯಣಸ್ವಾಮಿರವರ ಸ್ವತ್ತು [WEST] ನೆರಿಗಾ ರಸ್ತೆ [SOUTH] ಚಿನ್ನಪ್ಪನವರ ಸ್ವತ್ತು [NORTH] ಯಲ್ಲಪ್ಪನವರ ಸ್ವತ್ತುNote: [Schedule A:] ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಚಂಬೇನಹಳ್ಳಿ ಗ್ರಾಮದ ಸ.ನಂ.48/1 ರಲ್ಲಿ ವಿಸ್ತೀರ್ಣ 1-00 ಎಕರೆ ಜಮೀನು	18-08-2020	Article Name: Release deed ;; Market Value:0; Consideration Amount:0	ಶ್ರೀಮತಿ. ನಾಗಮ್ಮ ಕೋಂ. ಲೇಟ್ ದೊಡ್ಡಮುನಿಯಪ್ಪ .	ಶ್ರೀ.ಶ್ರೀನಿವಾಸ್.ಎ. ಬಿನ್ ಲೇಟ್ ದೊಡ್ಡಮುನಿಯಪ್ಪ .	9	BSKD867	BSK-1-02900-2020-21
4	[LAND MARK] Department / Property Type: BHOOMI / Agriculture Land, Index-II Village: Chambenahalli , Hobli Name: Sarjapur Hobli 3, Measurement: 1 Acre [EAST] ನಾರಾಯಣಸ್ವಾಮಿರವರ ಸ್ವತ್ತು [WEST] ನೆರಿಗಾ ರಸ್ತೆ [SOUTH] ಚಿನ್ನಪ್ಪನವರ ಸ್ವತ್ತು [NORTH] ಯಲ್ಲಪ್ಪನವರ ಸ್ವತ್ತುNote: [Schedule A:] ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು, ಸರ್ಜಾಪುರ ಹೋಬಳಿ, ಚಂಬೇನಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 48/1 ರಲ್ಲಿ ವಿಸ್ತೀರ್ಣ 1-00 ಎಕರೆ ಜಮೀನು.	31-01-2020	Article Name: Release deed ;; Market Value:0; Consideration Amount:0	ಗೌರಮ್ಮ ಬಿನ್ ಲೇಟ್. ದೊಡ್ಡಮುನಿಯಪ್ಪ ., ಶಾಂತಮ್ಮ ರಾಜಣ್ಣ ಬಿನ್ ಲೇಟ್. ದೊಡ್ಡಮುನಿಯಪ್ಪ .	ಶ್ರೀನಿವಾಸ್. ಎಂ. ಬಿನ್ ಲೇಟ್. ದೊಡ್ಡಮುನಿಯಪ್ಪ .	13	BSGD623	BSG-1-07052-2019-20
5	[LAND MARK] Anubanda-1, Janjar No. 68, Property No. 48 & Form-12, Katha Sl No. 68, Property No.48 , Situated at Chambenahalli	27-07-2017	Article Name: Partition deed;; Market Value:0;	Smt. Shankaramma W/o Sri. Chandrappa .,	Smt. Shankaramma W/o Sri. Chandrappa .	10	SRJD244	SRJ-1-01674-2017-18

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ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (₹)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
1	2	3	4	5	6	7	8	9
	Village, Yemare Gramapanchayath, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban Dist Measuring East to West 28 and North to South 24.25 Feet, Totally 679 Sq Feet of Site. Out of East to West 37+24/2=30.05 Feet and North to South 42+46/2=44 Feet, Totally 1342 Sq Feet. Along With ACC Sheet House. [EAST] House of Saraswathamma & Mariyamma [WEST] Govt Road [SOUTH] Remaining Property of Same No. belongs to Varalakshmamma [NORTH] Govt Road, & House of Saraswathamma & Mari yammaNote: [Schedule A:] Anubanda-1, Janjar No. 68, Property No. 48 & Form-12, Katha Sl No. 68, Property No.48 , Situated at Chambenahalli Village, Yemare Gramapanchay ath, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban Dist
Measuring East to West 28 and North to South 24.25 Feet, Totally 679 Sq Feet of Site. Out of East to West 37+24/2=30.05 Feet and North to South 42+46/2=44 Feet, Totally 1342 Sq Feet. Along With ACC Sheet House.		Consideration Amount:0	Smt. Varalakshmamm a W/o Sri. Chandrappa ., Smt. Varalakshmamm a W/o Sri. Chandrappa .				
6	[LAND MARK] Item No. 3: Portion of Sy.No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk. [EAST] Narayanappa's Land [WEST] Neriga Road [SOUTH] Doddamuiniyappa's share of land [NORTH] Annaiahppa's Land Note: [Schedule A:] Item No. 3: Portion of Sy.No. 48, Chambenahalli Village, Sarjapura	29-09-2014	Article Name: Release deed ;; Market Value:0; Consideration Amount:0	Chikkammayya @ Yellamma .	Sri. Ramakrishna .	14	BSGD253	BSG-1-04014-2014-15

Only For Information

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (₹)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
1	2	3	4	5	6	7	8	9
	Hobli, Anekal Taluk.
Measuring 01 Acre 02 Guntas of land.							
7	[LAND MARK] Item No. 3: Portion of Sy.No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk. [EAST] Narayanappa's Land [WEST] Neriga Road [SOUTH] Doddamuniyappa's share of land [NORTH] Annaiahppa's Land Note: [Schedule A:] Item No. 3: Portion of Sy.No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.
Measuring 01 Acre 02 Guntas of land.	29-09-2014	Article Name: Release deed ;; Market Value:0; Consideration Amount:0	Mr. Manjunatha ., Mrs. Aruna ., Mrs. Chikkammayya @ Yellamma ., Mrs. Lakshmi ., Mrs. Radha ., Mrs. Rukmini .	Mr. Puttaraju .	14	BSGD253	BSG-1-04011-2014-15
8	[LAND MARK] Item No. 3: Portion of Sy.No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk. [EAST] Narayanappa's Land [WEST] Neriga Road [SOUTH] Doddamu;niyappa's share of land [NORTH] Annaiahppa's LandNote: [Schedule A:] Item No. 3: Portion of Sy.No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.
Measuring 01 Acre 02 Guntas of land.	29-09-2014	Article Name: Release deed ;; Market Value:0; Consideration Amount:0	Mr. Mallikarjuna ., Mr. Manjunatha ., Mrs. Chikkammayya @ Yellamma ., Mrs. Dhanalakshmi ., Mrs. Padma ., Ms. Swetha .	Sri. Rudrappa .	14	BSGD253	BSG-1-04008-2014-15
9	[LAND MARK] Department / Property Type: BHOOMI / Agriculture Land, Index-II Village: Chambenahalli , Hobli Name: Sarjapur Hobli 3, Measurement: 41 Gunta [EAST] Property belonging to Mr. Narayanappa [WEST] Road [SOUTH] Property belonging to Chinnappa [NORTH] Property belonging to Mr. Yellappa @ Bodappa Note: [Schedule A:] All that piece and parcle of Immovable Property bearing Survey	01-04-2011	Article Name: Joint Development Agreement;; Market Value:0; Consideration Amount:3000000	Mr D. Srinivas S/o. Doddamuniyappa, Self & Minor Guardian for S. Lochana, S. Lavanya & S. Rohit ., Mr Doddamuniyappa S/o. Late Rudrappa .,	M/S VISION TECH INFRA Rep by its Managing Partner Sri.P. Sreedhar Reddy S/o. Sri.P. Venku Reddy ., C/o .	27	SRJD1267	SRJ-1-07383-2022-23

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ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (₹)	ಕಕ್ಷಿಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
1	2	3	4	5	6	7	8	9
	No.48, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist. Measuring 01 Acre 01 guntas of Land			Mr Nagamma W/o. D oddamuniyappa ., Mrs N. Sujatha W/o. D. Srinivas ., Mrs S. Kavya D/o. D. Srinivas ., Mrs Shanthamma D/ o. Doddamuniyappa .				
10	[LAND MARK] Sy No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal TQ [EAST] Narayana Swamy land [WEST] Govt Road [SOUTH] R.Chinnappa's land [NORTH] R.Yellappa's landNote: [Schedule A:] Sy No. 48, Chambenahalli Village, Sarjapura Hobli, Anekal TQ
Measuring 1 Acre of land	19-09-2005	Article Name: Mortgage without Possession;; Market Value:0; Consideration Amount:100000	Dodd Muniyappa ., M. Srinivasa .	Managing Director, Sericulturists Cum-Farmers Service Co-op Bank Ltd, Sarjapur .	5	ANKD79	ANK-1-08556-2005-06

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ಸದರಿ ಆಸ್ತಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳ ಹೊರತು ಯಾವುದೇ ಕ್ರಮಗಳು, ಋಣಭಾರಗಳು ಉಂಟಾಗಿಲ್ಲವೆಂದು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಸೂಚನೆಗಳು-

(1) ಋಣಭಾರ ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ಕಂಡು ಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಋಣಭಾರಗಳ ಆಸ್ತಿಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇದೆ, ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದ ಪತ್ರಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಸ್ತಿಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೇರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.

(2) ನೋಂದಣಿ ಅಧಿನಿಯಮ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138(1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛೆಪಟ್ಟಲ್ಲಿ ನಿಗದಿಪಡಿಸಿದ ಫೀಜನ್ನು ಕೊಟ್ಟಲ್ಲಿ, ತಾನೇ ಸ್ವತಃ ನೋಂದಣಿ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಋಣಭಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರು ಮಾಡಲು ಅವರ ವಶಕ್ಕೆ ಕೊಡಲಾಗುವುದು,

(ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರೀಕ್ಷಿಸಲು ಇಚ್ಛೆ ಪಡದಿದ್ದ ಕಾರಣ ಅಫೀಸಿನ ಸಿಬ್ಬಂದಿಯ ಶೋಧನೆಯನ್ನು ಅದಷ್ಟು ಜಾಗರೂಕತೆಯಿಂದ ಮಾಡಲಾಗಿದೆ ಆದ್ದರಿಂದ ಈ ತತ್ಸಂಬಂಧವಾಗಿ ಯಾವುದೇ ತಪ್ಪುಗಳು ಶೋಧನೆಯಲ್ಲಿ ಕಂಡು ಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.

(ಬಿ) ಮತ್ತು ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನೇ ಸ್ವತಃ ತಾವು ಋಣಭಾರೆಗಾಗಿ ಶೋಧನೆಯನ್ನು ಮಾಡಿರುವುದರಿಂದ ಈ ಋಣಭಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸದರಿ ಆಸ್ತಿಯ ವಿಚಾರದಲ್ಲಿ ಯಾವುದೇ ಲೋಪದೋಷಗಳು ಕಂಡುಬಂದಲ್ಲಿಯೂ ಸಹ ಇಲಾಖೆಯು ಯಾವರೀತಿಯಲ್ಲಿಯೂ ಜವಾಬ್ದಾರರಾಗುವುದಿಲ್ಲ.

Only For Information

Application Number: ECC-31052025-1977570
FORM NO. 22 APPLICATION FORM FOR SEARCHES, INSPECTIONS AND GRANT OF COPIES [Vide Rule 138(i)]
To, The Sub Registrar Of Sarjapura
Name of the Applicant: Sheetal null Paul
Address of the Applicant: null - undefined
Please allow Search of the books of your office from: 01-04-2004 To 31-05-2025
(1) Description of the Property: All that piece and parcel of the immovable property bearing Converted land bearing New Sy.No.48/1, (Old Sy.No.48), Khatha No.1562/48/1 and PID No.150200100100221800 measuring an extent of 1 Acre or 4046.85 Square Meters, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District together with all rights, appurtenances whatsoever whether underneath or above the Surface Property Location Details: District Name: Basavanagudi, SRO Name: Sarjapura, Hobli Name: Sarjapur Hobli 3, Village Name: Chambenahalli
Property Number Details: Converted Survey No: 48/1;Survey No: 48/1;Survey No: 48*1;
Property Boundary Details: Measuring East to West: Measuring North to South: East By: Land bearing Sy.No.129 West By: Road North By: Land bearing S[illegible]/4 South By: Land bearing S[illegible] No.[illegible]2
I declare that the items in (1) above constitute a single property.

Signature Not Verified
Digitally signed by
Date: 2025.05.31 10:50:2[illegible] +05:30
Reason: Digitally Signed

This is a computer generated e-Acknowledgement & does not require any signature

Transaction Receipt

Transaction Reference No:	QbPucJZiXNaYiS
Bank Name:	Canara e Pay
Bank Reference No:	RG0525003018833742
Amount(Rs.):	₹ 250.00
Transaction Execution Date & Time:	May 31, 2025, 10:45:34 am
Mode Of Payment:	Canara e-Pay (CC/DC)
Status:	Payment received at payment gateway