

AMRUTHA
Advocate



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Title Investigation Report

To,

M/s. Cardinal Energy & Infrastructure Pvt Ltd.,

1. Schedule- I (Description of the immovable property): -

SCHEDULE 'A' PROPERTY

All that Piece and Parcel of the Site bearing No. 11 (carved out of Sy.No. 51 of Tavarakere), 1st stage, 1st Phase, East End Road, Thilaknagar, also known as BTM Layout, Bangalore, measuring East to West : 43.20 mtrs and North to South : 27.43 mtrs, totally measuring 1184.97 sq.mtrs and bounded on the :-

East by : Road ;
West by : Road ;
North by : Old Site No. 12, belonging to the vendor ; &
South by : Commercial Site No. 10 .

SCHEDULE 'B' PROPERTY

All that Piece and Parcel of the Site bearing No. 12 (carved out of Sy.No. 51 of Tavarakere), 1st stage, 1st Phase, East End Road, Thilaknagar, also known as BTM Layout, Bangalore, Part A measuring East to West : 13.70 mtrs and North to South : 37.20 mtrs, and Part B measuring East to West : 29.5mtrs and North to South : 26.170 +37.20/2 mtrs, and Part A and B totally measuring 1452.16 sq.mtrs and bounded on :-

East by : Road ;
West by : Road ;
North by : NAL Layout Road ; &
South by : Old Site No. 11 belonging to the vendor .

SCHEDULE 'C' PROPERTY

All that Piece and Parcel of the Site bearing No. 11 & 12 amalgamated and new Corporation NO. 11, BBMP PID No. 64-166-11 (carved out of Sy.No. 51 of Tavarakere), 1st stage, 1st Phase, East End Road, Thilaknagar, Gurappana Palya, also known as BTM Layout Bangalore, totally measuring 28,375.51 sq.ft and bounded on :-

East by : Road ;
West by : Road ;
North by : NAL Layout Road ; &
South by : Commercial Site No. 10 .

Schedule - II (List of Documents Submitted Before me for Scrutiny & Legal Opinion) (ALL XEROX COPIES): -



SL.No	DATE	DESCRIPTION OF THE DOCUMENTS
		Site No. 11 :
1.	10.04.2006	Auction Site Possession Letter issued by Bangalore Development Authority in the name of M/s. Subramanya Constructions Development Company.
2.	07.04.2006	Auction Sale Deed executed by Bangalore Development Authority Repd by its Deputy secretary in favour of M/s. Subramanya Constructions Development Company, document no. 188/2006-07, in the Office of the Addl District Registrar, Bangalore Urban District .
3.	31.05.2006	Special Notice issued by Revenue Officer , BMP, Bangalore in the name of M/s. Subramanya Constructions Development Company.
		Site No. 12 :
4.	10.04.2006	Auction Site Possession Letter issued by Bangalore Development Authority in the name of M/s. Subramanya Constructions Development Company.
5.	07.04.2006	Auction Sale Deed executed by Bangalore Development Authority Repd by its Deputy Secretary in favour of M/s. Subramanya Constructions Development Company, document no. 189/2006-07, in the Office of the Addl District Registrar, Bangalore Urban District .
6.	31.05.2006	Special Notice issued by Revenue Officer , BMP, Bangalore in the name of M/s. Subramanya Constructions Development Company.
		Common Documents :
7.	17.10.2006	Special Notice issued by the Asst Revenue Officer, BBMP, Bangalore in the name of M/s. Subramanya Constructions Development Company.
8.	06.08.2007	Building Licence & Sanction Plan vide LP.No. 22/06-07 issued by the Joint Director of Town Planning , BBMP, Bangalore for construction of 3 stilt, Ground + 7ufs.
<u>9.</u>	15.05.2012	Absolute Sale Deed executed by M/s. Subramanya Constructions Development Company repd by its signatory Sri. Nagesh Balasubramanyan in favour of M/s. Cardinal Energy & Infrastructure Pvt Ltd., Repd by iits Director Sri. Vilas A Gangan, document.no. 550/ 12 -13, in the Office of the SRO, Jayanagar, Bangalore.
10.	03.03.2025	E-Katha (Form A Extract) issued by the Asst Revenue Officer, BBMP, Bangalore in the name of M/s. Cardinal Energy & Infrastructure Pvt Ltd.,
11.	28.01.2025	Work Order issued by the Town Planning Authority, BDA, Bangalore.
12.	-----	Encumbrance Certificate for the period from 01.04.1998 to 03.04.2025

3. Devolution of Title:-

Site No. 11:

As the recitals of the documents produced to me that, the Site bearing No. 11 (carved out of Sy.No. 51 of Tavarakere), 1st stage, 1st Phase, East End Road, Thilaknagar, also known as BTM Layout, Bangalore, measuring East to West : 43.20 mtrs and North to South : 27.43 mtrs, totally measuring 1184.97 sq.mtrs., was allotted to M/s. Subramanya Constructions Development Company, by the Bangalore Development Authority.



On payment of the full value of the site, Bangalore Development Authority Repd by its Deputy secretary conveyed Schedule 'A' Property in favour of M/s. Subramanya Constructions Development Company, under Auction Sale Deed dated 07.04.2006, registered as document no. 188/2006-07, in the Office of the Addl District Registrar, Bangalore Urban District .

In turn, Special Notice dated 31.05.2006 was issued by Revenue Officer , BMP, Bangalore - hereby assigned New Municipal No. 15/11 and assessed for the payment of taxes in the name of M/s. Subramanya Constructions Development Company.

Site No. 12 :

As the recitals of the documents produced to me that, the Site bearing No. 12 (carved out of Sy.No. 51 of Tavarakere), 1st stage, 1st Phase, East End Road, Thilaknagar, also known as BTM Layout, Bangalore, Part A measuring East to West : 13.70 mtrs and North to South : 37.20 mtrs, and Part B measuring East to West : 29.5mtrs and North to South : 26.170 +37.20/2 mtrs, and Part A and B totally measuring 1452.16 sq.mtrs, was allotted to M/s. Subramanya Constructions Development Company, by the Bangalore Development Authority.

On payment of the full value of the site, Bangalore Development Authority Repd by its Deputy secretary conveyed Schedule 'B' Property in favour of M/s. Subramanya Constructions Development Company, under Auction Sale Deed dated 07.04.2006, registered as document no. 189/2006-07, in the Office of the Addl District Registrar, Bangalore Urban District .

In turn, Special Notice dated 31.05.2006 was issued by Revenue Officer , BMP, Bangalore - hereby assigned New Municipal No. 15/12 and assessed for the payment of taxes in the name of M/s. Subramanya Constructions Development Company.

Common Documents :

As per, Special Notice dated 17.10.2006 was issued by the Asst Revenue Officer, BBMP, Bangalore - hereby reflects for katha amalgamation and amalgamation Municipal No. 15/11 and assessed for the payment of taxes in the name of M/s. Subramanya Constructions Development Company.

M/s. Subramanya Constructions Development Company obtained Building Licence & Sanction Plan vide LP.No. 22/06-07, both dated 06.08.2007 was issued by the Joint Director of Town Planning , BBMP, Bangalore for construction of 3 stilt, Ground + 7ufs.

Further, said M/s. Subramanya Constructions Development Company repd by its signatory Sri. Nagesh Balasubramanyan conveyed Schedule 'C' Property in favour of M/s. Cardinal Energy & Infrastructure Pvt Ltd., Repd by iits Director Sri. Vilas A Gangan, under Deed of Sale dated 15.05.2012, registered as document.no. 550/ 12 -13, in the Office of the SRO, Jayanagar, Bangalore.

On the basis of purchase, E-Katha (Form A Extract) dated 03.03.2025 was issued by the Asst Revenue Officer, BBMP, Bangalore in the name of M/s. Cardinal Energy & Infrastructure Pvt Ltd.,

Work Order dated 28.01.2025 was issued by the Town Planning Authority, BDA, Bangalore for construction of Residential and Commercial building .



04. ENCUMBRANCE :

Encumbrance Certificate for the period from 01.04.1998 to 03.04.2025 reflects the aforesaid transactions.

V. OTHER PROVISIONS:

- 5.1. Whether provisions of Urban Land Ceiling Act are applicable?
NO
- 5.2 Whether property to be given as security is subject to any minor/s claim/share?
NO
- 5.3 Whether the property is affected by any revenue & tenancy regulations?
NO
- 5.4 Whether user land has been converted under a land revenue law?
YES
- 5.5. Whether up to date tax/ land revenue has been paid on the property.
YES
- 5.6. Whether all copies of the documents for last 13 years have been scrutinized?
YES
- 5.7. Whether required documents are available for creating mortgage?
YES
- 5.8 Whether all previous owners had the right/competency to transfer property?
YES
- 5.9 Whether proposed mortgage by deposit of title is possible?
YES
- 5.10 What is tenure of the land/ (in case of leased property?)
NA
- 5.11. Whether the land/property is joint family property?
NO
- 5.12. Any prohibitory orders from Income Tax/ Wealth tax or other authorities.
NO
- 5.13. Is land/property subject to any reservations/acquisitions/ requisitions?
NO
- 5.14. Is the Borrower defaulter under Rule 2, Schedule II to Income Tax Act.1961?
NO

- Note :** (1) Report is released based on the documents furnished only.
(2) Further Additional documents may also require to fulfill the legal formalities.
(3) The property flow is given only based on the present ownership.
(4) This legal report is issued only to show the flow of the property.

Only copies of the documents furnished to me are returned herewith.

DATED THIS 08th DAY OF MAY 2025

