



Date: 21/11/2025

To

M/s.VEDANT SURAKSHA PROPERTIES

A registered Partnership,
Office at Sy.No.9/3, Basavapura Village,
Begur Hobli, Bengaluru South Taluk,
Bengaluru - 560083.

Sir,

Sub: Legal opinion with respect to Residentially Converted Land bearing Survey No. 11/2, measuring 37 guntas, Survey No. 11/4, measuring 1 acre 21 guntas, Survey No. 11/5, measuring 1 acre 12 guntas, Survey No. 11/6, measuring 35 guntas, totally measuring 4 acres 25 guntas (converted for residential purposes vide the Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 06/04/2015 issued by the Deputy Commissioner, Bengaluru District), Amalgamated property bearing BBMP khatha No. 3001/Sy.No.11/4, 11/5, 11/2, 11/6, New EPID No.5838105981, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, ("Schedule Property").

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

Sl.No.	DETAILS OF DOCUMENTS
1.	Sale Deed dated 24/08/1944 registered as Document No.965/1944-1945 of Book I, Volume 714, Pages 20 to 22, in the office of the Sub-Registrar, Bengaluru Taluk.
2.	Sale Deed dated 13/11/1945 registered as Document No. 2405/1945-46 of Book I, Volume 790, Pages 234 to 238, in the office of the Sub-Registrar Bengaluru Taluk
3.	Sale Deed dated 30/07/1947 registered as Document No. 737/1947-48 of Book I, Volume 919, Pages 208 to 211, in the office of the Sub-Registrar, Bengaluru Taluk.
4.	Sale Deed dated 30/07/1947 registered vide Document No. 1039/1947-48 of Book I, Volume 920, Pages 220 to 222, in the office of the Sub-Registrar, Bengaluru Taluk.
5.	Sale Deed dated 24/01/1950 registered as Document No. 3497/1949-50 of Book I, Volume 1097, Pages 207 to 211, in the office of the Sub-Registrar, Bengaluru Taluk.
6.	Sale Deed dated 11/09/1950 registered as Document No. 3809/1950-51 of Book I, Volume 1162, Pages 8 to 10 in office of the Sub-Registrar, Bengaluru Taluk.

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7.	Sale Deed dated 23/07/1970 registered as Document No. 2129/1970-71 of Book I, Volume 825, Pages 126 to 128, in the office of the Sub-Registrar, Bengaluru South Taluk
8.	Mutation Register Extract No.15/1990-91
9.	Sale Deed dated 01/08/1972 registered as Document No. 2967/1972-73 of Book I, Volume 953, Pages 120 to 124, in the office of the Sub-Registrar, Bengaluru South Taluk.
10.	Mutation Register Extract No. 1/1991-92
11.	Plaint and Order Sheet in O.S. No. 5439/1991 on the file of the Court of the Additional City Civil Judge at Bengaluru
12.	Sale Deed dated 06/07/1994 registered as Document No.4665/1994-95 of Book I, Volume 1017, Pages 160 to 165, in the office of the Sub-Registrar, Kengeri, Bengaluru.
13.	Order sheet in Revision Petition in No. 129/1999-00 on the file of the Court of the Special Deputy Commissioner, Bengaluru Urban District
14.	Mutation Register Extract No. 18/2003-04
15.	Mutation Register Extract No.T1/2002-03
16.	Agreement to Sell dated 04/06/2004
17.	General Power of Attorney dated 24/01/2005 registered as Document No.580/2004-05 of Book IV, stored in C. D. No. KEND177, in the office of the Sub-Registrar, Kengeri, Bengaluru.
18.	Deed of Nomination dated 28/12/2013
19.	Memorandum of Agreement of Sale dated 08/08/2014 registered vide Document No. BMH-1-03358/2014-15 of Book I, stored in CD No. BMHD680, in the office of the Sub-Registrar, Bommanahalli.
20.	Cancellation of Sale Agreement dated 23/11/2014, registered vide Document No. BMH-1-06502/2014-15 of Book I, stored in CD No. BMHD691, in the office of the Sub-Registrar, Bommanahalli.
21.	Order passed in Writ Petition Nos. 14808-14811/2014 before the Hon'ble High Court of Karnataka at Bengaluru
22.	Endorsement dated 28/06/2014 in No. BDA/DC(LA)252/2014-15 issued by Commissioner, Bengaluru Development Authority
23.	Conversion Certificate/Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 06/04/2015 issued by the Deputy Commissioner, Bengaluru District and Intimation letter dated 30/03/2015 and Conversion sketches
24.	Commencement Certificate dated 08/10/2015 in No. BDA/CLU-40/2014-15/2498/2015-16
25.	Conversion Certificate/Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 28/10/2015 issued by Deputy Commissioner, Bengaluru District
26.	Sale Deed dated 20/04/2015 registered as Document No.JPN-1-00632/2015-16 of Book I, stored in C. D. No. JPND298 in the office of the Sub-Registrar, Jayanagar, Bengaluru.
27.	BBMP Khatha Certificate dated 27/11/2015
28.	BBMP Khatha Extract dated 27/11/2015
29.	Deposit to Title Deeds dated 31/03/2016, registered as Document No.HLS-1-00004/2016-17, Stored in CD No.HLSD130, in the office of Sub-registrar, Shivajinagar (Halasuru).

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30.	Orders dated 31/07/2019 in CP (IB) No.172/BB/2019 and 14/09/2023 in IA No. 306/2023
31.	Discharge Deed dated 02/11/2023, registered as Document No.JAY-1-05004/2023-24 of Book I, in the office of the Sub-Registrar, Jayanagar, Bengaluru.
32.	LLP agreement dated 06/02/2012 and 2 nd Supplemental Cum Addendum Agreement of M/s. Unishire Housing LLP
33.	Sale Certificate dated 02/11/2023 registered as Document No.JAY-1-05017/2023-24 of Book I, in the office of the Sub-Registrar, Jayanagar, Bengaluru.
34.	BBMP Khatha Certificate dated 04/07/2025
35.	Deposit of Title Deeds dated 07/08/2024, registered as Document No.JAY-1-03140/2024-25, in the office of Sub-registrar, Jayanagar.
36.	RTC Extracts of Sy.No.11/2
37.	RTC Extracts of Sy.No.11/4
38.	RTC Extracts of Sy.No.11/5
39.	RTC Extracts of Sy.No.11/6
40.	Encumbrance Certificate for the period 01/04/1950 to 14/02/1957
41.	Encumbrance Certificate for the period 15/02/1957 to 31/05/1989
42.	Encumbrance Certificate for the period 01/06/1989 to 31/03/2004
43.	Encumbrance Certificate for the period 01/04/2004 to 11/05/2014
44.	Encumbrance Certificate for the period 01/04/2014 to 06/11/2023
45.	Encumbrance Certificate for the period 06/11/2023 to 07/11/2025
46.	Complaint for loss of documents and Public Notices published in the English daily newspaper The Hindu and Kannada daily newspaper on 09/12/2014
47.	Endorsement bearing No.LRF/NTC/23/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District
48.	Endorsement bearing No.LRF/NTC/24/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District
49.	Endorsement bearing No.LRF/NTC/25/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District
50.	Endorsement bearing No.LRF/NTC/22/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District
51.	Endorsement bearing No.PTCL/CR/A/72/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District
52.	Endorsement bearing No.PTCL/CR/A/29/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District
53.	Endorsement bearing No.PTCL/CR/A/66/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District
54.	Endorsement bearing No.PTCL/CR/A/65/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District
55.	Akarbhandh of Sy.Nos.11/2,11/4, 11/5 and 11/6

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56.	Hissa Tippany and RR Pakka Book
57.	Village Map of Gottigere village
58.	No Objection Certificate bearing No.SEE/BCS/EE(O)/JE-1/NOC-20/2023-24 dated 13/03/2024 issued by the Superintending Engineer (El), Bangalore Circle (South), BESCOM
59.	No Objection Certificate for Height Clearance dated 07/06/2024 No.HOSU/SOUTH/B/050924/1018761 issued by the Airports Authority of India.
60.	Environment Clearance dated 08/08/2024 in No.SEIAA 36 CON 2024, issued by the State Level Environment Impact Assessment authority, Karnataka.
61.	No objection certificate bearing No.KSFES/NOC/407/2024 dated 19/11/2024, issued by Karnataka State Fire & Emergency Services
62.	No objection certificate bearing No.CTE-347504 dated 10/02/2025 issued by Karnataka State Pollution Control Board
63.	No objection certificate dated 17/01/2025 issued by Bangalore Water Supply and Sewerage Board.
64.	Sanction letter bearing BBMP/Addl.Dir/JDSOUTH/0032/2025-26 dated 10/11/2025
65.	Building plan

FLOW OF TITLE

1. The agricultural lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District (i.e., the Schedule Property) was originally owned by Sri. C. R. Mandalappa son of Sri. Chikkaranganna.
2. By virtue of the Sale Deed dated 24/08/1944 Sri. C. R. Mandalappa son of Sri. Chikkaranganna sold the land bearing Survey Nos.11/2, 11/4, 11/5 and 11/6 totally measuring 4 acres 24 guntas all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District in favour of Sri. D. Venkatappa son of Sri. Dasappa. The said Sale Deed is registered vide Document No.965/1944-1945 of Book I, Volume 714, Pages 20 to 22, in the office of the Sub-Registrar, Bengaluru Taluk. The copy of Sale Deed dated 24/08/1944 could be evidenced from the **Document No.1.**
3. By virtue of the Sale Deed dated 13/11/1945 Sri. D. Venkatappa son of Sri. Dasappa sold the land bearing Survey Nos.11/2, 11/4, 11/5 and 11/6 totally measuring 4 acres 24 guntas all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District., in favour of Sri. P. Chinnappa son of Sri. Thippaiah. The said Sale Deed is registered vide Document No. 2405/1945-46 of Book I, Volume 790, Pages 234 to 238, in the office of the Sub-Registrar Bengaluru Taluk. The copy of Sale Deed dated 13/11/1945 could be evidenced from the **Document No.2.**

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4. By virtue of the Sale Deed dated 30/07/1947 Sri. P. Chinnappa son of Sri. Thippaiah sold the land bearing Survey Nos.11/2, 11/4, 11/5 and 11/6 totally measuring 4 acres 24 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. D. Venkatappa son of Sri. Dasappa. The said Sale Deed is registered vide Document No. 737/1947-48 of Book I, Volume 919, Pages 208 to 211, in the office of the Sub-Registrar, Bengaluru Taluk. The copy of Sale Deed dated 30/07/1947 could be evidenced from the **Document No.3.**
5. By virtue of the Sale Deed dated 30/07/1947 Sri. D. Venkatappa son of Sri. Dasappa sold the land bearing Survey Nos.11/2, 11/4, 11/5 and 11/6 totally measuring 4 acres 24 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. D. N. Krishnamurthy Rayar son of Sri. Narasappa The said Sale Deed is registered vide Document No. 1039/1947-48 of Book I, Volume 920, Pages 220 to 222, in the office of the Sub-Registrar, Bengaluru Taluk. The copy of Sale Deed dated 30/07/1947 could be evidenced from the **Document No.4.**
6. By virtue of the Sale Deed dated 24/01/1950 Sri. D. N. Krishnamurthy Rayar son of Sri. Narasappa sold the land bearing Survey Nos.11/2, 11/4, 11/5 and 11/6 totally measuring 4 acres 24 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Lakshmaiah son of Sri. Muniswamappa. The said Sale Deed is registered vide Document No. 3497/1949-50 of Book I, Volume 1097, Pages 207 to 211, in the office of the Sub-Registrar, Bengaluru Taluk. The copy of Sale Deed dated 24/01/1950 could be evidenced from the **Document No.5.**
7. By virtue of the Sale Deed dated 11/09/1950 Sri. Lakshmaiah son of Sri. Muniswamappa sold the land bearing Survey Nos.11/2, 11/4, 11/5 and 11/6 totally measuring 4 acres 24 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Puttashamaiah son of Sri. Narasimhaiah. The said Sale Deed is registered vide Document No. 3809/1950-51 of Book I, Volume 1162, Pages 8 to 10 in office of the Sub-Registrar, Bengaluru Taluk. The copy of Sale Deed dated 11/09/1950 could be evidenced from the **Document No.6.**

In the aforesaid Sale Deeds, the extent of land conveyed is mentioned as 4 acres 24 guntas instead of 4 acres 25 guntas. The boundaries of the said sale deed do not reflect retained portion of same land on any side. Hence, it can be construed that the entire land in Survey Nos. 11/2, 11/4, 11/5 and 11/6 has been conveyed under the aforementioned sale deeds.

8. By virtue of the Sale Deed dated 23/07/1970 Sri. Puttashamaiah sold the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. E. R. R. Falcon son of Sri. R.W.

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Falcon. The said Sale Deed is registered vide Document No. 2129/1970-71 of Book I, Volume 825, Pages 126 to 128, in the office of the Sub-Registrar, Bengaluru South Taluk. The copy of Sale Deed dated 23/07/1970 could be evidenced from the **Document No.7.**

9. Pursuant to the Sale Deed dated 23/07/1970, the katha of the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Sri. E. R. R. Falcon vide Mutation Register Extract No. 15/1990-91. The copy of Mutation Register Extract No. 15/1990-91 could be evidenced from the **Document No.8.**
10. By virtue of the Sale Deed dated 01/08/1972 Sri. E. R. R. Falcon sold the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Sri. Prakash Chand Kashyap son of late G.S. Kashyap. The said Sale Deed is registered vide Document No. 2967/1972-73 of Book I, Volume 953, Pages 120 to 124, in the office of the Sub-Registrar, Bengaluru South Taluk. The copy of Sale Deed dated 01/08/1972 could be evidenced from the **Document No.9.**
11. Pursuant to the Sale Deed dated 01/08/1972, the katha of the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Sri. Prakash Chand Kashyap vide Mutation Register Extract No. 1/1991-92. The Mutation Register Extract No. 1/1991-92 could be evidenced from the **Document No.10.**
12. Sri. E. R. R. Falcon had filed a suit in O.S. No. 5439/1991 on the file of the Court of the Additional City Civil Judge at Bengaluru against Sri. Prakash Chand Kashyap seeking an order to declare the Sale Deed dated 01/08/1972 executed by Sri. E. R. R. Falcon in favour of Sri. Prakash Chand Kashyap as a sham and nominal document and to pass a decree of permanent injunction restraining him from interfering with the peaceful possession and enjoyment of the suit schedule property (i.e., lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District). The said suit was dismissed on 02/07/2002. Sri.E.R.R.Falcon has preferred any appeal against the dismissal of said suit and dismissal of suit is attained finality. Hence it is construed that there are no claims from Sri.E.R.R. Flacon against

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Sri.Prakash Chand Kashyap or against the said suit property. The copies of Complaint and Order Sheet in O.S. No. 5439/1991 on the file of the Court of the Additional City Civil Judge at Bengaluru could be evidenced from the **Document No.11.**

13. By virtue of the Sale Deed dated 06/07/1994 Sri. Prakash Chand Kashyap (represented by his Attorney holder Sri. Ashok Manchanda) sold the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District in favour of Smt. Vijayakumari Babbar wife of Sri. Kamal Babbar. The said Sale Deed is registered vide Document No.4665/1994-95 of Book I, Volume 1017, Pages 160 to 165, in the office of the Sub-Registrar, Kengeri, Bengaluru. The copy of Sale Deed dated 06/07/1994 could be evidenced from the **Document No.12.**
14. Sri. E. R. R. Falcon had filed a Revision Petition in No. 129/1999-2000 before the Court of the Special Deputy Commissioner, Bengaluru Urban District against Sri.Prakash Chand Kashyap and Smt. Vijayakumari Babbar seeking an order to set aside the Order dated 30/09/1999 passed in R.A. 58/1991-92 by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru. The Special Deputy Commissioner by the Order dated 04/02/2000 confirmed the Order passed by the Assistant Commissioner and dismissed the said Revision Petition filed by Sri. E. R. R. Falcon. The copy of Order dated 30/09/1999 passed in R.A. 58/1991-92 by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru and order passed in Revision Petition in No. 129/1999-2000 are not available for my perusal. The copy of Order sheet in Revision Petition in No. 129/1999-00 could be evidenced from the **Document No.13.**
15. Pursuant to the Order dated 04/02/2000, the katha of the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, was mutated in the name of Smt. Vijayakumari Babbar vide Mutation Register Extract No. 18/2003-04. The copy of Mutation Register Extract No. 18/2003-04 could be evidenced from the **Document No. 14.**
16. On perusal of Mutation Register Extract No.T1/2002-03, it is observed that Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, is acquired by the BDA. The copy of the Mutation Register Extract No.T1/2002-03 could be evidenced from **Document No.15.**

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17. By virtue of the Agreement to Sell dated 04/06/2004 Smt. Vijayakumari Babbar agreed to sell the Schedule Property in favour of Sri. R. Narayanaswamy, son of Sri. Rangappa and Sri. Vijay Kumar, son of Sri. Gundappa. The Agreement to Sell could be evidenced from the **Document No.16.**
18. Smt. Vijayakumari Babbar executed the General Power of Attorney dated 24/01/2005 in favour of Sri. R. Narayanaswamy and Sri. Vijay Kumar and empowering them to enter into agreement of sale, lease, gift, mortgage the Schedule Property and to sign the deed of sale on her behalf. The said General Power of Attorney is registered vide Document No.580/2004-05 of Book IV, stored in C. D. No. KEND177, in the office of the Sub-Registrar, Kengeri, Bengaluru. The copy of General Power of Attorney dated 24/01/2005 could be evidenced from the **Document No.17.**
19. By virtue of Deed of Nomination dated 28/12/2013, Sri.Vijaya Kumari Babbar represented by their attorney holder, Sri. R. Narayanaswamy and Sri. Vijay Kumar nominated Association of persons, namely Sri. Sridhara Murthy T.M., Smt. Latha Sridhara, Sri. Ravindra, Smt. Ramya Sridhara, Sri. Syed Aman, Sri. S.M. Roshan, Smt. Sarfunissa, Smt. Kavitha Hemanth Rao, Sri. J.T. Satish Chandra, Smt. Pathibha Venkatesh to act on their behalf. The copy of Deed of Nomination dated 28/12/2013 could be evidenced from the **Document No.18.**
20. By virtue of Memorandum of Agreement of Sale dated 08/08/2014, Sri. J.T. Satish Chandra and Sri. B.L. Venkatesh agreed to sell the lands bearing Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District and nominated M/s Unishire Housing LLP to purchase the said Property. The said Memorandum of Agreement of Sale is registered vide Document No. BMH-1-03358/2014-15 of Book I, stored in CD No. BMHD680, in the office of the Sub-Registrar, Bommanahalli. The parties to the aforesaid Memorandum of Agreement of Sale have decided to cancel the said agreement and executed the Cancellation of Sale Agreement dated 23/11/2014, registered vide Document No. BMH-1-06502/2014-15 of Book I, stored in CD No. BMHD691, in the office of the Sub-Registrar, Bommanahalli. The Memorandum of Agreement of Sale dated 08/08/2014 and the Cancellation of Sale agreement dated 23/11/2013 could be evidenced from the **Document Nos.19 and 20.**
21. Smt. Vijaya Kumari Babbar, represented by her power of attorney holder Sri.R.Narayanaswamy and Sri.Vijay Kumar, challenged the acquisition proceedings in Writ Petition Nos. 14808-14811/2014 before the Hon'ble High Court of Karnataka at Bengaluru seeking an order to declare the Preliminary Notification dated 17/03/2001 and the Final Notification dated 04/03/2002 has no effect in respect of the lands bearing Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6

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measuring 35 guntas, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The Hon'ble High Court of Karnataka by its Order dated 24/04/2014 allowed the Writ Petition on the ground that the scheme in respect of "Further Extension of Anjanapura Layout" has not been substantially implemented and developed and consequently, the scheme is lapsed in respect of the said lands and hence, the acquisition proceedings stand quashed. The copy of the Order passed in Writ Petition Nos. 14808-14811/2014 before the Hon'ble High Court of Karnataka at Bengaluru could be evidence from **Document No.21**.

22. The Commissioner, Bengaluru Development Authority vide the Endorsement dated 28/06/2014 in No. BDA/DC(LA)252/2014-15 confirmed that, the acquisition proceeding with respect to the lands bearing Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, has been lapsed and dropped from acquisition, in view of the order passed by the High Court in Writ Petition Nos. 14808-14811/2014. The Endorsement could be evidence from **Document No.22**.
23. The portion of the Lands Survey Nos.11/2 measuring 30 guntas (out of 37 guntas), 11/4 measuring 1 acre 13 guntas (out of 1 acre 21 guntas), 11/5 measuring 1 acre 4 guntas (out of 1 acre 12 guntas) and 11/6 measuring 30 guntas (out of 35 guntas), totally measuring 3 acres 37 guntas has been converted from agricultural purposes to non-agricultural/residential purposes and the remaining portion of the Schedule Property bearing Survey Nos.11/2 measuring 7 guntas, 11/4 measuring 8 guntas, 11/5 measuring 8 guntas and 11/6 measuring 5 guntas, totally measuring 28 guntas has been converted from agricultural purposes to non-agricultural/Park purposes vide Conversion Certificate/Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 06/04/2015 issued by the Deputy Commissioner, Bengaluru District. The Conversion Certificate/Official Memorandum and Intimation letter dated 30/03/2015 and Conversion sketches prepared at the time of conversion could be evidenced from the **Document No.23**.
24. The Commissioner, Bengaluru Development Authority vide the Commencement Certificate dated 08/10/2015 in No. BDA/CLU-40/2014-15/2498/2015-16 has accorded permission for change of land of the portion of the land bearing Survey Nos.11/2 measuring 7 guntas, 11/4 measuring 8 guntas, 11/5 measuring 8 guntas and 11/6 measuring 5 guntas, totally measuring 28 guntas use from park use to residential use. The Commencement Certificate could be evidenced from the **Document No. 24**.
25. The Deputy Commissioner, Bengaluru District issued the Conversion Certificate/Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 28/10/2015, whereunder the portion of the Schedule Property bearing Survey Nos.11/2 measuring 7 guntas, 11/4 measuring 8 guntas, 11/5 measuring 8 guntas and 11/6 measuring 5 guntas, totally measuring 28 guntas has been

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converted for residential use. The Conversion Certificate/Official Memorandum could be evidenced from the **Document No. 25.**

26. By virtue of the Sale Deed dated 20/04/2015 Smt. Vijayakumari Babbar (represented by her Attorney holder Sri. R. Narayanaswamy and Sri. Vijay Kumar) along with Sri. R. Narayanaswamy and Sri. Vijay Kumar (as agreement holder) and Sri. Sridhara Murthy T.M., Smt. Latha Sridhara, Sri. Ravindra, Smt. Ramya Sridhara, Sri. Syed Aman, Sri. S.M. Roshan, Smt. Sarfunissa, Smt. Kavitha Hemanth Rao, Sri. J.T. Satish Chandra, Smt. Pathibha Venkatesh (as confirming party) sold the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of M/s. Unishire Housing LLP., represented by its authorized signatory Sri. G. Nandakumar. The said Sale Deed is registered vide Document No. JPN-1-00632/2015-16 of Book I, stored in C. D. No. JPND298 in the office of the Sub-Registrar, Jayanagar, Bengaluru. The copy of the Sale Deed dated 20/04/2015 could be evidenced from the **Document No.26.**
27. The BBMP Khatha Certificate and Khatha Extract both dated 27/11/2015, it is observed that BBMP has assigned Khatha No.3001/Sy.No.11/4, 11/5,11/2,11/6 to the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, and registered the name of M/s. Unishire Housing LLP., as the khatedar. The copies of BBMP Khatha Certificate and Khatha Extract both dated 27/11/2015, could be evidenced from **Document Nos.27 and 28.**
28. By virtue of Deposit to Title Deeds dated 31/03/2016, M/s.Unishire Housing LLP, mortgaged lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, and other lands in favour of M/s.Altico Capital India Private Limited. The said Deposit to Title Deeds is registered as Document No.HLS-1-00004/2016-17, Stored in CD No.HLSD130, in the office of Sub-registrar, Shivajinagar (Halasuru). The copy of the Deposit of Title Deeds dated 01/04/2016 could be evidenced from **Document No.29.**
29. Upon default in repaying the loan amount by M/s. Unishire Housing LLP, the possession of the Schedule Property was taken by M/s. Altico Capital India Private Limited under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. M/s. VSL Securities Private Limited, one of the financial creditors of M/s. Unishire Housing LLP had initiated proceedings under Insolvency and Bankruptcy

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Code, 2016 against M/s. Unishire Housing LLP in CP (IB) No.172/BB/2019. Under the said proceeding, M/s. Unishire Housing LLP was admitted into Corporate Insolvency Resolution Process by the Hon'ble National Company Law Tribunal, Bengaluru Bench vide the Order dated 31/07/2019. Subsequently, the Tribunal declared M/s. Unishire Housing LLP as liquidated and Sri. Kondisetty Kumar Dushyantha was appointed as the Liquidator of M/s. Unishire Housing LLP in the said proceedings. Pursuant to the Order passed in in CP (IB) No.172/BB/2019, all rights, title and interest of M/s. Altico Capital India Private Limited in respect of the Schedule Property including all the security interest, have been assigned to Assets Care and Reconstruction Enterprises Limited under the Assignment Agreement. M/s. Unishire Housing LLP represented by its liquidator Sri.Kondisetty Kumar Dushyantha published a Sale Notice for auction sale of the Schedule Property inviting bids from the general public at large. By way of Expression of Interest was received from M/s. Vedant Suraksha Properties on 11/04/2023 for purchase of the Schedule Property for a sale price of Rs.12,50,00,000/-.

30. It is observed from the case in IA No. 306/2023 before the National Company Law Tribunal, Special Bench, Bengaluru, M/s. Unishire Housing LLP had filed an application under Section 35 (1) (f) and Section 35 (1) (n) and 60/5 of the I and B code 2016 seeking an order to permitting Sri.Kondisetty Kumar Dushyantha, a liquidator of M/s. Unishire Housing LLP to sell the Schedule Property and to cancel all sale agreement/sale deed/any other documents, if any as into by and between the home buyers and creditors of the Schedule Property and Corporate Debtor, as the case may be. The Tribunal by the Order dated 14/09/2023 allowed the application and permitted M/s. Unishire Housing LLP to sell the said property and to cancel all sale agreement and other documents entered by and between the home buyers and creditors of the Schedule Property and Corporate Debtor. The Orders dated 31/07/2019 in CP (IB) No.172/BB/2019 and 14/09/2023 in IA No. 306/2023 could be evidenced from the **Document No.30.**
31. By virtue of the Discharge Deed dated 02/11/2023, Assets Care and Reconstruction Enterprise Private Limited discharged the mortgage created over the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of M/s. Unishire Housing LLP. The said Discharge Deed is registered vide Document No.JAY-1-05004/2023-24 of Book I, in the office of the Sub-Registrar, Jayanagar, Bengaluru. The copy of Discharge Deed dated 02/11/2023, could be evidenced from the **Document No.31.**
32. By the LLP Agreement dated 06/02/2012 Sri. Kirti Kantilal Mehta and Sri. Pratik Kirti Mehta have formed a Limited Liability Partnership in the name and style of M/s. Unishire Housing LLP. Under the 2nd Supplemental Cum Addendum Agreement dated 29/05/2014, entered between M/s. Unishire

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Housing LLP, Sri. Vinay K. Mehta, Sri. Pratik Kirti Mehta, Smt. Nutan K. Mehta and Sri. Kirti K. Mehta agreed to amend of the original LLP Agreement dated 06/02/2012 and 1st Supplemental Cum Addendum Agreement dated 16/11/2012. Under the 2nd Supplemental Cum Addendum Agreement Smt. Nutan K. Mehta resigned as Partner from the M/s. Unishire Housing LLP. The copy of LLP agreement dated 06/02/2012 and 2nd Supplemental Cum Addendum Agreement could be evidenced from **Document No.32.**

33. By virtue of the Sale Certificate dated 02/11/2023 M/s. Unishire Housing LLP (represented by its Liquidator Sri. Kondisetty Kumar Dushyantha) sold the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, bearing, BBMP khatha No. 3001/Sy.No.11/4, 11/5, 11/2, 11/6 situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of M/s.Vedanth Suraksha Properties, a Partnership Firm. The said Sale Certificate is registered vide Document No.JAY-1-05017/2023-24 of Book I, in the office of the Sub-Registrar, Jayanagar, Bengaluru. The copy of Sale Certificate dated 02/11/2023 could be evidenced from the **Document No.33.**
34. The BBMP assigned New EPID No.5838105981 to the Property bearing Khatha No.3001/Sy.No.11/4, 11/5,11/2,11/6 to the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, and registered the name of M/s.Vedant Suraksha Properties, as the khatedar. The copies of BBMP Khatha Certificate dated 04/07/2025, could be evidenced from **Document No.34.**
35. By virtue of Deposit of Title Deeds dated 07/08/2024, M/s.Vedanth Suraksha Properties, mortgaged the lands bearing Survey No. 11/2 measuring 37 guntas, Survey No. 11/4 measuring 1 acre 21 guntas, Survey No. 11/5 measuring 1 acre 12 guntas and Survey No. 11/6 measuring 35 guntas, totally measuring 4 acres 25 guntas, all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of State Bank of India. The said Deposit of Title Deeds dated 07/08/2024 is registered as Document No.JAY-1-03140/2024-25, in the office of Sub-registrar, Jayanagar. The copy of the Deposit of Title Deeds dated 07/08/2024 could be evidenced from **Document No.35.**
36. RTC extracts in respect of land bearing Survey No. 11/2 bears out that it totally measures 37 guntas without kharab. RTC for the period 1974-75 to 1978-79 bears out the name of Sri. Puttashamaiah as the owner in column no.9. RTC for the period 1979-80 to 1987-88 bears out the name of Sri. E. R. R. Falcon as the owner in column no.9. For the period 1989-90 to 2002-03 bears out the name of Sri. Prakash Chand Kashyap as the owner in column

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- no.9. For the period 2003-04 to 2025-26 bears out the name of Smt. Vijayakumari Babbar as the owner in column no.9. The RTC Extracts of Sy.No.11/2 could be evidenced from **Document No.36.**
37. RTC extracts in respect of land bearing Survey No. 11/4 bears out that it totally measures 1 acre 21 guntas without kharab. RTC for the period 1974-75 to 1978-79 bears out the name of Sri. Puttashamaiah as the owner in column no.9. RTC for the period 1979-80 to 1988-89 bears out the name of Sri. E. R. R. Falcon as the owner in column no.9. For the period 1989-90 to 2002-03 bears out the name of Sri. Prakash Chand Kashyap as the owner in column no.9. For the period 2003-04 to 2019-20, 2023-24 and 2025-26 bears out the name of Smt. Vijayakumari Babbar as the owner in column no.9. The RTC Extracts of Sy.No.11/4 could be evidenced from **Document No.37.**
38. RTC extracts in respect of land bearing Survey No. 11/5 bears out that it totally measures 1 acre 12 guntas without kharab. RTC for the period 1974-75 to 1978-79 bears out the name of Sri. Puttashamaiah as the owner in column no.9. RTC for the period 1979-80 to 1988-89 bears out the name of Sri. E. R. R. Falcon as the owner in column no.9. For the period 1989-90 to 2001-02 bears out the name of Sri. Prakash Chand Kashyap as the owner in column no.9. For the period 2003-04 to 2019-20, 2023-24 and 2025-26 bears out the name of Smt. Vijayakumari Babbar as the owner in column no.9. The RTC Extracts of Sy.No.11/5 could be evidenced from **Document No.38.**
39. RTC extracts in respect of land bearing Survey No. 11/6 bears out that it totally measures 35 guntas without kharab. RTC for the period 1974-75 to 1978-79 bears out the name of Sri. Puttashamaiah as the owner in column no.9. RTC for the period 1984-85 to 1988-89 bears out the name of Sri. E. R. R. Falcon as the owner in column no.9. For the period 1989-90 to 2002-03 bears out the name of Sri. Prakash Chand Kashyap as the owner in column no.9. For the period 2003-04 to 2019-20, 2023-24 and 2025-26 bears out the name of Smt. Vijayakumari Babbar as the owner in column no.9. The RTC Extracts of Sy.No.11/6 could be evidenced from **Document No.39.**
40. The Encumbrance Certificate for the period 01/04/1950 to 14/02/1957 bears out the registration of Sale Deed dated 11/09/1950 (Document No. 3809) with respect to lands bearing Survey No. 11/2, Survey No. 11/4, Survey No. 11/5 and Survey No. 11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.40.**
41. The Encumbrance Certificate for the period 15/02/1957 to 31/05/1989 bears out the registration of Sale Deed dated 23/07/1970 (Document No. 2129) and Sale Deed dated 01/08/1972 (Document No.2967) with respect to lands bearing Survey No. 11/2, Survey No. 11/4, Survey No. 11/5 and Survey No. 11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.41.**

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42. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out the registration of Sale Deed dated 06/07/1994 (Document No. 4665) with respect to lands bearing Survey No. 11/2, Survey No. 11/4, Survey No. 11/5 and Survey No. 11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.42.**
43. The Encumbrance Certificate for the period 01/04/2004 to 11/05/2014 bears out Nil encumbrances with respect to lands bearing Survey No. 11/2, Survey No. 11/4, Survey No. 11/5 and Survey No. 11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.43.**
44. The Encumbrance Certificate for the period 01/04/2014 to 06/11/2023 bears out the registration of Memorandum of Agreement of Sale dated 08/08/2014 (Document No. 3358); Cancellation of Sale Agreement dated 23/11/2014 (Document No.6502), Sale Deed dated 20/04/2015 (Document No. 632), Discharge deed dated 02/11/2023 (Document no.5004) and Sale Certificate dated 02/11/2023 (Document no.5017) with respect to lands bearing Survey No. 11/2, Survey No. 11/4, Survey No. 11/5 and Survey No. 11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.44.**
45. The Encumbrance Certificate for the period 06/11/2023 to 07/11/2025 bears out the registration of Deposit of title Deed dated 07/08/2024 (Document No.3140) with respect to lands bearing Survey No. 11/2, Survey No. 11/4, Survey No. 11/5 and Survey No. 11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Encumbrance Certificate could be evidenced from **Document No.45.**
46. The original Sale deeds dated 11/09/1950, 23/07/1970, 01/08/1972 and 06/07/1994 have been lost or misplaced and hence, a complaint is lodged with Sub-Inspector of Police, Subramanya Police Station, Bengaluru with regard there to. Also a Public Notice with regard to misplacement of original document is published in the English daily newspaper The Hindu and Kannada daily newspaper on 09/12/2014. The Complaint and Public Notices could be evidenced from **Document No.46.**
47. The Endorsement bearing No.LRF/NTC/23/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District, bears out that there are no Tenancy claims registered under Karnataka Land Reforms Act 1961, with respect to the Land bearing Sy.No.11/2, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.47.**

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48. The Endorsement bearing No.LRF/NTC/24/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District, bears out that there are no Tenancy claims registered under Karnataka Land Reforms Act 1961, with respect to the Land bearing Sy.No.11/4, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.48.**
49. The Endorsement bearing No.LRF/NTC/25/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District, bears out that there are no Tenancy claims registered under Karnataka Land Reforms Act 1961, with respect to the Land bearing Sy.No.11/5, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.49.**
50. The Endorsement bearing No.LRF/NTC/22/2014-15 dated 06/05/2014 issued by the Special Tahsildar, Bengaluru South Taluk, Bengaluru District, bears out that there are no Tenancy claims registered under Karnataka Land Reforms Act 1961, with respect to the Land bearing Sy.No.11/6 situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.50.**
51. The Endorsement bearing No.PTCL/CR/A/72/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District, bears out that there are no claims registered under PTCL Act, with respect to the Land bearing Sy.No.11/2, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.51.**
52. The Endorsement bearing No.PTCL/CR/A/29/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District, bears out that there are no claims registered under PTCL Act, with respect to the Land bearing Sy.No.11/4, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.52.**
53. The Endorsement bearing No.PTCL/CR/A/66/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District, bears out that there are no claims registered under PTCL Act, with respect to the Land bearing Sy.No.11/5, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.53.**

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54. The Endorsement bearing No.PTCL/CR/A/65/2014-15 dated 28/04/2014 issued by the Assistant Commissioner, Bengaluru South Taluk, Bengaluru District, bears out that there are no claims registered under PTCL Act, with respect to the Land bearing Sy.No.11/6, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the said Endorsement could be evidenced from **Document No.54.**
55. The Akarbandh bears out the land bearing Survey No.11/2 totally measures 37 Guntas without kharab; Survey No. 11/4 totally measures 1 Acre 21 Guntas without kharab; Survey No.11/5 totally measures 1 Acre 12 Guntas without kharab and Survey No. 11/6 totally measures 35 Guntas without kharab. The Akharbandh could be evidenced from **Document No.55.**
56. The Hissa Tippy and RR Pakka Book shows that, the Survey No. 11 has been bifurcated into 6 portions, i.e., Survey No. 11/1 to 11/6. The Hissa Tippy and RR Pakka Book could be evidenced from **Document No.56.**
57. On perusal of the Village Map of Gottigere village and Hissa Tippy it bears out the land bearing Survey No. 11 finds its place in the village map and Hissa Tippy. The Village Map could be evidenced from **Document No.57.**
58. M/s.Vedant Suraksha Properties, have applied and procured all the required Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the Schedule Property and the particulars Permits/NOCs/Consent etc., are as follows:
- a) No Objection Certificate bearing No.SEE/BCS/EE(O)/JE-1/NOC-20/2023-24 dated 13/03/2024 issued by the Superintending Engineer (El), Bangalore Circle (South), BESCOM.
 - b) No Objection Certificate for Height Clearance dated 07/06/2024 No.HOSU/SOUTH/B/050924/1018761 issued by the Airports Authority of India.
 - c) Environment Clearance dated 08/08/2024 in No.SEIAA 36 CON 2024, issued by the State Level Environment Impact Assessment authority, Karnataka.
 - d) No objection certificate bearing No.KSFES/NOC/407/2024 dated 19/11/2024, issued by Karnataka State Fire & Emergency Services
 - e) No objection certificate bearing No.CTE-347504 dated 10/02/2025 issued by Karnataka State Pollution Control Board
 - f) No objection certificate dated 17/01/2025 issued by Bangalore Water Supply and Sewerage Board.

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.58 to 63.**

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59. M/s.Vedant Suraksha Properties, has obtained the building plan duly approved from BBMP vide. Plan Sanction letter bearing BBMP/Addl.Dir/JDSOUTH/0032/2025-26 dated 10/11/2025 for construction of a multi-storied residential complex in the Residentially Converted Land bearing Survey No. 11/2, measuring 37 guntas, Survey No. 11/4, measuring 1 acre 21 guntas, Survey No. 11/5, measuring 1 acre 12 guntas, Survey No. 11/6, measuring 35 guntas, totally measuring 4 acres 25 guntas (converted for residential purposes vide the Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 06/04/2015 issued by the Deputy Commissioner, Bengaluru District), all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, Amalgamated property bearing BBMP khatha No. 3001/Sy.No.11/4, 11/5, 11/2, 11/6. The copy of the Sanction letter with building plan could be evidenced from **Document Nos.64 and 65.**

SCHEDULE PROPERTY

All that piece and parcel of the Residentially Converted Land bearing Survey No. 11/2, measuring 37 guntas, Survey No. 11/4, measuring 1 acre 21 guntas, Survey No. 11/5, measuring 1 acre 12 guntas, Survey No. 11/6, measuring 35 guntas, totally measuring 4 acres 25 guntas (converted for residential purposes vide the Official Memorandum No. ALN(S.U.)/SR/40/2014-15 dated 06/04/2015 issued by the Deputy Commissioner, Bengaluru District), all situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, Amalgamated property bearing BBMP khatha No. 3001/Sy.No.11/4, 11/5, 11/2, 11/6, New EPID No.5838105981 and bounded on the;

East by : Road;

West by : Land bearing Survey No. 11/3;

North by : Land bearing Survey No. 11/1; and

South by : Land bearing Survey No. 9.

CERTIFICATE

I hereby certify that on perusal of the photocopies of documents furnished to me, it is observed that, M/s.Vedanth Suraksha Properties, a Partnership Firm, having a valid and marketable title to the Schedule Property.


G.V.SUDHAKAR