



Ref. :

To,

DATE: 06.01.2025

Date.....

The Chief Manager
Union Bank of India
HSR Layout Branch
Bangalore**TITLE SEARCH REPORT (TSR)**

1	Date of receipt of Original Title Deeds/documents from the Branch	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents along with the Title Search Report	Name and designation of the official to who the original title deed/documents along with the Title Search Report is delivered
	Original Title Deeds have been verified at the Office of Titleholder/Mortgager on 07.11.2024.	Original Title Deeds have been returned to the Titleholder/Mortgager on 07.11.2024.	Title Search Report delivered on 26.12.2024.	Title Search Report delivered to the Branch Manager on 26.12.2024.
2.	Name of the account & details of the borrower & the Mortgager. Mr.Devendar Reddy.M S/o. Late.B.Muniswamy Reddy represented by his GPA holder. Mr.M.Ramakrishna Reddy Represented by GPA holder M/s.Klassik Enterprises Pvt Ltd., A Company incorporated Under Companies Act, Represented by its Director Mr.Prasad.K AND M/s.Klassik Enterprises Pvt Ltd., A Company incorporated Under Companies Act, Represented by its Director Mr.Prasad.K			

3. Full description of property;

3.1	Nature of Immovable Properties	Residential Property
3.2	i. Survey No. ii. Hissa No. iii. Ghat No. iv. Town Sy No. v. Khasra No. vi. Patta No. vii. Khata No. viii. Plot No.	SCHEDULE A PROPERTY <u>Item No.1</u> All that piece and parcel of residentially converted land bearing Sy No.1/1 measuring about 8 ½ Gunta equivalent to 9,182 Sq Ft.; Village Panchayath Katha



PID No.150200102700500228, converted for residential usage vide OM No.ALN(ASH):SR:220/2015-16; dated 14.06.2016.

AND

Item No.2

All that piece and parcel of residentially converted land bearing Sy No.80/2 (old No.80) measuring about 1 Acre 26 ½ Gunta equivalent to 72,423 Sq Ft., Village Panchayath Katha PID No.150200102700500227, converted for residential usage vide OM No.ALN(ASH):SR:219/2015-16; dated 14.06.2016,

COMPOSITE PROPERTY

(On amalgamation of both Item No.1 & 2 properties)
Composite Property measuring about 1 Acre 35 Gunta equivalent to 7587.85 Sq Mtr., situated within the limits of Billapura Village Panchayath, Boorugunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded by;

East : Sarjapura to Anekal Main Road

West : Property in Sy No.79

North : Sarjapura Village Boundary Sy No.399 & 400

South : Property belongs to Silver Crest Clothing Pvt, Ltd.,

NOTE:

(out of aforesaid 1 Acre 35 Gunta equivalent to 7587.85 Sq Mtr.,)

The land relinquished for Road widening 615.39 Sq Mtr.,

The land relinquished for STRR Land Bank 381.30 Sq Mtr.,

After relinquishment of as aforesaid the land remained for development and allocation of UDS is 6591.17 Sq Mtr., equivalent to 70,946.76 Sq Ft.,)

**SCHEDULE B PROPERTY
(Developers share proposed to mortgage)**

All that Super Built-up area measuring 1,53,450 Sq



		Ft., along with correspondent undivided share in land measuring about 46,514 Sq Ft.
3.3	Number/identification details as per building map/plan	Described as above
3.4	Extent of property i.e., Schedule Property	Super Built-up area measuring 1,53,450 Sq Ft., with correspondent undivided share in land measuring about 46,514 Sq Ft.
3.5	Name/s of the owner/s	Mr.Devendar Reddy.M S/o. Late.B.Muniswamy Reddy represented by his GPA holder. Mr.M.Ramakrishna Reddy Represented by GPA holder M/s.Klassik Enterprises Pvt Ltd., A Company incorporated Under Companies Act, Represented by its Director Mr.Prasad.K AND M/s.Klassik Enterprises Pvt Ltd., A Company incorporated Under Companies Act, Represented by its Director Mr.Prasad.K
3.6	Nature of ownership • Freehold • Lease Hold (mention the residual lease terms clearly) • License • undivided interest (mention the shares) • Trust Property (mention whether the borrower is a Trustee or Beneficiary) • Assignee or Guarantee of Government. • Cultivating Tenant. • Title only by Possession (mention whether adverse Possession/ or others) • As a member/shareholder of Society. • As a Mortgagee • As a servient owner of easement right. • Any other (please mention the nature of ownership.	Freehold

4. Tracing of Title:

From the documents produced to me as listed under clause 5 below, the lineage of portion of Schedule A Property measuring about 8 ½ Gunta equivalent to 9,182 Sq Ft., in Sy No.1/1 of Booragunte Village could be traced from Shankar Rao.

Aforesaid Shankar Rao, owned property measuring about 4 Acre 6 Gunta (including 4 Gunta Kharab) in Sy No.1/1 of Booragunte Village and was recorded as Kathedar of same in revenue records. **Document No.1 depicts this fact.**

Aforesaid, S.G.Shankar Rao had sold aforesaid property measuring about 4 Acre 6 Gunta in favor of M.Venkataswamy Reddy on 08.03.1988 and the same was registered as No.2267/87-88, Book-I, Vol.1488, Pages 74-77, in the office of the Sub Registrar Anekal. **Document No.2 depicts this fact.**

Aforesaid, M.Venkataswamy Reddy was mutated as Kathedar of aforesaid property in revenue records vide MR No.3/87-88. **Document No.3 & 4 depicts this fact.**

On perusal of **Document No.5**, it reveals that aforesaid Venkataswamy Reddy had converted the aforesaid property for non-agricultural industrial usage vide Official Memorandum No.ALN.SR.17/92-93; dated 18.09.1992 AND later aforesaid Venkataswamy Reddy had sold the same in favor of M/s.Bengaluru Transformers Pvt Ltd., vide Sale Deed dated 06.10.1994, registered as No.2359/94-95, in the office of the Sub Registrar Anekal. In pursuance to the same the aforesaid order of conversion has been renewed vide Official Memorandum No.ALN.SR.17/92-93; dated 04.12.2002.

Aforesaid M/s.Bangalore Transformers PVT Ltd., sold the aforesaid property in favor of M/s.Silver Crest Clothing Pvt Ltd., vide Sale Deed dated 17.03.2003 and the same was registered as No.9813/2002-03, in the office of the Sub Registrar Anekal. **Document No.6 depicts this fact.**

The revenue records i.e., RTC for the period from 2000-01 to 2024-25 corroborates the ownership of M.Venkataswamy Reddy, either the order of conversion nor the present ownership has been mutated in the same. It is advised to up date the same with order of conversion. **Document No.7 depicts this fact.**



From the documents produced to me as listed under clause 5 below, the lineage of portion of Schedule A Property measuring about 1 Acre 26 ½ Gunta in Sy No.80/2 old No.80 of Booragunte Village could be traced from Sri.Muse Khan and S.K.Rehamathulla Khan.

Aforesaid Sri.Muse Khan and S.K.Rehamathulla Khan have purchased the property measuring 6 Acre 9 Gunta in Sy No.80 of Booragunte Village from B.Shamanna vide Sale Deed dated 11.03.1968, same registered as No.4050/67-78, Book-I, Vol.1075, Pages 196-198, in the office of the Sub Registrar Anekal. **Document No.8 depicts this fact.**

The aforesaid Sri.Muse Khan and S.K.Rehamathulla Khan were mutated as Kathedar of aforesaid property in revenue records vide MR No.7/88-89. **Document No.9 depicts this fact.**

The aforesaid Sri.Muse Khan and S.K.Rehamathulla Khan have sold portion of aforesaid property measuring about 5 Acre 9 Gunta in favor of Munireddy and Narayanaswamy on 12.04.1972 and same was registered as No.281/72-73, Book-I, Vol.1172, Pages 108-110, in the office of the Sub Registrar Anekal. **Document No.10 depicts this fact.**

Aforesaid Munireddy and Narayanaswamy were mutated as Kathedar of aforesaid property measuring 5 Acre 09 Gunta in revenue records vide **MR No.8/88-89. Document No.11 & 12 depicts this fact.**

Document No.13 is the family Tree of aforesaid Munireddy and Narayanaswamy.

Aforesaid Munireddy and Narayanaswamy along with their respective legal heirs have sold the portion of aforesaid property measuring about 1 Acre 35 Gunta in favor of B.Muniswamy Reddy on 05.02.1999 and the same was registered as No.4044/98-99, CD No.ICD024, in the office of the Sub Registrar Anekal. **Document No.14 depicts this fact.**

Aforesaid B.Muniswamy Reddy had mutated as Kathedar of aforesaid property in revenue records vide MR No.12/98-99. **Document No.15 depicts this fact.**



The aforesaid Property bearing Sy No.80 has been podled and scaled thereby has been assigned with re-Sy No.80/2 and same mutated in the name of B.Muniswamy Reddy vide MR No.12/2003-04. **Document No.16, 17 & 18 depicts this fact.**

Aforesaid B.Muniswamy Reddy got converted the aforesaid proeprty measuring 1 Acre 35 Guntas for non-agricultural Industrial purpose vide Official Memorandum No.ALN:SR(A)263:2004-05; dated 03.11.2004. **Document No.19 depicts this fact.**

The order of conversion has been mutated in revenue records vide MR No.33/2004-05. **Document No.20 & 21 depicts this fact.**

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Said B.Muniswamy Reddy entered into Deed of exchange with aforesaid M/s.Silver Crest Clothing Pvt Ltd., on 20.11.2004 there by, said M/s.Silver Crest Clothing Pvt Ltd., had given property measuring 9,182 Sq Ft., in Sy No.1/1 to B.Muniswamy Reddy in consideration (exchange) of same extent of converted land in Sy No.80/2, and the same was registered as No.17057/2004-05, CD No.ANKD42, office of the Sub Registrar Anekal. **Document No.22 depicts this fact.**

By virtue of aforesaid Exchange Deed said B.Muniswamy Reddy became owner of proeprty measuring 9,182 Sq Ft., in Sy No.1/1 AND proerpty measuring 72,423 Sq Ft., (1 Acre 26 ½ Gunta) in Sy No.80/2 of Buragunte Village, i.e., Schedule A Property.

Aforesaid B.Muniswamy Reddy had gifted the Schedule A Property in favor of his son M.Devandar Reddy on 01.08.2009 and the same was registered as No.865/2009-10, CD No.SRJD25, office of the Sub Registrar Sarjapura. **Document No.23 depicts this fact.**

On perusal of aforesaid Gift Deed it is observed that, the proeprty conveyed is mentioned as 72,493 Sq Ft., instead of 72,423 Sq Ft., (same may be error in calculation i.e., conversion of proerpty by acre to Sq Ft.,) and the same is does not any defect on title of the parties.

The portion of Schedule A Proeprty measuring 1 Acre 26 ½ Gunta has been converted for residential purpose from Industrial usage vide Official Memorandum No.ALN.(ASH)SR/219/2015-16 dated 14.06.2016 **AND** another portion of Schedule A Property measuring 8 ½ Gunta has been converted for residential purpose from



Industrial usage vide Official Memorandum No.ALN.(ASH)SR/220/2015-16 dated 14.06.2016. **Document No.24 & 25 depicts this fact.**

Document No.26 is the endorsement issued by KIADB, certifying that, the Schedule Property is not a subject matter of any acquisition proceedings by them.

Document No.27 is the endorsement issued by KHB, certifying that, the Schedule Property is not a subject matter of any acquisition proceedings by them.

Aforesaid M.Devandar Reddy executed General Power of Attorney in favor of his brother M.Ramakrishna Reddy on 05.12.2018, thereby had empowered his attorney to deal with Schedule A Property amongst others, including power to enter into Joint Development Agreement and also to sell, and the said GPA was registered as No.175/2018-19, CD No.BGRD341, office of the Sub Registrar Beguru, Bangalore.

Document No.28 depicts this fact.

Document No.29, is the Certificate of Incorporation along with MOA AND AOA of M/s.Klassik Enterprises Pvt Ltd; the mortgager/borrower herein.

The aforesaid M.Devandar Reddy represented by his attorney M.Ramakrishna Reddy had entered into Joint Development Agreement with M/s.Klassik Enterprises Pvt Ltd.,; the mortgager/borrower herein on 28.12.2023 for development of Schedule A Property into multistoried residential apartment and it is agreed between parties that, in consideration of development the developer will be entitle for Super Built-up area measuring 1,44,413 Sq Ft., out of total built-up area 2,24,413 Sq Ft., along with correspondent undivided share in land measuring about 52,514 Sq Ft., out of 81,605 Sq Ft., i.e., Schedule B Property. The aforesaid Joint Development Agreement was registered as No.12522/23-24, in the office of the Sub Registrar Attibele. **Document No.30 depicts this fact.**

Document No.30A is the Certified copy of aforesaid Joint Development Agreement, downloaded from Certified copy downloaded from <https://kaveri.karnataka.gov.in> Vide Application No.CCA-26122024-7914870 and on compare, both the documents found identical and no variations found.

On specific observation of, clause 16(ii) of said Joint Development Agreement, it reveals that the Mortgager / Borrower may create mortgage



over Schedule B Property for availing financial assistance for the exclusive purpose of construction over Schedule A Property.

In simultaneous to the aforesaid Joint Development Agreement, General Power of Attorney has been executed by M.Devandar Reddy represented by his attorney M.Ramakrishna Reddy, in favor of Sri.Prasad.K Director of M/s.Klassik Enterprises Pvt Ltd; the mortgager/borrower herein on 26.01.2024, thereby has enabled and empowered the developer/attorney to deal with Schedule A Property and also deal with their share in the same, in terms of the aforesaid Joint Development Agreement, and the said GPA was registered as No.352/23-24, in the office of the Sub Registrar Attibele. **Document No.31 depicts this fact.**

An error crept in aforesaid Joint Development Agreement and General Power of Attorney (the Number of conversion Order has been mentioned wrongly) has been rectified vide Rectification of Joint Development Agreement and Rectification of General Power of Attorney both dated 12.02.2024, registered as No.14876/23-24 AND 14877/23-24 respectively, in the office of the Sub Registrar Attibele. **Document No.32 & 33 depicts this fact.**

Document No.32A is the Certified copy of aforesaid Deed of Rectification, downloaded from Certified copy downloaded from <https://kaveri.karnataka.gov.in> Vide Application No.CCA-26122024-7915492 and on compare, both the documents found identical and no variations found.

Aforesaid Landowner i.e., **M.Devandar Reddy** represented by his attorney M.Ramakrishna Reddy AND the Developer i.e., **M/s.Klassik Enterprises Pvt Ltd**, have entered into Sharing Agreement on 06.09.2024 for sharing the Flats propose to allotted to the share of each parties in accordance to the sharing ratio agreed in terms of Joint Development Agreement. Accordingly 40 Flats have allotted to the share of Landowner i.e., **M.Devandar Reddy** AND 77 Flats have been allotted to the share of Developer i.e., **M/s.Klassik Enterprises Pvt Ltd**. **Document No.34 depicts this fact.**

Aforesaid, **M.Devandar Reddy** AND **M/s.Klassik Enterprises Pvt Ltd**, have relinquished the proerpty measuring 615.39 Sq Mtr., in favor of State, for the purpose of road widening and the same was registered as No.11417/23-24, in the office of the Sub Registrar Sarjapura. **Document No.35 depicts this fact.**



Aforesaid, **M.Devandar Reddy AND M/s.Klassik Enterprises Pvt Ltd**, have relinquished the proerpty measuring 381.30 Sq Mtr., in favor of State, for the purpose of Ring Road (Land Bank) and the same was registered as No.11430/23-24, in the office of the Sub Registrar Sarjapura. **Document No.36 depicts this fact.**

Said M/s.Klassik Enterprises Pvt Ltd., have obtained NOC from BESCOM, BSNL, Ministry of Environment forest and Climate Change, Airports Authority of India, Karnataka State Pollution Control Board, Karnataka State Fire & Emergency Services, and Billapura Village Panchayath for the construction of multistoried building over the Schedule A Property. **Document No.37, 38, 39, 40, 41, 42 & 43 depicts this fact.**

The Schedule A Property is coming within the administrative limits of Billapura Village Panchayath and same was assigned with Katha No.150200102700500227 with respect to Sy No.80 AND Katha No.150200102700500228 with respect to Sy No.1/1. **Document No.44, 45, 46 & 47 depicts this fact.**

Aforesaid, **M.Devandar Reddy AND M/s.Klassik Enterprises Pvt Ltd**, with an intention to develop Schedule A Property, have obtained single site layout approval from Satellite Town Ring Road Planning Authority vide No.STRRPA/TP/SP-LAO/33/2023-24; dated 19.03.2024. **Document No.48 depicts this fact.**

Aforesaid **M.Devandar Reddy AND M/s.Klassik Enterprises Pvt Ltd**, have obtained approval from Satellite Town Ring Road Planning Authority vide No.STRRPA/TP/CC/09/2024-25; dated 02.08.2024, for development/construction of multistoried residential building comprises of stilt, Ground and 14 Upper Floors having 117 Units, over the Schedule A Property. **Document No.49 depicts this fact.**

Further, **Documents No.50, 51, 52, 53 & 54**; the Encumbrance Certificates for the period from 01.04.1930 to 24.12.2024 corroborates Title of **M.Devandar Reddy** and execution of Development Agreement in favor of Developer i.e., **M/s.Klassik Enterprises Pvt Ltd.**, and nil encumbrances over the Schedule A Property, as detailed in clause.7 Supra.

Thus, on perusal of documents, I am of the opinion that, said **M.Devandar Reddy**; is the owner of Schedule A Property and **M/s.Klassik Enterprises Pvt Ltd.**, being the Builder/Developer, as General Power of Attorney holder for the Land owner is having right to create charge over the Schedule B Property.



5. Title deeds /documents detail under which the ownership is acquired

Sl No.	Date of Document	Name of Document	Whether original/ certified/ true copy/ Photostat
1	For the year 1961-62 to 75-76	RTC (Form No.8) (Sy No.1/1)	Certified
2	08.03.1988	Sale Deed S.G.Shankar Rao ⇒ M.Venkataswamy Reddy Reg No.2267/87-88, Book-I, Vol.1488, Pages 74-77, in the office of the Sub Registrar Anekal.	Certified
3	Not depicted	Mutation Register Extract MR No.3/87-88	Photostat
4	For the year 1984-85 to 99-2000	RTC Sy No.1/1	Certified
5	04.12.2002	Official Memorandum ALN:SR/17/92-93	Photostat
6	17.03.2003	Sale Deed M/s.Bangalore Transformers Pvt., Ltd, ⇒ M/s.Silver Crest Clothing Pvt Ltd., Reg No.9813/2002-03, in the office of the Sub Registrar Anekal.	Photostat
7	For year 2000-01 to 2004-05 & 2015-16 to 2024-25	RTC (Sy No.1/1)	Photostat
8	11.03.1968	Sale Deed B.Shamanna ⇒ Muse Khan and S.K.Rehamathulla Khan Reg No.4050/67-78, Book-I, Vol.1075, Pages 196-198, in the office of the Sub Registrar Anekal.	Certified
9	Not depicted	Mutation Register Extract MR No.7/88-89	Original
10	12.04.1972	Sale Deed Muse Khan and S.K.Rehamathulla Khan ⇒ Muni Reddy & Narayanaswamy Reg No.281/72-73, Book-I, Vol.1172, Pages 108-110, in the office of the Sub Registrar Anekal.	Certified
11	Not depicted	Mutation Register Extract MR No.8/88-89	Original
12	For year 1989-90 to 98-99	RTC	Original
13	28.12.1998	Family Tree of Munireddy duly attested by Village Accountant S.Medahalli Village	Original



		Panchayath.	
14	05.02.1999	Sale Deed Munireddy, Narayanaswamy.R, Manjunatha, Geetha & Babu ⇒ B.Muniswamy Reddy Reg No.4044/98-99, CD No.ICD024, in the office of the Sub Registrar Anekal.	Original
15	Not depicted	Mutation Register Extract MR No.12/98-99	Original
16	For the year 2004- 05	RTC (Sy No.80/2)	Original
17	Not depicted	Hissa Record and Pakka Book Extract	Original
18	Not depicted	MR No.12/2003-04	Original
19	03.11.2004	Official Memorandum No.ALN:SR(A)263/2004-05	Original
20	15.09.2005	Mutation Register Extract MR No.33/2004-05	Original
21	For year 2005-06 to 2015-16 & 2022-23	RTC (Sy No.80/2)	Original
22	20.11.2004	Deed of Exchange M/s.Silver Crest Clothing Pvt Ltd., ⇒ B.Muniswamy Reddy Reg No.17057/2004-05, CD No.ANKD42, office of the Sub Registrar Anekal.	Original (Duplicate set)
23	01.08.2009	Gift Deed B.Muniswamy Reddy ⇒ M.Devandar Reddy Reg No.865/2009-10, CD No.SRJD25, office of the Sub Registrar Sarjapura.	Original
24	14.06.2016	Modified Official Memorandum No.A.L.N.(ASH)SR/219/2015-16	Original
25	14.06.2016	Modified Official Memorandum No.A.L.N.(ASH)SR/220/2015-16	Original
26	01.08.2015	Endorsement issued by KIABD No.1229/2015-16	Original
27	29.04.2016	Endorsement issued by Karnataka Housing Board	Original
28	05.12.2018	General Power of Attorney Devander Reddy Muniswamy ⇒ M.Ramakrishna Reddy Reg No.175/2018-19, CD No.BGRD341, office of the Sub Registrar Beguru, Bangalore.	Original
29	27.08.2003	Certificate of Incorporation of M/s.Klassik Enterprises Private Limited, along with MOA & AOA.	Photostat
30	28.12.2023	Joint Development Agreement Sri.Devandar Reddy.M Reptd., by M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers Reg No.12522/23-24, in the office of the Sub Registrar Attibele.	Original



30A	28.12.2023	Joint Development Agreement Sri.Devandar Reddy.M Reptd., by M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers Reg No.12522/23-24, in the office of the Sub Registrar Attibele.	Certified copy downloaded from https://kaveri.karnataka.gov.in
31	26.01.2024	General Power of Attorney Sri.Devandar Reddy.M Reptd., by M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers Reg No.352/23-24, in the office of the Sub Registrar Attibele.	Original
32	12.02.2024	Rectification of Joint Development Agreement Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers, Reg No.14876/2023-24, in the office of the Sub Registrar Attibele, Bangalore.	Original
32A	12.02.2024	Rectification of Joint Development Agreement Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers, Reg No.14876/2023-24, in the office of the Sub Registrar Attibele, Bangalore.	Certified copy downloaded from https://kaveri.karnataka.gov.in
33	12.02.2024	Rectification of General Power of Attorney Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers, Reg No.14877/2023-24, in the office of the Sub Registrar Attibele, Bangalore.	Original
34	06.09.2024	Sharing Agreement Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy AND M/s.Klassik Enterprises Pvt Ltd.,	Original
35	12.03.2024	Relinquishment Deed Sri.Devandar Reddy.M AND M/s.Klassik Enterprises Pvt Ltd., ⇒ Government of Karnataka Reg No.11417/2023-24, office of the Sub Registrar Sarjapura.	Photostat
36	12.03.2024	Relinquishment Deed Sri.Devandar Reddy.M AND M/s.Klassik Enterprises Pvt Ltd., ⇒ Government of Karnataka Reg No.11430/2023-24, office of the Sub Registrar Sarjapura.	Photostat
37	02.01.2024	NOC issued by BESCO	Original
38	14.02.2024	NOC issued by BSNL	Original
39	04.04.2024	NOC by Ministry of Environment, Forest & Climate Change.	Original
40	23.02.2024	NOC from Airports Authority of India	Original
41	21.02.2024	NOC issued by Karnataka State Pollution Control Board	Original
42	20.03.2024	NOC issued by Karnataka State Fire & Emergency Services	Original



43	10.06.2024	NOC from Billapura Village Panchayath	Original
44	15.05.2024	e-Katha Issued by Billapura Village Panchayath, in Form No.9, in the name of M.Devandar Reddy (w.r.t Sy No.80)	Original/Digital
45	15.05.2024	e-Katha issued by Billapura Village Panchayath, in Form No.11A, in the name of M.Devandar Reddy (w.r.t Sy No.80)	Original/Digital
46	15.05.2024	e-Katha issued by Billapura Village Panchayath, in Form No.9, in the name of M.Devandar Reddy (w.r.t Sy No.1/1)	Original/Digital
47	15.05.2024	e-Katha Issued by Billapura Village Panchayath, in Form No.11A, in the name of M.Devandar Reddy (w.r.t Sy No.1/1)	Original/Digital
48	19.03.2024	Single Site Layout Plan approved by STRRPA No.STRRPA/TP/SP-LAO/33/2023-24	Photostat
49	02.08.2024	Plan Approval approved by STRRPA for construction of multistoried Residential Building along with Building Plan No.STRRPA/TP/CC/09/2024-25	Original
50	27.09.2014	Encumbrance Certificate 01.04.1930 to 31.03.2004 (w.r.t Sy No.1/1)	Photostat
51	04.11.2024	Encumbrance Certificate 01.04.2004 to 04.11.2024 (w.r.t Sy No.1/1)	Original/Digital
52	06.05.2015	Encumbrance Certificate 01.04.1958 to 31.03.2004 (w.r.t Sy No.80)	Photostat
53	04.11.2024	Encumbrance Certificate 01.04.2004 to 04.11.2024 (w.r.t Sy No.80)	Original/Digital
54	24.12.2024	Encumbrance Certificate 01.04.2023 to 24.12.2024	Original/Digital

6	List of encumbrances 1) Nature of encumbrances: • Charge under contract • Mortgage • Negative lien • Lease/tenancy • Right of maintenance/reversion • Charge by operation of law • Preemption rights • Right to specific performance under an agreement to sell • Liens /first charge under laws • Right of reversion to government • Lis Pendens 2) Name of the person in whose favor encumbrance is subsisting.	- Nil -
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	3) Date on which encumbrance has come into existence.	
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7. View of Encumbrances

As per the encumbrances Certificate from 01.04.1930 to 04.11.2024 with respect to Schedule Property corroborates the transactions detailed as follows;

Period of Search	Date of execution	Type of Document and Registration details	Nature of the Parties	
			Executants	Claimant
01.04.1930 to 04.11.2024	08.03.1988/ 24.03.1988	Sale Deed Reg No.2267/87-88	S.G.Shankar Rao	M.Venkataswamy Reddy
	06.10.1994	Sale Deed Reg No.2359/94-95	M.Venkataswamy Reddy	M/s.Bangalore Transformers Pvt Ltd,
	17.03.2003	Sale Deed Reg No.9813/2002-03	M/s.Bangalore Transformers Pvt Ltd,	Silver Crest Clothing P. Ltd,
	20.11.2004	Deed of Exchange Reg No.17057/2004-05	Silver Crest Clothing P. Ltd,	B.Muniswamy Reddy
	11.03.1968	Sale Deed Reg No.4050/67-68	B.Shamanna	Muse Khan & S.K.Rehamathulla Khan
	12.04.1972/ 19.04.1972	Sale Deed Reg No.281/72-73	Muse Khan & S.K.Rehamathulla Khan	Muni Reddy & Narayanaswamy
	05.02.1999	Sale Deed Reg No.4044/98-99	Muni Reddy & Narayanaswamy & Others.	B.Muniswamy Reddy
	01.08.2009	Gift Deed Reg No.865/2009-10	B.Muniswamy Reddy	M.Devandar Reddy
	28.12.2023	Joint Development Agreement Reg No.12522/23-24	M.Devandar Reddy., Reptd. By M.Ramakrishna Reddy	M/s.Klassik Enterprises Pvt Ltd., Builders and Developers
	12.02.2024	Rectification Deed Reg No.14876/23-24	M.Devandar Reddy., Reptd. By M.Ramakrishna Reddy	M/s.Klassik Enterprises Pvt Ltd., Builders and Developers
	12.03.2024	Relinquishment Deed Reg No.11417/23-24	M.Devandar Reddy., AND M/s.Klassik Enterprises Pvt Ltd., Builders and Developers	Government of Karnataka
	12.03.2024	Relinquishment Deed Reg No.11430/23-24	M.Devandar Reddy., AND M/s.Klassik Enterprises Pvt Ltd., Builders and Developers	Government of Karnataka

In the Encumbrance Certificate entries pertaining to Sale Deed dated 17.03.2003, Reg No.9813/02-03 is not forthcoming, same may be due to inadvertence of issuing authority, since same doesnot cause any deficiency to the title of titleholder/mortgager.

apart from the aforesaid transactions there are no other registered transactions have been observed.



8	Regulatory Issues	
A	Whether the property is affected by land ceiling law	No
B	Whether the property is affected by land fragmentation law	No
C	Whether the property is affected by forest law	No
D	Whether the property is affected by planning law	No
E	Whether the property is affected by Urban land ceiling law	No
F	Whether the property is affected by rent/restriction/control law	No
G	Whether the property is affected by Environment Law:	No
H	Whether the property is affected by user restrictions under Municipal Law/revenue law	No
I	Any other regulatory issue relating to the property such as requirement of permission from development authority/under relating to Industrial parks.	No

9	View of Regulatory hurdles If the property is affected by Regulatory issues, the advocate has to give a clear view, as to; - How far such an encumbrance would affect the value of the property. - Any permission/approvals are required for the bank to create security. - The extent to which Bank's security would be jeopardized because of encumbrance. - Manner and cost of removal of encumbrance.	NA
10	List documents /deeds provided to the advocate and perused by him	As stated in clause.5
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property examined.	Certified copy has been obtained and verified
12	List of further documents called for examination and perused/ to be collected.	Further documents that are to be collected are mentioned in clause.20 infra.
13	Whether the documents examined are dully stamped as per Stamp Act	Yes
14	Whether registration endorsements are in order	Yes

15. Certificate of Examination

This is to certify that, I have examined each and every page of the documents required for giving the Title Clearance Certificate and do not find that the transactions under the documents sham and fictitious.



16. Certificate of Title.

This is to certify that, said **M.Devandar Reddy**; is the owner of Schedule A Property and **M/s.Klassik Enterprises Pvt Ltd.**, being the Builder/Developer, as General Power of Attorney holder for the owner is having right to create charge over the Schedule B Property, and the intended purchasers/mortgagers and on purchase, they will be credited with clear right and title over Schedule B Properties and they can create valid charge over the same.

17. List of documents to be deposited for creating the mortgage by deposit of Title Deeds.

SI No.	Date of Document	Name of Document	Whether original/ certified/ true copy/ Photostat
1	For the year 1961-62 to 75-76	RTC (Form No.8) (Sy No.1/1)	Certified
2	08.03.1988	Sale Deed S.G.Shankar Rao ⇒ M.Venkataswamy Reddy Reg No.2267/87-88, Book-I, Vol.1488, Pages 74-77, in the office of the Sub Registrar Anekal.	Certified
3	Not depicted	Mutation Register Extract MR No.3/87-88	Photostat
4	For the year 1984-85 to 99-2000	RTC Sy No.1/1	Certified
5	04.12.2002	Official Memorandum ALN:SR/17/92-93	Photostat
6	17.03.2003	Sale Deed M/s.Bangalore Transformers Pvt., Ltd, ⇒ M/s.Silver Crest Clothing Pvt Ltd., Reg No.9813/2002-03, in the office of the Sub Registrar Anekal.	Photostat
7	For year 2000-01 to 2004-05 & 2015-16 to 2024-25	RTC (Sy No.1/1)	Photostat
8	11.03.1968	Sale Deed B.Shamanna ⇒ Muse Khan and S.K.Rehamathulla Khan Reg No.4050/67-78, Book-I, Vol.1075, Pages 196-198, in the office of the Sub Registrar Anekal.	Certified
9	Not depicted	Mutation Register Extract MR No.7/88-89	Original



10	12.04.1972	Sale Deed Muse Khan and S.K.Rehamathulla Khan ⇒ Muni Reddy & Narayanaswamy Reg No.281/72-73, Book-I, Vol.1172, Pages 108-110, in the office of the Sub Registrar Anekal.	Certified
11	Not depicted	Mutation Register Extract MR No.8/88-89	Original
12	For year 1989-90 to 98-99	RTC	Original
13	28.12.1998	Family Tree of Munireddy duly attested by Village Accountant S.Medahalli Village Panchayath.	Original
14	05.02.1999	Sale Deed Munireddy, Narayanaswamy.R, Manjunatha, Geetha & Babu ⇒ B.Muniswamy Reddy Reg No.4044/98-99, CD No.ICD024, in the office of the Sub Registrar Anekal.	Original
15	Not depicted	Mutation Register Extract MR No.12/98-99	Original
16	For the year 2004- 05	RTC (Sy No.80/2)	Original
17	Not depicted	Hissa Record and Pakka Book Extract	Original
18	Not depicted	MR No.12/2003-04	Original
19	03.11.2004	Official Memorandum No.ALN:SR(A)263/2004-05	Original
20	15.09.2005	Mutation Register Extract MR No.33/2004-05	Original
21	For year 2005-06 to 2015-16 & 2022-23	RTC (Sy No.80/2)	Original
22	20.11.2004	Deed of Exchange M/s.Silver Crest Clothing Pvt Ltd., ⇒ B.Muniswamy Reddy Reg No.17057/2004-05, CD No.ANKD42, office of the Sub Registrar Anekal.	Original (Duplicate set)
23	01.08.2009	Gift Deed B.Muniswamy Reddy ⇒ M.Devandar Reddy Reg No.865/2009-10, CD No.SRJD25, office of the Sub Registrar Sarjapura.	Original
24	14.06.2016	Modified Official Memorandum No.A.L.N.(ASH)SR/219/2015-16	Original
25	14.06.2016	Modified Official Memorandum No.A.L.N.(ASH)SR/220/2015-16	Original
26	01.08.2015	Endorsement issued by KIABD No.1229/2015-16	Original
27	29.04.2016	Endorsement issued by Karnataka Housing Board	Original
28	05.12.2018	General Power of Attorney Devander Reddy Muniswamy ⇒	Certified



		M.Ramakrishna Reddy Reg No.175/2018-19, CD No.BGRD341, office of the Sub Registrar Beguru, Bangalore.	
29	27.08.2003	Certificate of Incorporation of M/s.Klassik Enterprises Private Limited, along with MOA & AOA.	Photostat
30	28.12.2023	Joint Development Agreement Sri.Devandar Reddy.M Reptd., by M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers Reg No.12522/23-24, in the office of the Sub Registrar Attibele.	Original
31	26.01.2024	General Power of Attorney Sri.Devandar Reddy.M Reptd., by M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers Reg No.352/23-24, in the office of the Sub Registrar Attibele.	Original
32	12.02.2024	Rectification of Joint Development Agreement Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers, Reg No.14876/2023-24, in the office of the Sub Registrar Attibele, Bangalore.	Original
33	12.02.2024	Rectification of General Power of Attorney Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy ⇒ M/s.Klassik Enterprises Pvt Ltd., Builders & Developers, Reg No.14877/2023-24, in the office of the Sub Registrar Attibele, Bangalore.	Original
34	06.09.2024	Sharing Agreement Sri.Devandar Reddy.M represented by GPA holder M.Ramakrishna Reddy AND M/s.Klassik Enterprises Pvt Ltd.,	Original
35	12.03.2024	Relinquishment Deed Sri.Devandar Reddy.M AND M/s.Klassik Enterprises Pvt Ltd., ⇒ Government of Karnataka Reg No.11417/2023-24, office of the Sub Registrar Sarjapura.	Photostat
36	12.03.2024	Relinquishment Deed Sri.Devandar Reddy.M AND M/s.Klassik Enterprises Pvt Ltd., ⇒ Government of Karnataka Reg No.11430/2023-24, office of the Sub Registrar Sarjapura.	Photostat
37	02.01.2024	NOC issued by BESCO	Original
38	14.02.2024	NOC issued by BSNL	Original
39	04.04.2024	NOC by Ministry of Environment, Forest & Climate Change.	Original
40	23.02.2024	NOC from Airports Authority of India	Original
41	21.02.2024	NOC issued by Karnataka State Pollution Control Board	Original
42	20.03.2024	NOC issued by Karnataka State Fire & Insurance	Original



		Emergency Services	
43	10.06.2024	NOC from Billapura Village Panchayath	Original
44	15.05.2024	e-Katha issued by Billapura Village Panchayath, in Form No.9, In the name of M.Devandar Reddy (w.r.t Sy No.80)	Original/Digital
45	15.05.2024	e-Katha issued by Billapura Village Panchayath, in Form No.11A, In the name of M.Devandar Reddy (w.r.t Sy No.80)	Original/Digital
46	15.05.2024	e-Katha issued by Billapura Village Panchayath, in Form No.9, In the name of M.Devandar Reddy (w.r.t Sy No.1/1)	Original/Digital
47	15.05.2024	e-Katha issued by Billapura Village Panchayath, in Form No.11A, in the name of M.Devandar Reddy (w.r.t Sy No.1/1)	Original/Digital
48	19.03.2024	Single Site Layout Plan approved by STRRPA No.STRRPA/TP/SP-LAO/33/2023-24	Photostat
49	02.08.2024	Plan Approval approved by STRRPA for construction of multistoried Residential Building along with Building Plan No.STRRPA/TP/CC/09/2024-25	Original
50	27.09.2014	Encumbrance Certificate 01.04.1930 to 31.03.2004 (w.r.t Sy No.1/1)	Photostat
51	04.11.2024	Encumbrance Certificate 01.04.2004 to 04.11.2024 (w.r.t Sy No.1/1)	Original/Digital
52	06.05.2015	Encumbrance Certificate 01.04.1958 to 31.03.2004 (w.r.t Sy No.80)	Photostat
53	04.11.2024	Encumbrance Certificate 01.04.2004 to 04.11.2024 (w.r.t Sy No.80)	Original/Digital
54	24.12.2024	Encumbrance Certificate 01.04.2023 to 24.12.2024	Original/Digital



18	Whether original transfer deed is verified as genuine	Yes
19	In case of creation of charge whether said charge is enforceable over the property mortgaged/proposed to mortgage under the SARFEASI ACT	Yes
20	Any other suggestion	The proposed equitable mortgage shall be registered in the office of the Sub Registrar vide Memorandum of Deposit of Title Deeds. Property Tax paid receipt for the year 2024-25 with respect to both Katha Numbers No.150200102700500227 & No.150200102700500228. The Project should be registered with Real Estate Regulating Authority (RERA). In pursuance to completion of construction, Occupancy Certificate to be obtained.

There are no legal impediments for creation of the mortgage under applicable Law/Rules in force

Bangalore
Date: 06.01.2025





Ref. :

SEARCH-CUM - INVESTIGATION REPORT

Date.....06.01.2025.....

Name of the Bank

UNION BANK OF INDIA

Name of the Branch

H.S.R.Layout Branch

Name of the intending Mortgagor

M/s.Klassik Enterprises Pvt Ltd.,

GENERAL SEARCH BASED ON ENCUMBRANCE CERTIFICATE

Period of Search	Description of Property	Date of execution	Type of Document and Registration details	Nature of the Parties	
				Executants	Claimant
01.04.1930 to 04.11.2024	All that Super Built-up area measuring 1,44,413 Sq Ft., out of total built-up area 2,24,413 Sq Ft., along with correspondent undivided share in land measuring about 52,514 Sq Ft., out of 81,605 Sq Ft., <u>Carved out of</u> <u>Item No.1</u> Residentially converted land bearing Sy No.1/1 measuring about 8 ½ Gunta equivalent to 9,182 Sq Ft., Village Panchayath Katha PID No.150200102700500228, converted for residential usage vide OM No.ALN(ASH):SR:220/2015-16; dated 14.06.2016. AND <u>Item No.2</u> Residentially converted land bearing Sy No.80/2 (old No.80) measuring about 1 Acre 26 ½ Gunta equivalent to 72,423 Sq Ft., Village Panchayath Katha PID No.150200102700500227, converted for residential usage vide OM No.ALN(ASH):SR:219/2015-16; dated 14.06.2016.	08.03.1988/ 24.03.1988 06.10.1994 17.03.2003 20.11.2004 11.03.1968 12.04.1972 05.02.1999 01.08.2009 28.12.2023 12.02.2024 12.03.2024	Sale Deed Reg No.2267/87-88 Sale Deed Reg No.2359/94-95 Sale Deed Reg No.9813/2002-03 Deed of Exchange Reg No.17057/2004-05 Sale Deed Reg No.4050/67-68 Sale Deed Reg No.281/72-73 Sale Deed Reg No.4044/98-99 Gift Deed Reg No.865/2009-10 Joint Development Agreement Reg No.12522/23-24 Rectification Deed Reg No.14876/23-24 Relinquishment Deed Reg No.11417/23-24	S.G.Shankar Rao M.Venkataswamy Reddy M/s.Bangalore Transformers Pvt Ltd, Silver Crest Clothing P. Ltd, Silver Crest Clothing P. Ltd, B.Shamanna Muse Khan & S.K.Rehamathulla Khan Muni Reddy & Narayanaswamy Muni Reddy & Narayanaswamy & Others. B.Muniswamy Reddy M.Devandar Reddy M.Devandar Reddy., Reptd. By M.Ramakrishna Reddy M.Devandar Reddy., Reptd. By M.Ramakrishna Reddy M.Devandar Reddy., AND M/s.Klassik Enterprises Pvt Ltd., Builders and Developers	M.Venkataswamy Reddy M/s.Bangalore Transformers Pvt Ltd, Silver Crest Clothing P. Ltd, B.Muniswamy Reddy Muse Khan & S.K.Rehamathulla Khan Muni Reddy & Narayanaswamy B.Muniswamy Reddy M.Devandar Reddy M/s.Klassik Enterprises Pvt Ltd., Builders and Developers M/s.Klassik Enterprises Pvt Ltd., Builders and Developers Government of Karnataka



		12.03.2024	Relinquishment Deed Reg No.11430/23-24	M.Devandar Reddy., AND M/s.Klassik Enterprises Pvt Ltd., Builders and Developers	Government of Karnataka
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My Verification/ Search at Sub Registrar, Bangalore, reveals that the above document(s) was/were registered with the said Sub Registrar. I confirm that denomination of stamp papers and thereon, registration endorsements and particulars etc, are tallied with the records maintained at the Sub Registrar office concerned and no Encumbrances of the property that would diversely affect the Bank are found.

I confirm and certify that the above information is true and correct as per records maintained at the above office.

Place: Bangalore
Date -06.01.2025

