



Ref :54/2021

Date: 22/09/20121

To.

The Asst. General Manager,
 Corporation Bank,
 M 3-4, Shopping Centre, GIC-II,
 M - Block Market, Greater Kailash -II,
New Delhi-110 048.

TITLE REPORT

Sr. No.	Particulars	Remarks
1.	Name & address of the Branch to whom the title report is given	The Asst. General Manager, Corporation Bank, M 3-4, Shopping Centre, GIC-II, M - Block Market, Greater Kailash -II, <u>New Delhi-110 048.</u>
2.	Name of the account & details of the borrower	M/s BHARATIYA INTERNATIONAL LTD., a registered Private Limited Company, registered under the Companies Act., having its registered office at No. E- 52, New Manglapuri, Mandi Road, (Mehrauli), New Delhi - 110 030.

3.Full description of Property

3.1	Nature of Immovable Properties	Industrial conversion Property
3.2	No. /Identification details as per building map/plan	<p>All that piece and parcel of the industrial land bearing Survey No.27/2, Present BBMP Khata No.2360/Sy.No.27/2, presently PID No. 4872, 4873/2 situated at Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, now comes under Bruhat Bangalore Mahanagara Palike Limits, Ward No.194, Anjanapura Sub-Range, Bangalore, having BBMP Khata No.2360, Sy No.27/2, measuring 1 Acre 05 guntas including one Guntas Karab and the building constructed thereon and bounded on the</p> <p>East by : Inam Land West by : Government Channal And Bhanerughatta Road, and Gopalappa's land North by : Jyothinagar Sakamma's land</p>



		South by : Sy No.26.
	Extent of Property	1 Acre 05 guntas including one Guntas Karab industrial converted land and the building constructed thereon.
3.4	Name/s of the Owner/s	M/s BHARATIYA INTERNATIONAL LTD., a registered Private Limited Company, registered under the Companies Act., having its registered office at No. E-52, New Manglapuri, Mandi Road, (Mehrauli), New Delhi - 110 030
3.5	Nature of Ownership	Absolute and Free

4. TRACIGNG OF TITLE:

It is appearing from the documents that, originally, the land bearing Sy No. 27/2 measuring 1 Acre 05 guntas and one gunta Karab land of Gottigere village, Uttarahalli Hobli, Bangalore South Taluk, which is morefully described hereafter and hereunder as schedule property for the sake of brevity, was owned by the M. Varadappa Naidu S/o late Peramalu Naidu. The M. Varadappa Naidu S/o late Peramalu Naidu for his legal necessity and also for valuable sale consideration has sold the schedule property, under a registered Sale Deed dated 28.06.1978 in favour of S. Shivakumar and S. Chandrashekar, both sons of M. Shiva Swamy, registered as document No.1766/1978- 79, Book-1, Volume 1314, at pages 176-178, in the office of the Sub-Registrar, Bangalore south Taluk, and put the purchaser in to the physical possession of the same. Consequently, S. Shivakumar and S. Chandrashekar have got mutated their names in the revenue records and enjoying the schedule property as absolute owners.

It is appearing from the documents that, the land bearing Survey No, 27/2, situated at Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, measuring 1 Acre 05 guntas and 1 (one gunta) of kharab, was subject to the partition between Mr. S. Chandrashekar and his mother Smt. Kamalamma, a registered partition deed dated 15/06/1982, registered as a document No.1664/1982-83, Book-I, at pages 32-36 volume 1849, in





the office of the Sub-Registrar, Bangalore South Taluk. Wherein, it is very clear that, Schedule-A-properties of the partition deed are the properties acquired by the S. Shivakumar and S. Chandrashakar and they were in joint possession of the schedule-A-properties of the partition deed. The Said S. Shivakumar died on 20/09/1978 unmarried and intestate leaving behind him, his mother and Smt. Kamalamma. In the said partition item No.2 Schedule-B- properties Sy No. 27/2 extent 1 (one) Acre 6 guntas land allotted to the share of the Mr. S. Chandrashekar along having BBMP Khata No.2360, Sy No.27/2, with other properties. Accordingly, Mr. S. Chandrashekar got mutated his name in the revenue records.

Pursuant to that, the Mr. S. Chandrashekar had entered into an agreement of sale with one Ltd. Cdr. M. C. Kendall and agreed to sell the above said land bearing Survey No.27/2, measuring 1 acre 06 guntas including 1 gunta karab of Gottigere Village (and Sy No.23 measuring 1 Acre 15 guntas which is not the subject matter of this legal opinion). Mr. S. Chandrashekar failed to perform his part of contract. Therefore Ltd. Cdr. M.C.Kendall has filed a suit for specific performance of contract against Mr. S. Chandrashekar in O.S.No.61/1980 before the Principal Civil Judge, Bangalore.

The above said suit came to be dismissed by the principal Civil Judge, Bangalore on 13/08/1981 and aggrieved by the said Judgment and decree, Ltd. Cdr. M.C.Kendall preferred an appeal in R.F.A.No.255/1981 on the file of the Hon'ble High Court of Karnataka, Bangalore. The said Regular First Appeal was allowed by the Hon'ble High Court of Karnataka and reversing the order of dismissal passed in O.S.No.61/1980 and decreed the suit as prayed dated 30/8/1991 in favour of Lt. Cdr. M.C.Kendall and directing the said Mr.S.Chandrashekar to execute a proper conveyance deed in respect of the land bearing Survey No.27/2, measuring 1 Acre 06 guntas of Gottigere Village (and Sy No.23 measuring 1 Acre 15 guntas which is not the subject matter of this legal opinion) in favour of Ltd. Cdr. M.C.Kendall. But



Mr.S.Chandrashekar failed to perform his part of contract in pursuance of the decree passed in R.F.A No.255/1981, dated 30-08-1991, which resulted Ltd. Cdr. M.C.Kendall has filed an execution petition No.51/1992 on the file of the Principal Civil Judge, Bangalore. The S. Chandrashekar being aggrieved the judgement and decree dated 30/08/1991 passed by the High court karntaka in R.F.A. No.255/1981 preferred special leave petition in SLP No.17056/1992 before the Honble Supreme Court of India. The Hon'ble Supreme Court by its order dated 12/04/1992 dismissed the special leave Petition.

Thereafter, in compliance of the Decree passed in R.FA. No.255/1981, Mr.Ramakrishna Bhat, The Principal Civil Judge, Bangalore District, has conveyed and executed a Registered Sale deed on 02-12-1992, registered as a document No.605/1992-93, Book-I volume 6243, at pages 201- 206, registered on 6/1/1993, in the office of the Sub-Registrar, Kengeri, Bangalore in favour of Lt. Cdr.M.C.Kendall (Retd.), in respect of the land Survey No.27/2, measuring 1 Acre 06 guntas of Gottigere Village(and Sy No.23 measuring 1 Acre 15 guntas which is not the subject matter of this legal opinion). Thus Ltd. Cdr, M.C.Kendall became the absolute owner of the said land bearing Survey No.27/2, measuring 1 Acre 06 guntas (and Sy No.23 measuring 1 Acre 15 guntas which is not the subject matter of this legal opinion).

Thereafter, Lt. Cdr. M.C.Kendall (Retd.) has sold the land bearing Survey No.27/2 of Gottigere Village, measuring 1 acre 06 guntas in favour of Mr.Bhanuprasad M. Patel under a registered Sale deed dated 09-05/1994, registered as a documents No.1298/1994-95, Book-I volume 976 at pages 6-12, in the office of the Sub-Registrar, Kengeri, Bangalore for valuable consideration and put the purchaser in to the physical possession of the same.

It is appearing from the Notification dated 25-07-1994 issued by the under Secretary to the Govt, of Karnataka, Revenue Department, that the





Govt, had given permission in favour of M/s. Bharatiya International Ltd., to purchase the agricultural land bearing Survey No.27/2 of Gottigere Village, measuring 1 Acre 06 guntas for its industrial purposes by collecting necessary charges. (Now the Sec.79A and B of Karnataka Land Reforms Act has been deleted by the Government). Thereafter, the Deputy Commissioner, Bangalore District, has issued an Official Memorandum on 18-10-1994, vide L.R.F. CR. 130/93-94 and permitted to purchase the above said land by M/s. Bharatiya International Ltd. for its export oriented unit.

Pursuant to that, Mr. Bhunuprasad M S/o M.M. Patel executed GPA dated 09/05/1994, nominate, constitute and appoint Mr. Snehdeep Aggarwal S/o Sri. C. L. Aggarwal as his true and lawful attorney do all the acts and deeds including right to alienate and same is registered as document No. 103/94-95, Book-IV, volume ADR28, at pages 66-68 registered in the office of the Sub-registrar, Kengeri Bangalore and the GPA holder had obtained necessary permission from the Government of Karnataka for the purpose execution of conveyance deed.

Pursuant to that, the Mr. Bhanuprasad M. Patel personally has sold the land bearing Survey No.27/2 of Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, measuring 1 Acre 06 guntas including one gunta kharab in favour of M/s. Bharatiya International Ltd, having its head Office No. F-52, New Mangalapuri Madi Road, Mehruli, New Delhi, rep by its vice president Mrs. Jaspal Sethi, under a Registered Sale deed dated 03-12-1994, registered as a document No. 8893/94-95, Book-I, volume 1066, at pages 239-250, in the office of the Sub-Registrar, Kengeri, for valuable consideration and put the purchaser in to the physical possession of the schedule property. Accordingly the mutation is effected vide M.R. No. 19/94-95 in favour of M/s. Bharatiya International Ltd. and its name has been reflected in the RTC for the period 1994-95 to 2000-01 in respect of the land bearing Survey No.27/2 of Gottigere.

Now the above said land bearing Survey No.27/2 of Gottigere Village,



measuring 1 Acre 05 guntas along with building constructed thereon consisting of Ground, First and Second Floor comes within the limits of Bruhat Bangalore Mahanagara Palike and it is assessed for tax and assigned with Khata No.2360/Sy.27/2 and the khata of the said property has been registered in the name of M/s. Bharatiya International Ltd. subject to payment of betterment charges as and when asked by BBMP as can be seen from the Special Notice dated 16-05-2013 issued by Bruhat Bangalore Mahanagara Palike. It is seen from the Khata Certificate dated 19-06-2013 and Khata Extract dated 19-06-2013 issued by Bruhat Bangalore Mahanagara Palike, that the khata of the property bearing No.2360/Sy.No,27/2, situated at Gottigere, Ward No. 194, Anjanapura Sub-Range, Bangalore, stands in the name of M/s. Bharatiya International Ltd. and the said property measuring 1 Acre 05 guntas is assessed for tax.

It is appear from the tax paid receipt dated 29/04/2021 issued by the office of the Assistant Revenue Officer, Ward number 194, Gottigere Bruhat Bangalore Mahanagara Palike, Bangalore for the period 2021- 2022 in respect of the PID number 4872/1, 4873/2 in the name of Bhartiya International Limited.

It is appearing from the encumbrance certificate for the period 1/5/1989 to 20/09/2021, issued by the Sub-Registrar, Bangalore South Taluk now Bommanahalli, J.P. Nagar, and online clearly reveals the transactions between from the principal civil judge on behalf of the S Chandrashekar in favour of Lt. Cdr. M.C.Kendall (Retd.) from Lt. Cdr. M.C.Kendall (Retd.) in favour of Bhanuprasad M. Patel from Bhanuprasad M. Patel in favour of M/s Bharatiya International Pvt. Ltd. from M/s Bharatiya International Pvt. Ltd in favour of Union Bank of India, Delhi Branch. Except this there is no any other registered encumbrance against the schedule property reflected on the encumbrance certificate.

Therefore, it is very clear from the above-mentioned documents that Sri. A M/s Bharatiya International Pvt. Ltd. is the absolute owner in





possession of the schedule property and has got marketable title over the schedule property. The bank can create mortgage against the schedule property if it is offered as a security for the financial accommodation accorded by the bank.

IT IS IMPORTANT TO MENTION HERE THAT, since the earlier mortgage with the bank was not registered. Hence, the same could not reflect in EC. Hence the Bank is advice to register the EM.

5. TITLE DEEDS/DOCUMENTS DETAIL UNDER WHICH THE OWNERSHIP IS ACQUIRED.

SI	Date of Document	Description of document	Original Copy Or
1.	28.06.1978	Sale Deed executed by M. VaradappaNaidu S/o late Peramalu Naidu in favour of S. Shivakumar and S. Chandrashekar, both sons of M. Shiva Swamy, registered as document No.1766//1978- 79, in the office of the Sub-Registrar, Bangalore south Taluk,	Copy
2.	15-06-1982	Partition deed dated entered into between S. Chandrashekar & Kamalamma, son & wife of late Shiva Swamy registered as No. 1664/1982-83 at Pages 32 to 36 in Volume No.1849 of Book-I in the Office of the Sub-Registrar, Bangalore South Taluk.	Copy
3.	12/4/1992	Order passed by the Hon'ble Supreme Court in special leave to civil appeal no/ 17056/1992	Copy
4.	02-12-1992	Sale deed executed by Mr.K.Ramakrishna Bhat, The Principal Civil Judge, Bangalore District in favour of Lt. Cdr.M.C.Kendall (Retd.) and the document is registered as No.6243/92-93 at Pages 201 to 206 in Volume No.605 of Book-I in the Office of the Sub-Registrar, Kengeri, Bangalore.	Copy
5.		Re-Survey Sketch dated 15-12-1992 issued by the Asst. Director of Land Records, Bangalore.	Copy
6.	09/05/1994	General Power of attorney executed Bharathi Prasad M patel in favour of Mr. Snehdeep Aggarwal	Copy
7.	09-05-1994	Sale deed executed by Lt. Cdr. M.C.Kendall (Retd.) in favour of Mr.Bhanuprasad M. Patel	Copy



		and the document is registered as No.1298/94-95 at Pages 6 to 12 in Volume No.976 of Book-I in the Office of the Sub-Registrar, Kengeri, Bangalore.	
8.	25-07-1994	Notification issued by the under Secretary to the Govt, of Karnataka, Revenue Department.	Copy
9.	18-10-1994	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	Copy
10.	03-12-1994	Sale deed executed by Mr.Bhanuprasad M. Patel in favour of M/s. Bharatiya International Ltd., represented by its Vice President Miss. Jaspal Sethi and the document is registered as No.8893/94-95 of Book-I in the Office of the Sub-Registrar, Kengeri, Bangalore.	Copy
11.		Mutation Register Extract vide M.R.No.19/94-95 issued by the Deputy Tahasiidar, Uttarahalli Circle, Bangalore South Taluk.	Copy
12.		R.T.C. Extract issued by the Village Accountant, Gottigere Panchayath Bangalore South Taluk, in respect of Sy. No.27/2 for the period 1997-98 to 1999-2000.	Copy
13.		Resurvey hissa tippani issued by the Survey Superintendent Bangalore in respect of Sy No. 27/2 x	Copy
14.	16-05-2013	Special Notice issued by Assistant Revenue Officer, Bommanahalli, Bruhat Bangalore Mahanagara Palike in respect of Khatha No. 2360, Sy No. 27/2 in the name of M/s Bhartiya international limited	Copy
15.	19-06-2013	Khata Certificate issued by Assistant Revenue Officer, Bommanahalli, Bruhat Bangalore Mahanagara Palike in respect of Khatha No. 2360, Sy No. 27/2 in the name of M/s Bhartiya international limited.	Copy
16.	19-06-2013	Khata Extract issued by Assistant Revenue Officer, Bommanahalli, Bruhat Bangalore Mahanagara Palike in respect of Khatha No. 2360, Sy No. 27/2 in the name of M/s Bhartiya international limited	Copy
17.	26/04/2019	Tax paid receipt for the period 2019-20 issued by the office of the Assistant Revenue Officer, Ward number 194, Gottigere Bruhat	Copy





		Bangalore Mahanagara Palike, Bangalore for the period 2021- 2022 in respect of the PID number 4872/1, 4873/2 in the name of Bhartiya International Limited	
18.	29-04-2021	Tax paid receipt for the period 2021-22 issued by the office of the Assistant Revenue Officer, Ward number 194, Gottigere Bruhat Bangalore Mahanagara Palike, Bangalore for the period 2021- 2022 in respect of the PID number 4872/1, 4873/2 in the name of Bhartiya International Limited	Original

6. List of Encumbrances

19.		Encumbrance Certificates for the period i).from 01-04-1975 to 31-5-1989; ii).from 1/6/1989 to 02-01-1994; iii).from 01-01-1994 to 11-12-1994; iv).from 03-12-1994 to 31-03-2004 and v).from 01-04-2004 to 12-12-2017.	Copies
20.	12/08/2021	Encumbrance certificate for the period from 1/4/2004 to 21/08/2021 issued by the Sub-Registrar, J.P. Nagar, Bangalore in respect of the schedule property	Original
21.	Online	Encumbrance certificate for the period 1/4/2004 to 15/09/2021 in respect of the schedule property.	Original

7. View of Encumbrances

It is appearing from the encumbrance certificate for the period 1/6/1989 to 20/09/2021, issued by the Sub-Registrar, Bangalore South Taluk now Bommanahalli, J.P. Nagar, and online clearly reveals the transactions between from the principal civil judge on behalf of the S Chandrashekar in favour of Lt. Cdr. M.C.Kendall (Retd.) from Lt. Cdr. M.C.Kendall (Retd.) in favour of Bhanuprasad M. Patel from Bhanuprasad M. Patel in favour of M/s Bharatiya International Pvt. Ltd.

8.	Regulatory Issues:	
	Whether the property is affected by land ceiling law:	No
	Whether the property is affected by land fragmentation law:	no
	Whether the property is affected by forest law:	no
	Whether the property is affected by planning law:	no



	Whether the property is affected by Urban land ceiling law:	no
	Whether the property is affected by rent restriction/control law:	no
	Whether the property is affected by Environmental law:	no
	Whether the property is affected by user restrictions under Municipal law/revenue law:	no
	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	Nil
10.	List of documents/deeds provided	As stated in above at (v) (vi)
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 and examined	As stated in above at (v) (vi)
12.	List of further documents called for examination and perused	As stated in above at (v) (vi)
13.	Whether the documents examined are dully stamped as per the Stamp Act	Yes
14.	Whether the registration endorsements are in order	Yes
15.	<p>Certificate of Title</p> <p>M/s Bharatiya International Pvt. Ltd. has got absolute, clear and marketable title over the property proposed to be mortgaged.</p> <p>The Owners- Borrowers can execute equitable mortgage by way of deposit of title deeds in favour of the Bank in respect of the schedule property mentioned above subject to production of up-to date EC.</p> <p>There are no minor or any other claims over the property intended to be given by way of mortgage.</p>	
16.	<p>Certificate of examination</p> <p>I have gone through the originals/ copies of title deeds intended to be deposited relating to the schedule property and offered as security by way of equitable mortgage by deposit of title deeds and that the documents of the title referred to above are perfect evidence of title and that if the said deposit of title deeds is created or deposited in the 'manner required by law, it will satisfy the requirements of creation of equitable mortgage by deposit of title deeds. I further certify that:</p>	





I have made a search in the land/ revenue records and do not find any adverse features, which would prevent the title holders from creating a valid mortgage – Not applicable

I have visited the Registrar/ Sub- Registrar's Office on 15/9/2021 and verified the records/ details of the property long to M/s Bharatiya International Pvt. Ltd.

There is no prior mortgages/ charges, whatsoever as could be seen from the encumbrance certificate for the period from 1/6/1989 to 15/09/2021 pertaining to the immovable property covered by the above said title deeds.

There is no prior mortgage over the schedule property.

There are claims from minor's and his their interest in the property/ies is to the extent of ----- (specify the share of the minor/s with name) – not Applicable.

The undivided share of the minor/s is (whether there is a claim or not)- (Specify the share minor's) not Applicable.

The property/ ies is/are subject to the payment of Rs. _____ (specify the liability that is fastened or could be fastened on the property/ ies) – Not Applicable.

Provisions of Urban Land Ceiling Act are not applicable/Permission obtained- Not Applicable.

Holding/ Acquisition is in accordance with the provisions of the Land Reforms Act- Not applicable

The mortgage if created will be available to the Bank for the liability of the intending borrower /Agreement holder.

I certify that M/s Bharatiya International Pvt. Ltd has a valid and marketable title in the property shown above subject to existing charges with Corporation Bank Now Union Bank of India.

17. List of documents to be deposited for creating the mortgage by deposit of title deeds:

1.	28.06.1978	Sale Deed executed by M. VaradappaNaidu S/o late Peramalu Naidu in favour of S. Shivakumar and S. Chandrashekar, both sons of M. Shiva Swamy, registered as	Copy
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		document No.1766//1978- 79, in the office of the Sub-Registrar, Bangalore south Taluk,	
2.	15-06-1982	Partition deed dated entered into between S. Chandrashekar & Kamalamma, son & wife of late Shiva Swamy registered as No. 1664/1982-83 at Pages 32 to 36 in Volume No.1849 of Book-I in the Office of the Sub-Registrar, Bangalore South Taluk.	Copy
3.	12/4/1992	Order passed by the Hon'ble Supreme Court in special leave to civil appeal no/ 17056/1992	Copy
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5.		Re-Survey Sketch dated 15-12-1992 issued by the Asst. Director of Land Records, Bangalore.	Copy
6.	09/05/1994	General Power of attorney executed Bharathi Prasad M patel in favour of Mr. Snehdeep Aggarwal	Copy
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8.	25-07-1994	Notification issued by the under Secretary to the Govt, of Karnataka, Revenue Department.	Copy
9.	18-10-1994	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	Copy
10.	03-12-1994	Sale deed executed by Mr.Bhanuprasad M. Patel in favour of M/s. Bharatiya International Ltd., represented by its Vice President Miss. Jaspal Sethi and the document is registered as No.8893/94-95 of Book-I in the Office of the Sub-Registrar, Kengeri, Bangalore.	Copy
11.		Mutation Register Extract vide M.R.No.19/94-95 issued by the Deputy Tahasiidar, Uttarahalli Circle, Bangalore	Copy





		South Taluk.	
12.		R.T.C. Extract issued by the Village Accountant, Gottigere Panchayath Bangalore South Taluk, in respect of Sy. No.27/2 for the period 1997-98 to 1999-2000.	Copy
13.		Resurvey hissa tippani issued by the Survey Superintendent Bangalore in respect of Sy No. 27/2 x	Copy
14.	16-05-2013	Special Notice issued by Assistant Revenue Officer, Bommanahalli, Bruhat Bangalore Mahanagara Palike in respect of Khatha No. 2360, Sy No. 27/2 in the name of M/s Bhartiya international limited	Copy
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18.	29-04-2021	Tax paid receipt for the period 2021-22 issued by the office of the Assistant Revenue Officer, Ward number 194, Gottigere Bruhat Bangalore Mahanagara Palike, Bangalore for the period 2021- 2022 in respect of the PID number 4872/1, 4873/2 in the name of Bhartiya International Limited	Original
19.		Encumbrance Certificates for the period i).from 01-04-1975 to 31-5-1989; ii).from 1/6/1989 to 02-01-1994; iii).from 01-01-1994 to 11-12-1994; iv).from 03-12-1994 to 31-03-2004 and v).from 01-04-2004 to 12-12-2017.	Copies
20.	12/08/2021	Encumbrance certificate for the period from 1/4/2004 to 21/08/2021 issued by the Sub-Registrar, J.P. Nagar, Bangalore in	Original



		respect of the schedule property	
21.	Online	Encumbrance certificate for the period 1/4/2004 to 15/09/2021 in respect of the schedule property.	Original
18	Whether original transfer deed is verified as genuine.	Since the original documents are deposited with Union Bank of India Erstwhile corporation bank at delhi could not verify and the same can be get verified by the any one of the empanelled advocate.	
19	Any other suggestion	The bank is advice to collect building plan, building license and plan approval charges erected on the schedule property. Latest khatha certificate and extract or an endorsement to that extent issued by the Bruhat Bangalore Mahanagara Palike and EM to be registered.	
20	In case of creation of charge whether said charge is enforceable over the property mortgaged/proposed to be mortgaged under the SARFAESI Act	Yes	

The report of submitted accordingly.





SEARCH-CUM-INVESTIGATION REPORT

Name of the Bank
 Name of the Branch

: Corporation Bank, M 3-4, Shopping Centre, GIC-II, M - Block Market,
 Greater Kailash -II, New Delhi-110 048.

Name of the intending Barrowers: **M/s BHARATIYA INTERNATIONAL LTD**

GENERAL SEARCH BASED ON ENCUMBRANCE CERTIFICATE

Office issued SRO	Period of search	Description of the property	Docu ment No	date of executi on	Natur e of docu ment	Name of the parties	Volu me
Bomma nahalli, J.P.Nag ar, and online.	1/6/1 989 to 20/09 /2021	All that piece and parcel of the industrial land bearing Survey No.27/2, Present BBMP Khata No.2360/Sy.No.27/2, presently PID No. 4872, 4873/2 situated at Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk, now comes under Bruhat Bangalore Mahanagara Palike Limits, Ward No.194, Anjanapura Sub-Range, Bangalore, having BBMP Khata No.2360, Sy No.27/2, measuring 1 Acre 05 guntas including one Guntas Karab and bounded on the East by : Inam Land West by : Government Channal And Bhanerughatta Road, and	6243/ 92-93	02-12- 1992	Sale deed	Mr.K.Ramakrish na Bhat, The Principal Civil Judge, Bangalore District in favour of Lt. Cdr.M.C.Kendall (Retd.)	605
			1298/ 94-95	09-05- 1994	Sale deed	Lt. Cdr. M.C.Kendall (Retd.) in favour of Mr.Bhanuprasad M. Patel	976
			8893/ 94-95	03-12- 1994	Sale deed	Mr.Bhanuprasad M. Patel in favour of M/s. Bharatiya International	



		Gopalappa's land North by Jyothinagar Sakamma's land and South by : Sy No.26.						Ltd.,	
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My verification/ search at office of the sub-registrar, Bommanahalli, J.P. Nagar, and online reveals that the above documents were registered with the said Sub-Registrar, I confirm that the denomination of stamp papers and thereon, registration endorsement and particulars etc., are tailed with the records maintained at the Sub-Registrar, office concerned and no encumbrances on the property that would adversely 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.

Bangalore
Date 22/09/2021

