



Date :17/07/2020

Annexure – B: Report of Investigation of Title in respect of immovable Property.
(All columns/items are to be completed/commented by the panel advocate)

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, PFSBU, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Your reference
	c) Name of the Borrower.	M/s. Swan LNG Private Limited.
2.	a) Name of the unit/concern/company/person offering the property/ (ies) as security.	M/s. Pegasus Ventures Private Limited
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge	Private Limited
	c) State as to under what capacity is security offered (whether as joint applicant and borrower or as guarantor, etc.)	Guarantor
3.	Complete or full description of the immovable property /(ies) offered as security including the following details	
	<p><u>SCHEDULE PROPERTY as per the Sale Deed:</u></p> <p>All that piece and parcel of the property bearing New Corporation No.19, Old Municipal No.5, BBMP PID No.1-77-19, situated at HMT Watch Factory Main Road, in Peenya Plantation-B; BBMP ward No.1, earlier known as Officers Club Building ; measuring 1,29,835 sq.ft (approximately measuring about 2.98 acres) & same is bounded by :</p> <p>North-East by : HMT Road formed on HMT Land and HMT Quarters; South-West by : Defence Land and CITI Bank Land; South-East by : HMT “B” Type Quarters and Sundaram Finance Land; North-West by : HMT Road formed on HMT Land, HMT A Type Quarters and Citi Bank Land.</p> <p>Property conveyed : (A) land measuring about 1,29,835 sq.ft. (B) building measuring about 2,700 sq.ft having RCC Roof, Red Oxide Flooring.</p>	
4.	a) Particulars of the documents scrutinized-serially and chronologically.	Original Documents are not verified since the originals are
	b) Nature of documents of verified and as to whether they are certified or registration extracts duly certified.	

Note : Only originals or certified extracts from the registering /land/ revenue /other authorities be examined				deposited at Punjab National Bank
Sl. No.	Date	Name/Nature of the Document	Original/certified copy/ certified extract/photo copy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1.	05/08/1961	Proceedings of Govt. Mysore vide G. O. No.AFD 103 FGN 60, issued by the Department of Agriculture and Forest Dept.	Photocopy	No
2.		Grant Certificate issued by the Amaldar.	Photocopy	No
3.	27/03/1965	Proceedings of Govt. of Mysore vide Order No.RD129 GNA 64, issued by the Revenue Department.	Photocopy	No
4.	24/11/1995	Khata Assessment Extract issued by the Dasarahalli Notified Area Committee, Bengaluru.	Photocopy	No
5.	24/07/2004	Tax paid receipt for the year 2003-04, issued by BBMP.	Photocopy	No
6.	16/11/2005	Sale Deed executed by M/s. HMT Limited represented by the General Manager and Group General Manager, HMT Watches Limited in favour of M/s. Bhagyanagar Metals Limited represented by its Vice President (Finance); through document bearing No.BLN-1-13471/2005-06, stored in CD No.BLND193, Book I, registered on 16/11/2005, in the office of Sub-Registrar Bengaluru North Taluk.	Photocopy	No
7.	17/11/2005	Possession Certificate vide No.AMD/JL/WF Off.Club/05, issued by MHMT Limited in favour of M/s. Bhagyanagar Metals Limited.	Photocopy	No
8.	03/03/2006	Khatha certificate and Khatha Extract issued by BMP, Bengaluru in name of M/s. Bhagyanagar Metals Limited. and assigned PID No.1-77-19	Photocopy	No
9.	02/03/2006 and	Tax paid receipt for the year 1999-2005 to 2006-07, issued by	Photocopy	No



		07/06/2006	BMP, Bengaluru.		
10.		05/05/2006	Sale Deed executed by M/s. Bhagyanagar Metals Limited represented by its Vice President (Finance) in favour of M/s. Subramanya Construction and Development Company Limited represented by its Director; through document bearing No.BLN-1-07625/2006-07, stored in CD No.BLND263, Bokk I, registered on 05/05/2006, in the office of Sub-Registrar Bengaluru North Taluk, Bengaluru.	Photocopy	No
11.		03/11/2006	Approved Building Plan and License vide No.J.C(W)/Mall/530/06-07, issued by BMP, Bengaluru in the name of M/s. Subramanya Construction and Development Company Limited.	Photocopy	No
12.		14/06/2006 and 16/07/2012	Uttara Patra, Khatha Certificate and Khatha Extract issued by BMP, BBMP, Bengaluru in the name of M/s. Subramanya Construction and Development Company Limited.	Photocopy	No
13.		20/01/2014	Tax paid receipt for the year 2013-14, issued by BBMP, Bengaluru.	Photocopy	No
14.		16/07/2012	Sale Deed executed by M/s. Subramanya Construction and Development Company Limited; represented by its authorized signatory in favour of M/s. Pegasus Ventures Private Limited; represented by its Director, through document bearing No.RJN-1-02152/2012-13, stored in CD No.RJND226, Book I, in the office of Sub-Registrar Rajajinagar, Bengaluru.	Certified Copy	Online search on the portal of Govt website i.e., on Kaveri online service is taken
15.		02/02/2017	Khatha Certificate and Khatha Extract issued by BBMP, Bengaluru in the name of M/s. Pegasus Ventures Private Limited;	Photocopy	No
16.		10/02/2017	Tax paid receipt for the year 2016-17, issued by BBMP, Bengaluru.	Photocopy	No



17.	14/02/2014	Memorandum of Deposit of Title Deeds executed by M/s. Pegasus Ventures Private Limited; in favour of Indian Overseas Bank, through document bearing No.YPR-1-05898/2013-14, stored in CD No.YPRD96, Book I, in the office of Sub-Registrar Yeshwanthpur, Bengaluru.	Photocopy	No
18.	15/05/2015	Supplemental Memorandum of Deposit of Title Deeds executed by M/s. Cardinal Energy and Infrastructures Pvt Ltd; represented by its Authorized Signatory Shri. Vilas A. Gangan as Depositors and M/s. Pegasus Ventures Pvt Ltd; represented by its Authorized Signatory as Mortgagors in favour of Indian Overseas Bank, through document bearing No.RJN-1-00957/2015-16, stored in CD No.RJND282, in the office of Sub-Registrar Rajajinagar, Bengaluru.	Photocopy	No
19.	28/07/2016	Discharge Deed executed by Indian Overseas Bank in favour of /s. Pegasus Ventures Pvt Ltd; represented by its Authorized Signatory, through document bearing No.YPR-1-02729/2016-17, stored in CD No.YPRD144, Book I, in the office of Sub-Registrar Yeshwanthpur, Bengaluru.	Photocopy	No
20.	15/03/2017	Memorandum of Deposit of Title Deeds executed by M/s. Pegasus Ventures Private Limited; in favour of Punjab National Bank, through document bearing No.SRI-1-04862/2016-17, stored in CD No.SRID203, Book I, in the office of Sub-Registrar Srirampuram, Bengaluru.	Photocopy	No
21.	14/07/2020	Tax paid receipt for the year 2020-21.	Photocopy	No
22.		Encumbrance Certificate from 01/04/1950 to 31/03/2004.	Photocopy	No
23.	02/07/2020	Encumbrance Certificate from 01/04/2004 to 02/07/2020.	Original	Not Applicable
5	Whether certified copy of all title/documents are obtained from relevant sub-registrar office and compared with the documents made available by			Yes, Certificate copy Sale Deed



	the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with TIR)	dated 16/07/2012 is obtained and same is verified AND Online search of Sale Deed dated 16/07/2012 is also taken of Govt portal, Kaveri online service.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted ?	Yes
	ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page number in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Not Applicable
6	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	In the Office of the Sub-Registrar, Rajajinagar
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No
	c) Whether search has been made at all the offices named at (b) above?	Search taken at the office of the Sub-Registrar, Rajajinagar
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Derivation of Title: The Proceedings Grant dated 05/08/1961, of Govt. Mysore vide G. O. No.AFD 103 FGN 60, issued by the Department of Agriculture and Forest Dept shows that the said Government possessed the land measuring about 180-26 Acres in Jarakadande Kavalu of Peenya Plantation-B; and that under the Grant Certificate dated 05/08/1961, the Government	



granted the land to M/s. Hindustan Machine Tools Factory Limited. Further for establishment of Watch Factory and for extension of the Township and said Grant Certificate came to be issued by Revenue Department in favour of M/s. Hindustan Machine Tools Factory Limited on 27/03/1965, Order No.RD129 GNA 64, for further proposals of the Divisional Commissioner, Bengaluru Division.

The Khata Assessment Extract dated 24/11/1995, issued by the Dasarahalli Notified Area Committee, Bengaluru, shows that M/s. Hindustan Machine Tools Factory Limited; name came to be mutated in the Revenue records as khatedar of the granted land and that the granted land was assigned Corporation number as No.5, Peenya Plantation "B", Bengaluru. Also the taxes came to be paid in respect of the said property for the year 2003-04 and same is reflected from the Tax paid receipt dated 24/07/2004.

It is seen from the documents on record that M/s. Hindustan Machine Tools Factory Limited; (M/s. HMT Limited) established Watch factory over the part of the above said land and decided to sell the remaining portion of the land and therefore invited open tenders by issuing public notice in The Times of India and Economic Times on 18/06/2005. Then, the tenders received were opened on 13/07/2005, and that the heightened bidder for the Watch Factory Officers Club Building, measuring to the extent of 2.98 Acres out of above said land was of M/s. Bhagyanagar Metals Limited, And thus the Allotment Letter dated 22/09/2005 vide No.AMD/JL/WF/ Off.Club/05 came to be issued by M/s. HMT Limited in favour of M/s. Bhagyanagar Metals Limited,

Thereafter, the Sale Deed dated 16/11/2005, came to be executed by M/s. HMT Limited represented by the General Manager and Group General Manager, HMT Watches Limited in favour of M/s. Bhagyanagar Metals Limited represented by its Vice President (Finance); through document bearing No.BLN-1-13471/2005-06, stored in CD No.BLND193, Book I, registered on 16/11/2005, in the office of Sub-Registrar Bengaluru North Taluk, wherein the property measuring 2.98 Acres was sold and the right and title in respect of the said property came to be transferred to M/s. Bhagyanagar Metals Limited.

And that to hand over the physical possession of the said property, the Possession Certificate dated 17/11/2005, vides No.AMD/JL/WF Off.Club/05, is issued by MHMT Limited in favour of M/s. Bhagyanagar Metals Limited.

Also on the basis of the said Sale Deed, the name of M/s. Bhagyanagar Metals Limited, came to be mutated in the Revenue Records of the said property, which shows that the property stands in his name and same is reflected from the Khatha certificate and Khatha Extract dated 03/03/2006, issued by BMP, Bengaluru in name of M/s. Bhagyanagar Metals Limited; under the said Certificate the property purchased by the M/s. Bhagyanagar Metals Limited; is assigned with Property number as PID No.1-77-19.

Also, the taxes came to be paid by M/s. Bhagyanagar Metals Limited; for the year 1999-2005 to 2006-07, in respect of the said property and that BMP, Bengaluru issued the Tax paid receipt on 02/03/2006 and 07/06/2006.

Thereafter, the Sale Deed dated 05/05/2006, came to be executed by M/s. Bhagyanagar Metals Limited represented by its Vice President (Finance) in favour of M/s. Subramanya Construction and Development



Company Limited represented by its Director; through document bearing No.BLN-1-07625/2006-07, stored in CD No.BLND263, Book I, registered on 05/05/2006, in the office of Sub-Registrar Bengaluru North Taluk, Bengaluru, and that the property came to be sold and transferred for valuable sale consideration.

Later, Approved Building Plan and License dated 03/11/2006, vide No.J.C(W)/Mall/530/06-07, issued by BMP, Bengaluru in the name of M/s. Subramanya Construction and Development Company Limited; goes to show that permission for construction of Residential Apartment consisting of Basement + Ground Floor + three upper floor with Terrace.

On the basis of the above said Sale Deed, the Uttara Patra, Khatha Certificate and Khatha Extract dated 14/06/2006 and 16/07/2012, came to be issued by BMP, BBMP, Bengaluru in the name of M/s. Subramanya Construction and Development Company Limited.

And that taxes were paid for 2013-14, as per the Tax paid receipt dated 20/01/2014, issued by BBMP, Bengaluru.

Further, it is seen that Sale Deed dated 16/07/2012 came to be executed by M/s. Subramanya Construction and Development Company Limited; represented by its authorized signatory in favour of M/s. Pegasus Ventures Private Limited; represented by its Authorized signatory, through document bearing No. RJN-1-02152/2012-13, stored in CD No.RJND226, Book I, in the office of Sub-Registrar Rajajinagar, Bengaluru. under the said Sale Deed the property mentioned under Schedule came to be sold for the valuable sale consideration and that the possession and all the title right and interest of the schedule property came to be transferred to M/s. Pegasus Ventures Private Limited; represented by its Authorized signatory, and became the absolute owner of the properties mentioned under the schedule above. And the name of the company came to be mutated in the Revenue records, same is reflected from the Khatha Certificate and Khatha Extract dated 02/02/2017, issued by BBMP, Bengaluru in the name of M/s. Pegasus Ventures Private Limited; AND Tax paid receipt dated 10/02/2017, for the year 2016-17, issued by BBMP, Bengaluru.

Thereafter, the said M/s. Pegasus Ventures Private Limited; availed the loan was mortgaging the said property as security, and same is seen from Memorandum of Deposit of Title Deeds dated 14/02/2014, executed by M/s. Pegasus Ventures Private Limited; in favour of Indian Overseas Bank, through document bearing No.YPR-1-05898/2013-14, stored in CD No.YPRD96, Book I, in the office of Sub-Registrar Yeshwanthpur, Bengaluru AND Supplemental Memorandum of Deposit of Title Deeds dated 15/05/2015, executed by M/s. Cardinal Energy and Infrastructures Pvt Ltd; represented by its Authorized Signatory Shri. Vilas A. Gangan as Depositors and M/s. Pegasus Ventures Pvt Ltd; represented by its Authorized Signatory as Mortgagors in favour of Indian Overseas Bank, through document bearing No.RJN-1-00957/2015-16, stored in CD No.RJND282, in the office of Sub-Registrar Rajajinagar, Bengaluru.

Later, the said loan was cleared and the property was discharged, thus the said property under scrutiny has no charges on it, and same is seen from the Discharge Deed dated 28/07/2016, executed by Indian Overseas Bank in favour of /s. Pegasus Ventures Pvt Ltd; represented by its Authorized Signatory, through document bearing No.YPR-1-02729/2016-17, stored in CD No.YPRD144, Book I, in the office of Sub-Registrar Yeshwanthpur, Bengaluru.



	<p>Further, the Memorandum of Deposit of Title Deeds executed by M/s. Pegasus Ventures Private Limited; in favour of Punjab National Bank, through document bearing No.SRI-1-04862/2016-17, stored in CD No.SRID203, Book I, in the office of Sub-Registrar Srirampuram, Bengaluru, goes to show that the property mentioned above is been mortgaged to Punjab National Bank and loan is been availed and thus it is said that Punjab National Bank has the charge on the said property.</p> <p>Further this opinion is given based on the documents available on record and as per the records available & information given by client; there is no litigation or dispute pending regarding this property. Further I have not visited and inspected the said property. The valuer is required to carefully inspect & identify the property proposed to be mortgaged to the bank, with the correct boundaries & access road to property.</p> <p>It is to be noted that the total purchase cost of the schedule property is of Rs.25.85 crore.</p> <p>In view of the above mentioned discussion, I am of the opinion that the M/s. Pegasus Ventures Private Limited; have Clear & marketable title over the entire property under the scrutiny, subject to the charge of The Punjab National Bank</p>	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Absolute owner, subject to the charge of Punjab National Bank.
10.	<p>If leasehold, whether;</p> <p>a) Lease Deed is duly stamped and registered</p> <p>b) Lessee is permitted to mortgage the Leasehold right</p> <p>c) Duration of the Lease/unexpired period of lease</p> <p>d) If, a sub-lease, check whether the lease period in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by sub-Lessee also.</p> <p>e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?</p> <p>f) Right to get renewal of the leasehold rights and nature thereof.</p>	Not applicable
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether; grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12.	<p>If occupancy right, whether;</p> <p>a) Such right is heritable and transferable,</p> <p>b) Mortgage can be created.</p>	No occupancy right
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	None
14.	<p>If the property has been transferred by way of Gift/Settlement Deed, whether;</p> <p>a) The Gift/Settlement Deed is duly stamped and registered;</p> <p>b) The Gift/Settlement Deed has been attested by two witnesses;</p> <p>c) The Gift/Settlement Deed transfers the property to Donee;</p>	No Gift Transfer



	<p>d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;</p> <p>e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;</p> <p>f) Whether the Donee is in possession of the gifted property;</p> <p>g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;</p> <p>h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.</p>	
15.	<p>(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.</p> <p>(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.</p> <p>(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.</p> <p>(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?</p>	Not applicable
16.	<p>Whether the title documents include any testamentary documents/ wills?</p> <p>(a) In case of wills, whether the will is registered will or unregistered will?</p> <p>(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?</p> <p>(c) Whether the property is mutated on the basis of will?</p> <p>(d) Whether the original will is available?</p> <p>(e) Whether the original death certificate of the testator is available?</p> <p>(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?</p> <p>(g) Comments of the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/Validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained.</p>	No
17.	<p>(a) Whether the property is subject to any wakf rights?</p> <p>(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?</p> <p>(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?</p>	No
18.	<p>(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.</p>	Not applicable



	(b) Please also comment on any other aspect, which may adversely affect the validity of security in such cases?	
19.	<p>(a) Whether the property belongs to any trust or is subject to the rights of any trust?</p> <p>(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?</p> <p>(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?</p> <p>(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.</p>	Not applicable
20.	<p>(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.</p> <p>(b) In case of agricultural property other relevant records /documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?</p> <p>(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.</p>	Not applicable
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No
22.	<p>(a) Whether the property is subject to any pending or proposed land acquisition proceedings?</p> <p>(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.</p>	No
23.	<p>(a) Whether the property is involved in or subject matter of any litigation, which is pending or concluded?</p> <p>(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?</p> <p>(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/ marking.</p>	No As per document seen
24.	<p>(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.</p> <p>(b) Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?</p> <p>(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.</p>	Not applicable
25.	<p>(a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.</p> <p>(b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm?</p>	<p>Yes, the property is owned by the Private limited company</p> <p>Yes</p>



	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/ LLP (seller) and the vendee company (purchaser) ?	Not Applicable
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not Applicable
	iv) If the search reveals encumbrances/ charges, whether such charges/ encumbrances have been satisfied	Not Applicable
26.	In case of Societies, Association, the required authority / power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws.	Not applicable
27.	(a) Whether any POA is involved in the chain of title?	Not Applicable
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
	ii. Whether the POA is a registered one?	
	iii. Whether the POA is a special or general one?	
	iv. Whether the POA contains a specific authority for execution of title document in question?	
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	(g) Please comment on the genuineness of POA?	Not Applicable
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped/ authenticated in terms of the Law of the place, where it is executed.	No, Mortgage is created by lawful owners
29.	If the property is a flat/apartment or residential /commercial complex, check and comment on the following: (a) Promoter's/Land owner's title to the land/ building;	Not applicable



	(b) Development Agreement/Power of Attorney; (c) Extent of authority of the Developer/builder; (d) Independent title verification of the Land and/or building in question; (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of sale agreement, development agreement, POA, etc.; (h) Approval of building plan, permission of appropriate/local authority, etc.;	
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The charge of The Punjab National Bank
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any. The schedule property is free from all encumbrances from 01/04/1950 to 02/07/2020, The above said Sale transaction and other registered transactions are reflected in the said encumbrance certificate. And I have not come across any registered charge or encumbrance over the property under scrutiny, except the charge of Punjab National Bank bearing No.SRI-1-04862/2016-17, stored in CD No.SRID203 on 15/03/2017.	
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy? Tax paid receipt dated 14/07/2020, shows that tax is paid for the year 2020-21.	
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required /obtained.	NOC/ Declaration to be obtained
34.	Details of RTC extracts/mutation extracts/Khata extracts pertaining to the property in question.	RTCs are perused. As mentioned in para 8 above
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records?	Yes
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/partition of the property is legally valid? (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/ houses, as the case may be).	Yes
37.	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Not furnished



38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.	Not Available
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Yes/No)	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not required
44.	Additional aspects relevant for investigation of title as per local laws.	Not required
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security. 1. Fresh Khatha Certificate in the name of M/s. Pegasus Ventures Private Limited; is to be obtained. 2. NOC/ Discharge Deed to be obtained from the Punjab National Bank in favour of the Borrower and that all the Original documents are to be deposited with the State Bank of India and once the Original are deposited supplementary Opinion to be obtained for the same.	
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s. Pegasus Ventures Private Limited
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	No
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	
	Whether the details of the apartment/Plot in question are verified with the list of number and types of the apartment or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	

Date:17/07/2020

Place: Bengaluru



Annexure-C1

Certificate of Title on the Basis of Certified copies of the Title Deeds

1. I have examined the Certified copies of the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage (*please specify the kind of mortgage) and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered/ Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and

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

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

5) There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period **from 01/04/1950 to 02/07/2020**, pertaining to immovable property covered by above said Title Deeds and wherein I have not come across any registered charge over the property under the scrutiny. **except the one mentioned above.**

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

There is charge of The Punjab National Bank

7) Minor/(s) and his/ their interest in the property. **Not Involved.**

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower,
M/s. Swan LNG Private Limited.

9) I certify that **M/s. Pegasus Ventures Private Limited** has an absolute, clear and marketable title, over the Schedule property, **subject to the charge of The Punjab National Bank.** I further certify



that the above certified copies of title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.

10) In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following original documents mentioned at serial No.4a would create a valid and enforceable mortgage:

Sl. No.	Date	Name/Nature of the Document	Original/certified copy/ certified extract/photo copy, etc.
1.	05/08/1961	Proceedings of Govt. Mysore vide G. O. No.AFD 103 FGN 60, issued by the Department of Agriculture and Forest Dept.	Photocopy
2.		Grant Certificate issued by the Amaldar.	Photocopy
3.	27/03/1965	Proceedings of Govt. of Mysore vide Order No.RD129 GNA 64, issued by the Revenue Department.	Photocopy
4.	24/11/1995	Khata Assessment Extract issued by the Dasarahalli Notified Area Committee, Bengaluru.	Photocopy
5.	24/07/2004	Tax paid receipt for the year 2003-04, issued by BBMP.	Photocopy
6.	16/11/2005	Sale Deed executed by M/s. HMT Limited represented by the General Manager and Group General Manager, HMT Watches Limited in favour of M/s. Bhagyanagar Metals Limited represented by its Vice President (Finance); through document bearing No.BLN-1-13471/2005-06, stored in CD No.BLND193, Book I, registered on 16/11/2005, in the office of Sub-Registrar Bengaluru North Taluk.	Original
7.	17/11/2005	Possession Certificate vide No.AMD/JL/WF Off.Club/05, issued by MHMT Limited in favour of M/s. Bhagyanagar Metals Limited.	Original
8.	03/03/2006	Khatha certificate and Khatha Extract issued by BMP, Bengaluru in name of M/s. Bhagyanagar Metals Limited. and assigned PID No.1-77-19	Original
9.	02/03/2006 and 07/06/2006	Tax paid receipt for the year 1999-2005 to 2006-07, issued by BMP, Bengaluru.	Original
10.	05/05/2006	Sale Deed executed by M/s. Bhagyanagar Metals Limited represented by its Vice President (Finance) in favour of M/s. Subramanya Construction and Development Company Limited represented by its Director; through document bearing No.BLN-1-07625/2006-07, stored in CD No.BLND263, Book I, registered on 05/05/2006, in the office of Sub-Registrar Bengaluru North Taluk, Bengaluru.	Original



11.	03/11/2006	Approved Building Plan and License vide No.J.C(W)/Mall/530/06-07, issued by BMP, Bengaluru in the name of M/s. Subramanya Construction and Development Company Limited.	Photocopy
12.	14/06/2006 and 16/07/2012	Uttara Patra, Khatha Certificate and Khatha Extract issued by BMP, BBMP, Bengaluru in the name of M/s. Subramanya Construction and Development Company Limited.	Original
13.	20/01/2014	Tax paid receipt for the year 2013-14, issued by BBMP, Bengaluru.	Original
14.	16/07/2012	Sale Deed executed by M/s. Subramanya Construction and Development Company Limited; represented by its authorized signatory in favour of M/s. Pegasus Ventures Private Limited; represented by its Director, through document bearing No.RJN-1-02152/2012-13, stored in CD No.RJND226, Book I, in the office of Sub-Registrar Rajajinagar, Bengaluru.	Original
15.	02/02/2017	Khatha Certificate and Khatha Extract issued by BBMP, Bengaluru in the name of M/s. Pegasus Ventures Private Limited;	Original
16.	10/02/2017	Tax paid receipt for the year 2016-17, issued by BBMP, Bengaluru.	Original
17.	14/02/2014	Memorandum of Deposit of Title Deeds executed by M/s. Pegasus Ventures Private Limited; in favour of Indian Overseas Bank, through document bearing No.YPR-1-05898/2013-14, stored in CD No.YPRD96, Book I, in the office of Sub-Registrar Yeshwanthpur, Bengaluru.	Photocopy
18.	15/05/2015	Supplemental Memorandum of Deposit of Title Deeds executed by M/s. Cardinal Energy and Infrastructures Pvt Ltd; represented by its Authorized Signatory Shri. Vilas A. Gangan as Depositors and M/s. Pegasus Ventures Pvt Ltd; represented by its Authorized Signatory as Mortgagors in favour of Indian Overseas Bank, through document bearing No.RJN-1-00957/2015-16, stored in CD No.RJND282, in the office of Sub-Registrar Rajajinagar, Bengaluru.	Photocopy
19.	28/07/2016	Discharge Deed executed by Indian Overseas Bank in favour of /s. Pegasus Ventures Pvt Ltd; represented by its Authorized Signatory, through document bearing No.YPR-1-02729/2016-17, stored in CD No.YPRD144, Book I, in the office of Sub-Registrar Yeshwanthpur, Bengaluru.	Photocopy
20.	15/03/2017	Memorandum of Deposit of Title Deeds executed by M/s. Pegasus Ventures Private	Original



		Limited; in favour of Punjab National Bank, through document bearing No.SRI-1-04862/2016-17, stored in CD No.SRID203, Book I, in the office of Sub-Registrar Srirampuram, Bengaluru.	
21.	14/07/2020	Tax paid receipt for the year 2020-21.	Original
22.		Encumbrance Certificate from 01/04/1950 to 31/03/2004.	Photocopy
23.	02/07/2020	Encumbrance Certificate from 01/04/2004 to 02/07/2020.	Original

11) There are no legal impediments for creation of mortgage under any applicable law/Rules in force

12) It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY:

	<p><u>SCHEDULE PROPERTY as per the Sale Deed:</u></p> <p>All that piece and parcel of the property bearing New Corporation No.19, Old Municipal No.5, BBMP PID No.1-77-19, situated at HMT Watch Factory Main Road, in Peenya Plantation-B; BBMP ward No.1, earlier known as Officers Club Building ; measuring 1,29,835 sq.ft (approximately measuring about 2.98 acres) & same is bounded by :</p> <p>North-East by : HMT Road formed on HMT Land and HMT Quarters;</p> <p>South-West by : Defence Land and CITI Bank Land;</p> <p>South-East by : HMT "B" Type Quarters and Sundaram Finance Land;</p> <p>North-West by : HMT Road formed on HMT Land, HMT A Type Quarters and Citi Bank Land.</p> <p>Property conveyed :</p> <p>(A) land measuring about 1,29,835 sq.ft.</p> <p>(B) building measuring about 2,700 sq.ft having RCC Roof, Red Oxide Flooring.</p>
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SEARCH REPORT

I further certify that Sale Deed dated 16/07/2012 executed by M/s. Subramanya Construction and Development Company Limited; represented by its authorized signatory in favour of M/s. Pegasus Ventures Private Limited; represented by its Director, through document bearing No.RJN-1-02152/2012-13, stored in CD No.RJND226, Book I, in the office of Sub-Registrar Rajajinagar, Bengaluru; is genuine as the particulars shown in the deed tally with the copy of the search taken on the online search on Govt. portal of Kaveri online service.

Bengaluru

Date: 17/07/2020


 Seal & Signature of the Advocate


ಪ್ರಮಾಣಪತ್ರದ ಸಂಖ್ಯೆ : (GR-EC-C-0002321-2020-21)

Sadhin Bichu

ನಮೂನೆ 15 (148ನೇ ನಿಯಮ)

SANO 2266
2020

ಕೆಳಗೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ಸಂಬಂಧದಲ್ಲಿ ಋಣಭಾರಗಳು ಬನಾದರೂ ಇದ್ದರೆ, ಮತ್ತು ನೋಂದಣಿಯಾದ ಕ್ರಮಗಳ ವಿವರಣೆಗಳ ಬಗ್ಗೆ ಒಂದು ಪ್ರಮಾಣಪತ್ರಕ್ಕಾಗಿ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ. (ಅರ್ಜಿಯಲ್ಲಿ ಹೇಳಿದಂತೆ ತಿಳಿಸಬೇಕು ಮತ್ತು ವಿವರಿಸಬೇಕು)

Property Schedule: ---

Details Of Property : Properties situated In Peenya, having New Site No : (19); New Property No : (19); New Municipal List No : (19); New Site No : (5); New Property No : (5); New Municipal List No : (5); New Corporation No : (5); New Property No : (05); New Municipal List No : (05); New Corporation No : (19), Details Of Receipt : Rs 200.00 Paid By Cash against Receipt Number 2265/02-07-2020

ಮೇಲೆ ತಿಳಿಸಿದ ಆಸ್ತಿಯ ವಿವರಗಳನ್ನು 01/Apr/2004 ರಿಂದ 02/Jul/2020 ರವರೆಗೆ 1 ರಲ್ಲಿ ಸೂಚಿಯಲ್ಲಿರುವುದನ್ನು ಶೋಧನೆ ನಡೆಸಲಾಯಿತು ಮತ್ತು ಈ ಶೋಧನೆಯಿಂದ ಕೆಳಗೆ ತೋರಿಸಿದ ಕ್ರಮಗಳು ಹಾಗೂ ಋಣಭಾರಗಳು ಕಂಡುಬಂದುವೆಂಬುದನ್ನು ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಚ್ಚುಗಾರರ ಹೆಸರು		ಸಂಪುಟ		ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ	ಪುಟ	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	Village Name: ಪೀಣ್ಯ Property Schedule Description: (LAND MARK) Property bearing 5, New BBMP Khatha No. 19, BBMP PID No. 1-77-19, BBMP Ward No. 1 of HMT Ward situated at HMT Watch factory Main Road in Peenya Plantation-B Bangalore-58 (EAST) HMT Road formed on HMT land and HMT Quarters (WEST) Defence Land and CITI Bank Land (SOUTH) HMT Road formed on HMT land, HMT A Type Quarters and Citi Bank Land (NORTH) HMT B Type Quarters and Sundaram Finance LandNote : (Schedule A:) Measuring 1,29,835 Sq. ft	14/Feb/2014	ಹೆಚ್ಚು ವೆತ್ತಿಗೆ ಒತ್ತೆ Market Value — 0.0000 Consideration — 500000000.0000	M/s Pegasus Ventures Pvt Ltd Rep by its Authorised Signatory G A Anoop	Indian Overseas Bank, Malleswaram Branch, Bangalore Rep by its Asst. General Manager Vide letter 14/02/2014.	YPRD96	7	YPR-1-05898-2013-14

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಶೆಕ್ಡಾಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದಸ್ತಾವೇಜಿನ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	(approximately about 2.98 Acres) Property bearing 5, New BBMP Khatha No. 19, BBMP PID No. 1-77-19, BBMP Ward No. 1 of HMT Ward situated at HMT Watch factory Main Road in Peenya Plantation-B Bangalore-58							
2	Village Name:ಶೀಣ್ಣಿ Property Schedule Description: (LAND MARK) Property bearing New Corporation No 19, Old Municipal No 5, BBMP P I D No. 1-77-19, Situated at HMT Watch Factory Main Road, in Peenya Plantation-B, BBMP Ward No 1, earlier Known as of Officers Club Building, Bangalore (EAST) HMT Road Formed on HMT Land and HMT Quarters (WEST) Defence Land and C/I Bank Land (SOUTH) HMT. Road Formed on HMT Land, HMT A Type Quarters and C/I Bank Land (NORTH) HMT "B" Type Quarters and Sundaram Finance LandNote : (Schedule A:) Property bearing New Corporation No 19, Old Municipal No 5, BBMP P I D No. 1-77-19, Situated at HMT Watch Factory Main Road, in Peenya Plantation-B, BBMP Ward No 1, earlier Known as of Officers Club Building, Bangalore Measuring:	16/Jul/2012	ಕ್ರಯ Market Value ———— 241826000.0000 Consideration ———— 241826000.0000	M/s Subramanya Construction & Development Company rep by its Authorised Signatory Nagesh Balasubramanyam ,	M/s Pegasus Ventures Pvt. Ltd rep by its Director Vilas A. Gangan ,	RJND226	10	RJN-1-02152-2012-13

ಕ್ರಮಾಂಕ	(ಎ) ಆಸ್ತಿಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದಸ್ತಾವೇಜಿನ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಕೈಗಾರಿಕೆ ಹೆಸರು		ಸಂಪುಟ		ದಸ್ತಾವೇಜಿನ ಶುಲ್ಕ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು	ಸಿ. ಡಿ. ಸಂಖ್ಯೆ	ಪುಟ	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
3	129835 Sqft (2.98 Acres) of Site with 2700 Sqft R C C Roofed building. Village Name:ಪಿಲ್ವಾ Property Schedule Description: (LAND MARK) New Corporation No. 19, Portion of Old Corp No.5, PID 1-77-19, HMT Watch Factory Main Road Bangalore -31 (EAST) HMT Road Formed on HMT Land and HMT Qtrs (WEST) Defence Land and CITI Bank Land (SOUTH) HMT Road Formed on HMT Land and HMT 'A' Type Qtrs & CITI Bank Land (NORTH) HMT B Type Qtrs & Sundram Finance Ltd Land and Note : (Schedule A:) New Corporation No. 19, Portion of Old Corp No.5, PID 1-77-19, HMT Watch Factory Main Road Total Measuring 1,29,835 sq fts, (Schedule C:) Built up area 2,700 sq ft Rcc Roofed Red Oxide Flooring Building	05/May/2006	ಕ್ರಯ Market Value —— 113605625.0000 Consideration —— 113605625.0000	M/s. Bhagyanagar Metals Limited rep its Vice President Finance L.K. Baid . M/s. Bhagyanagar Metals Construction and Development Company Limited Rep By its Director. Nagesh Balasubramanyam .		BLND263	12	BLN-1-07625-2006-07
4	Village Name:ಪಿಲ್ವಾ Property Schedule Description: (LAND MARK) HMT Watch Factory Officers Club Building marked as WL-6 in Municipal No 5, Bangalore Mahanagara Palike Ward No 1, in Peenya Plantation "B" Bangalore North Taluk. (EAST) HMT	16/Nov/2005	ಕ್ರಯ Market Value —— 53176000.0000 Consideration —— 79334350.0000	M/s HMT Limited rep by its General Manager D. P. Ravi (Asset Management), M/s HMT Limited rep by its General Manager S. K. Mandal (Group General Manager)	M/s Bhagyanagar Metals Limited rep by its authorised representative Shri. L. K. Baid Vice President (Finance)	BLND 193	13	BLN-1-13471-2005-06

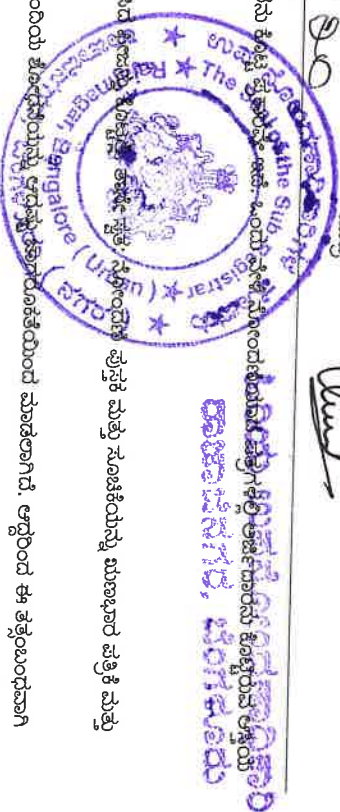
ಕ್ರಮಾಂಕ	(ಎ) ಆಯ್ಕೆಯ ವಿವರ	ನಿರ್ವಹಣಾ ಜಾರಿಯ ದಿನಾಂಕ	(ಬಿ) ದತ್ತಾಂಶವೇಷಿಸಿ ಸ್ವರೂಪ ಮತ್ತು ಮೌಲ್ಯ (In Rs.)	ಶೇರ್ಗಾರರ ಹೆಸರು		ಸಂಪುಟ	ಪುಟ	ದತ್ತಾಂಶವೇಷಿಸಿ ಉಲ್ಲೇಖ
				ಬರೆದು ಕೊಟ್ಟವರು	ಬರೆಯಿಸಿಕೊಂಡವರು			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Road formed on HMT land and HMT Quaters (WEST) Defence land and Citi bank Land (SOUTH) HMT Road formed on HMT Land HMT "A" Type Quaters and Citi bank land (NORTH) HMT "B" type quaters & Sundaram Finance Ltd landNote : (Schedule A:) HMT Watch Factory Officers Club Building marked as WL-6 in Municipal No 5, Bangalore Mahanagara Palike Ward No 1, in Peenya Plantation "B" Bangalore North Taluk. Measuring: 1.29,835 Square feet (Approx about 2.98 acres) with Building. (Schedule C:) 2700 square feet of Built Up Area.							

ಸದರಿ ಆಯ್ಕೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ವೋಕ್ತ ಕ್ರಮಗಳ ಮತ್ತು ಬುಣ್ಣುಬಾರಗಳ ಹೊರತು ಇತರೆ ಯಾವುದೇ ಕ್ರಮಗಳು ಬುಣ್ಣುಬಾರಗಳು ಉಲ್ಲೇಖಗೊಳ್ಳುವವರು ಸಹ ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ. ಶೋಧನೆ ನಡೆಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣವತ್ತ ಸಿದ್ಧಪಡಿಸಿದವರು ಶ್ರೀ.....
 ಶೋಧನೆ ಪರಿವೀಕ್ಷಿಸಿದವರು ಮತ್ತು ಪ್ರಮಾಣವತ್ತವನ್ನು ಪರಿವೀಕ್ಷಿಸಿದವರು ಶ್ರೀ.....
 ರುಜು (ಪದನಾಮ).....

ಸ್ಥಳ: ರುಜು:

ಸೂಚನೆ:-

- (1) ಈ ಬುಣ್ಣುಬಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಕಂಡುಬರುವ ಕ್ರಮಗಳು ಮತ್ತು ಬುಣ್ಣುಬಾರಗಳು ಆಯ್ಕೆಗಳ ವಿವರಣೆಯ ಮೇಲೆ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟ ಪ್ರಕಾರವೇ ಇಹ ಒಂದು ವೇಳೆ ನೋಂದಣಿಯಾದವರು ಆಯ್ಕೆಗಳಲ್ಲಿ ಅರ್ಜಿದಾರನು ಕೊಟ್ಟಿರುವ ಆಯ್ಕೆಯ ವಿವರಣೆ ವ್ಯತ್ಯಾಸವಾಗಿದ್ದಲ್ಲಿ ಅಂತಹ ವಿವರಣೆಯು ಈ ಬುಣ್ಣುಬಾರ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸರಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ.
- (2) Liability Note -
- (3) ನೋಂದಣಿ ಅಧಿನಿಯಮದ 57 ಪ್ರಕರಣ ಮತ್ತು ನಿಯಮ 138 (1)ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಇಚ್ಛಿಸುತ್ತಿರುವ ನಿಗದಿಪಡಿಸಿದ ಕ್ಷೇತ್ರಕ್ಕೆ ಕೊಟ್ಟು ತಪ್ಪು ಸರಿಯಾದ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಬುಣ್ಣುಬಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಥಾ ನಕಲನ್ನು ತಯಾರುಮಾಡಲು ಅವರ ವೆಚ್ಚ ಕೊಡಲಾಗುವುದು.
- (ಎ) ಆದರೆ ಈ ಪ್ರಸ್ತುತ ಅರ್ಜಿಯ ಪ್ರಕಾರ ಅರ್ಜಿದಾರನು ಸ್ವತಃ ಪರಿಶೀಲಿಸಲು ಇಚ್ಛಿಸಬೇದಿದ್ದ ಪಕ್ಷದಲ್ಲಿ ನಿಗದಿಪಡಿಸಿದ ಕ್ಷೇತ್ರಕ್ಕೆ ಕೊಟ್ಟು ತಪ್ಪು ಸರಿಯಾದ ಪುಸ್ತಕ ಮತ್ತು ಸೂಚಿಕೆಯನ್ನು ಬುಣ್ಣುಬಾರ ಪತ್ರಿಕೆ ಮತ್ತು ಯಾವುದೇ ತಪ್ಪುಗಳು ಕೋಧನೆಯಲ್ಲಿ ಕಂಡುಬಂದಲ್ಲಿ ಇಲಾಖೆಯು ಯಾವುದೇ ರೀತಿ ಜವಾಬ್ದಾರಿಯಾಗಿರುವುದಿಲ್ಲ.





ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 212

ಕಛೇರಿ : ರಾಜಾಜಿನಗರ

Original

ದಿನಾಂಕ : 23/06/2020

ಶ್ರೀ schin Bicvhu 317 - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2020 - 21 ವರ್ಷದ 'ಪ್ರಸ್ತುತ' - 1 ಪ್ರಸ್ತುತದ 1 ಸಂಖ್ಯೆಯ ನಕಲು ಅರ್ಜಿಗಾಗಿ

ರೂ. ಪೈ.

Copy Application Fee

150.00

ಒಟ್ಟು :

150.00

Rs. 150.00 By Cash Paid in Cash Rs.150

ನೆಗೆದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :

+

0

ಒಟ್ಟು :

150.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ನೂರು ಐವತ್ತು)

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ರಾಜಾಜಿನಗರ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು
ದಸ್ತಾವೇಜುಗಳಿಗೆ ಮಾತ್ರವೇ
ಹಿ.ಬಿ.ನಂ. 1841
ಬೆಲೆ: ರೂ. 2/-



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

18/52/12-13

ABSOLUTE SALE DEED

This Deed of Absolute Sale is made and executed on this the 16th day
of July 2012 (16.07.2012) at Bangalore City by and between

**M/s Subramanya Construction &
Development Company**

A Company incorporated under the
Companies Act 1956

Having its registered office at No.4/1,
Tumkur Road, Yeshwanthpur,
Bangalore-22

Represented by its Authorized signatory
Mr. Nagesh Balasubramanyam
PAN No. AADCS1525J

ಈ ನಕಲು 1841 ಪುಟಗಳನ್ನು ಹೊಂದಿದ್ದು
1ನೇ ಪುಟದ ನಂ. 1841/24

Hereinafter referred to as the Vendor which term shall mean and
include its legal representatives, assigns, administrators, successors
in interest of the One Part to and in favour of

M/s Pegasus Ventures Pvt.Ltd.,

A Company incorporated under the Companies Act 1956
Having its registered office at No.6, Feltham House,

2nd floor, No.10, J.N.Herdia Marg,
Ballard Estate, Mumbai-400 001
Represented by its Director

For PEGASUS VENTURES PRIVATE LIMITED

Director / Authorised Signatory

For SUBRAMANYA CONSTRUCTION AND
DEVELOPMENT CO. LTD.,

Authorised Signatory

1ನೇ ಪ್ರಕಟಣೆ 2152 ದಿನಾಂಕ 16/07/2012
ಶ್ರೀ. ಸೋ. ರಾಜಾಜಿನಗರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Pegasus Ventures Pvt. Ltd rep by its Director Vilas A. Gangan . ಇವರು 13542340.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
By Cash	40.00	Paid in Cash
Other Bank DD	13542300.00	DD No. 175190, Dt. 13/7, 2012, ICICI Bank Bangalore
ಒಟ್ಟು :	13542340.00	

ಸ್ಥಳ : ರಾಜಾಜಿನಗರ

ದಿನಾಂಕ : 16/07/2012


ಲಲಿತಾ ಆನುಕೂಲ
ಅಧ್ಯಕ್ಷರು, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಕೊಡಗು

Designed and Developed by C- DAC .ACTS Pune.

2 ನೇ ಪುಟದ ನ.ಅ.ಸಂ 31#

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Mr. Vilas A. Gangan

PAN No. AAGCP6514R.

Hereinafter referred to as the Purchaser which term shall mean and include its legal representatives, assigns, administrators, successors in interest of the Other Part

WITNESSETH AS FOLLOWS:

Whereas the Vendor is the absolute owner of all that piece and parcel of the property bearing new corporation NO.19, PID No.1-77-19 portion of old Municipal No.5, situate at HMT Factory Main Road, Bangalore North Taluk, Bangalore which is more fully described herein below and hereinafter referred to as the schedule property having purchased the same in terms of a registered deed of sale dated 5.5.2006 and registered as document No. 7625/2006-07.

Originally the Government of Mysore (now called as Government of Karnataka) allotted lands to the extent of 180.26 acres under various survey numbers in Peenya Plantation-B, Bangalore North Taluk to M/s Hindustan Machine Tools Ltd. (HMT Ltd.) for an upset price vide Government Order No.AFD-103,FGN-60 dated 5.8.1961 and No.RD 129 GMA 64 dated 27.3.1965. Ever since the allotment HMT Ltd., was in possession and enjoyment of the said lands exercising all the acts of ownership.

For PEGASUS VENTURES PRIVATE LIMITED

Director / Authorised Signatory

For SUBRAMANIA CONSTRUCTION AND
DEVELOPMENT CO. LTD.,

Authorised Signatory

3ನೇ ಪುಟದ ನಂ. 317



Print Date & Time : 16-07-2012 03:51:18 PM

1ನೇ ಪ್ರಾಶ್ನಿಕದ 2152 ರ ಸ್ವಾಧೀನ ಪಡೆದ ಸ್ಥಳೀಯ
2. ಸು. ಸೋಲ, ರಾಜಾಜಿನಗರ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2152

ರಾಜಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-07-2012 ರಂದು 03:35:03 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	Registration Fee	2418300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	Miscellaneous	35.00
	ಒಟ್ಟು :	2418635.00

ಶ್ರೀ M/s Pegasus Ventures Pvt. Ltd rep by its Director Vilas A.Gangan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Pegasus Ventures Pvt. Ltd rep by its Director Vilas A.Gangan			

ಎಲ್ಲರಿಗೆ

ಲಲಿತಾ ಅಮೃತೇಶ್

ಸಹಿ ರಚಿಸ್ತಾರೆ
ಅರಿಯ ಕಾರಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಹೆಂಸಕೂಲಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Pegasus Ventures Pvt. Ltd rep by its Director Vilas A.Gangan , (ಬರೆದುಕೊಂಡವರು)			
2	M/s Subramanya Construction & Development Company rep by its Authorised Signatory Nagesh Balasubramanyam . (ಬರೆದುಕೊಂಡವರು)			

ಎಲ್ಲರಿಗೆ

ಲಲಿತಾ ಅಮೃತೇಶ್

ಸಹಿ ರಚಿಸ್ತಾರೆ
ಅರಿಯ ಕಾರಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಹೆಂಸಕೂಲಿ

4 ನೇ ಮುಖದ ನ.ಅ.ಸಂ. 31.7

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗಾಗಿ ಬಳಸಬಹುದು
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

1ನೇ ಪ್ರಾಕೃತದ... ದಸ್ತಾವೇಜಿನ ಮೇಲೆ
ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

- 3 -

HMT Ltd., to improve its liquidity, sold the schedule property in favour of M/s Bhagyanagar Metals Ltd., a company incorporated under the Companies Act at an auction. Bhagyanagar Metals Ltd., which was the highest bidder has got a registered sale deed executed in its name from HMT Ltd., after fulfilling all the formalities on 16.11.2005. The said registered sale deed is registered in the office of Sub Registrar, Bangalore North Taluk as document No.13471/2005-06 in book-1 and stored in CD bearing No. BLND 193.

M/s Bhagyanagar Metals Ltd., in pursuance to the sale deed in its favour has got the katha of the schedule property transferred in its name in the records of Bangalore Mahanagara Palike and was exercising the acts of ownership over the schedule property.

Whereas M/s Bhagyanagara Metals Ltd., as such absolute owner sold the schedule property in terms of an absolute sale deed in favour of the Vendor herein dated 5.5. 2006 which is registered in the office of Sub Registrar, Bangalore North Taluk as document No.7625/2006-07 of Book-1 and stored in CD bearing No.BLND 263.

The Vendor herein as such absolute owner has got the katha transferred in its name in the records of the Bruhath Bangalore Mahanagara Palike and has been exercising the acts of ownership over the schedule property.

Whereas the Vendor to meet its liabilities and also to clear the bank loan that was obtained by the Vendor, the Vendor has sold the schedule property in favour of the Purchaser for a valuable sale

For PEGASUS VENTURES PRIVATE LIMITED

Director / Authorised Signatory

For SUBRAMANYA CONSTRUCTION AND
DEVELOPMENT CO. LTD.,

Authorised Signatory

3

5ನೇ ಮಹಡಿ ನಂ.30 317

ಗುರುತಿಸುವವರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ಸಿ.ಡಿ. ನಂ. 100, ರಾಜಾಜಿನಗರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A. Sampath No 21/2, 3rd Floor, Gandhinagar, 1st Main, Bangalore-9	Sampath
2	Mallikarjuna. No. 4/1, Tumkur Road, Yeshwanthpur Bangalore-22	ಮಲ್ಲಿಕಾರ್ಜುನ

16/7
ಲರಿಕಾ ಅನುಕರಣೆ
ಅರಿಯಾ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿ
ಅಪರಾಧಗಳ, ಕೊಂದಿ

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ RJN-1-02152-2012-13 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ RJND226 ನೇ ಧರ್ಮ ದಿನಾಂಕ 16-07-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಲರಿಕಾ ಅನುಕರಣೆ ಅರಿಯಾ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿ (ರಾಜಾಜಿನಗರ) ಅಪರಾಧಗಳ, ಕೊಂದಿ</p>	
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Designed and Developed by C-DAC, ACTS, Pune

6 ನೇ ಪುಟದ ನಂ. 317

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

1ನೇ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/-
ಶುಲ್ಕ ಪಾವತಿಯಾದುದರಿಂದ
Stamp duty paid Rs. 2/-

-4-

consideration of Rs.24 crores. The Vendor and the Purchaser have now thought it fit to reduce the terms of the sale into writing.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

The Vendor hereby absolutely sells, conveys and transfers all its right, title and interest in the property bearing new corporation No.19, old Municipal No.5, BBMP PID No.1-77-19, situate at HMT Watch Factory Main Road, BBMP Ward No.1, earlier known as Officers Club Building measuring 1,29,835 sq.ft. (approximately measuring about 2.98 acres) and has more fully described in the **Schedule** and hereinafter referred to as schedule property in favour of the purchaser absolutely and forever for a valuable sale consideration of Rs.24,00,00,000/- (Rupees Twenty Four Crores Only).

WHEREAS the purchaser has paid the entire sale consideration of Rs.24,00,00,000/- (Rupees Twenty Four Crores Only) by way of a cheque bearing No.523459, drawn on Indian Overseas Bank, Malleshwaram Branch, Bangalore dated 24.03.2012.

The Vendor thus in receipt of the total consideration further ratifies, and confirms that it has received the entire sale consideration towards the sale of the **Schedule Property** and obviates the Purchaser of all payments towards this Absolute Sale.

Thus the Vendor in lieu of the above has delivered vacant physical possession of **Schedule Property** to the purchaser as on this day.

For PEGASUS VENTURES PRIVATE LIMITED

Director / Authorised Signatory

For SUBRAMANYA CONSTRUCTION AND DEVELOPMENT CO. LTD.,

Authorised Signatory

4

1ನೇ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/-

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಟಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

152 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs. 6

-5-

The purchaser acknowledges receipt of the vacant physical possession of the **Schedule Property** on this day.

The Vendor has on this day delivered all the original documents of title to the custody of the purchaser in respect of the **Schedule Property**.

The Vendor hereby covenants and declares that it is the absolute owner of the **Schedule Property** and that it is having the absolute right to alienate the same. The Vendor further covenants and declares that the same is in accordance with the Memorandum of Articles of Association of the Vendor company and also confirm that it has not done any act or deed by which it is disentitled to alienate the **Schedule Property** in favour of the Purchaser. The Vendor further assures and confirms that there are no court attachments, litigations, claims of any nature whatsoever over the **Schedule Property** prohibiting the Vendor herein from alienating the Schedule Property absolutely and forever in favour of the Purchaser herein.

The Vendor further hereby indemnifies the Purchaser that the Vendor is the absolute owner of the **Schedule Property** and that the Vendor has the absolute right to sell the same. In the event of the title of the Vendor being disputed or found defective, the Vendor shall refund the entire sale consideration amount received by it under this sale deed together with all other incidental expenses.

The purchaser has borne the cost of registration and stamp duty pertaining to this Deed of Absolute Sale.

For PEGASUS VENTURES PRIVATE LIMITED

Director / Authorised Signatory

For SURRAMANYA CONSTRUCTION AND DEVELOPMENT CO. LTD.,

Authorised Signatory

5

8ನೇ ಅಂತರ ಕ.ಅ.ಸಂ. 317

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುಮೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೬೩



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

SCHEDULE

All that piece and parcel of property bearing new corporation No.19,
old Municipal No.5, BBMP PID No.1-77-19, situate at HMT Watch
Factory Main Road, in Peenya Plantation-B, BBMP Ward No.1, earlier
known as Officers Club Building measuring 1,29,835 sq.ft.
(approximately measuring about 2.98 acres) and bounded on the

North-East by HMT Road formed on HMT land and HMT Quarters
South-West by Defense land and CITI Bank land
South-East by: HMT "B" Type Quarters and Sundaram Finance Land,
North-West by: HMT Road formed on HMT land, HMT A Type Quarters
and Citi Bank Land.

Property conveyed

under this sale deed: (A) land measuring about 1,29,835 sq.ft.
(B) building measuring about 2,700 sq.ft.
having RCC roof, Red oxide flooring.

There are no valuable trees or well in the property. Hence the market
value has set out in the document is the correct market value.

For PEGASUS VENTURES PRIVATE LIMITED

Director/ Authorised Signatory

For SURRAMANYA CONSTRUCTION AND
DEVELOPMENT CO. LTD.,

Authorised Signatory

೨ನೇ ಪುಟದ ನ.ಅ.ಸಂ ೩೧೭

ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೬೩



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

IN WITNESS WHEREOF, the Vendor has executed this sale deed in
favour of the Purchaser on the day, month and year first above
mentioned.

For SUBRAMANYA CONSTRUCTION AND
DEVELOPMENT CO. LTD.,

Witnesses

- ಮುಖಂಡರು
1. MALLIKARJUN
4/1, TVMKUR ROAD
YESHWANTHPUR
BLORE-29

2. Sampath
A. SAMPATH
21/2, 1st Main
Gandhinagar
Bom

Drafted by me:

A. SAMPATH
Advocate
No.21/2, 3rd floor,
Gandhinagar I main,
Bangalore-560 009

Authorized Signatory

VENDOR
SUBRAMANYA CONSTRUCTION
& DEVELOPMENT COMPANY

or PEGASUS VENTURES PRIVATE LIMITED
Director / Authorised Signatory

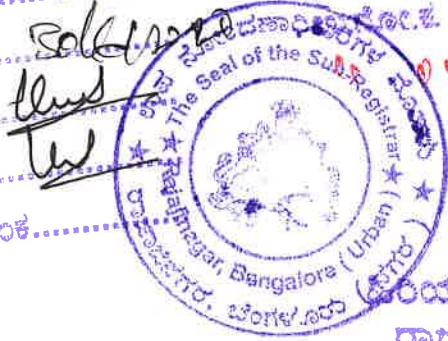
PURCHASER
M/s PEGASUS VENTURES PVT.LTD.,

10 ನೇ ಪುಟದ ನಂ. 517

ಶ್ರೀ ವಿಧಿವಿನ್ಯಾಸ ಎಫ್.ಎಸ್.ಎಲ್.

ಸ್ಥಾಪಕ ಕುರಿತು, ೨೦.೧೨.೨೦ - (ದತ್ತ ರೂಪಣ್ಣ)
ದಿನಾಂಕ ೨೪/೧೨/೨೦ ರಂದು ರಚಿಸಿದ ಮಾಹಿತಿಯಿದೆ

ನಕಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು.....
ನಕಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ.....
ನಕಲು ರಚಿಸಿದ ದಿನಾಂಕ.....
ನಕಲು ರಚಿಸಿದವರು.....
ನಕಲು ರಚಿಸಿದವರು.....
ನಕಲು ವಿಲೇವಾರಿಯಾದ ದಿನಾಂಕ.....



ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು
೨೪/೧೨/೨೦

೨೪/೧೨/೨೦

ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು