

GOVERNMENT OF KARNATAKA.
FORM - 16
NIL ENCUMBRANCE CERTIFICATE ON PROPERTY
(See Rule 148)

Certificate No. 1663 of 2021.
Application No.3427/21-22 of 2021.

PRESIDENT

T.M.A.E., Harapanahalli.

As an application is made with Affidavit with a request to issue Encumbrance if any on the property mentioned below ,
(Should mention as shown in Affidavit)

I hereby declare that the detailed search has been made on the encumbrance and acts in respect of the property mentioned below for a period i.e., from 01-04-2003 to 02-09-2021. And by such a detailed search, no acts or encumbrance found on the property mentioned below.

Searched and Certificate prepared by :
Sd/-xxxx

Details of property: Properties situated in Harapanahalli having Survey No. 100/B, measuring Acres 0-10 Cents.

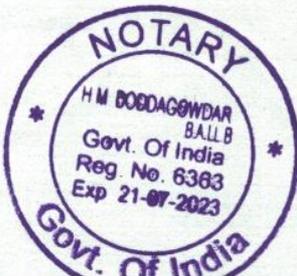
Verified by : Sd/- xxxxx
Harapanahalli.
Date:: 09-2021.

(ROUND SEAL).

Sd/- Sub Registrar
Harapanahalli.

If the details of properties are differ from the measuring as quoted in the application, such details will not be incorporated in the Certificate.

**THIS IS THE TRUE TRANSLATION OF KANNADA DOCUMENT
INTO ENGLISH VERSION.**



ATTESTED BY ME

[Signature]
NOTARY
Govt of India
Davangere Dist

Date.....

15-9-2021

Translated

Form No 15

(Rule 148) Survey No100/B -10 Cents

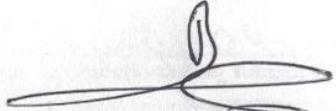
Applicant have applied to me for a certificate, giving particulars of registered acts and encumbrances in respect of under mentioned property.

(To be stated and described as given in the applicant)

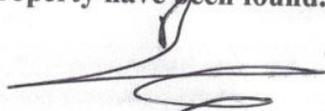
I here by certified that a search has been made and indexes relating there to for 42 years from the day 1 or 01/04/1979 to 02/09/2021 in respect of the said property and that on such search the following acts and encumbrances

Sl. No	(a) Description of property	Date of Execution	Nature & value of document	Name of Parties		Reference to document		
				Executer	Claimant	Volume	Page	No. & Year
1	2	3	4	5	6	7	8	9
	100B:- 10 cents	15-10-1979	Rs.24000/-	Bheemasenarao	President Tegginamath arts and Education Society. represented by Sri Chandra Moulishwara Shivacharya Mahaswamigalu	725	103	726/79-80

I also certify that aforesaid acts and encumbrances know other acts and encumbrances acting the said property have been found.


Search made and certified that




Search verified and certificate examined by

Place: Harapanahalli

Date: 04-09-2021

Sub-Registration Officer
SUB REGISTRAR
HARAPANAHALLI

Form No 15

(Rule 148) Survey No 114/C -3 Acre 63 Cents

Applicant have applied to me for a certificate, giving particulars of registered acts and encumbrances in respect of under mentioned property.

(To be stated and described as given in the applicant)

I here by certified that a search has been made and indexes relating there to for 27 years from the day 1 or 01/04/1976 to 31/03/2003 in respect of the said property and that on such search the following acts and encumbrances

Sl. No	(a) Description of property	Date of Execution	Nature & value of document	Name of Parties		Reference to document		
				Executer	Claimant	Volume	Page	No. & Year
1	2 114/C -3 Acre 63 Cents	3 27-07-1978	4 Rs.9900.00	5 Rajashekharaiah	6 President Tegginamath arts and Education Society. represented by Sri Chandra Moulishwara Shivacharya Mahaswamigalu	7 711	8 231	9 607

I also certify that aforesaid acts and encumbrances know other acts and encumbrances acting the said property have been found.

Search made and certified that

Place: Harapanahalli

Date: 29-09-2021



ATTESTED BY

NOTARY PUBLIC

HARAPANAHALLI-583131

Date: 30/9/2021

Search verified and certificate examined by

Sub Registration Officer

GOVERNMENT OF KARNATAKA
FORM -16
NIL ENCUMBRANCE CERTIFICATE ON PROPERTY
(See Rule 148)

Certificate No. 2036 of 2021
Application No.4193/21-22 of 2021

PRESIDENT
T.M.A.E Society Harapanahalli.

As an application is made with Affidavit with a request to issue encumbrance if any on the property mentioned below.

(Should mention as shown in Affidavit)

I hereby declare that the detailed search has been made on the encumbrances and acts in respect to the property mentioned below for a period i.e., from **01-04-2003 to 24-09-2021**. And by such a detailed search, no acts or encumbrances found on the property mentioned below.

Searched and certificate prepared by:

Sd/-xxxx

Details of property: Properties situated in Harapanahalli having Survy No. **114/C -3 Acre 63 Cents**.

Verified by : Sd/xxxx

Harapanahalli.

Date:29/09/2021.

(ROUND SEAL)

Sd/- Sub Register

Harapanahalli.

If the details of properties are differ from the measuring as quoted in the application, such details will not be incorporated in the Certificate.

THIS IS THE TRUE TRANSLATION OF KANNADA DOCUMENT INTO ENGLISH VERSION.

ATTESTED BY

NOTARY PUBLIC
HARAPANAHALLI-583131
Date: 30/9/2021



SALE DEED OF PROPERTY RS. 24,000-00

THIS INSTRUMENT OF SALE DEED is executed on this 12th day of October, 1979 in favour of the President, T M A E Society, Tegginamata Arts and Education Society, Harapanahalli, represented by T.M. Chandrmouleshwa Shivacharya Mahaswamygalu;

Executed by Bheemasenarao s/o Harapanahlli Kanakapurada Krishnaraya, aged about 58 years, resident of said village now residing at Davangere on business affairs;

WHEREAS I purchased the landed property bearing S.No.100B, measuring Acre 0.10 within the limits of Harapanahalli Municipality for the purpose of construction of building on 9-9-69, the said Sale Deed was registered in the Office of the Sub Registrar, Harapanahalli as S.R. No. 1460/69-70.

I have got constructed 5 RCC Rooms in the said land on my own expenses i.e., in Ward No.1, and City Municipality has allotted the Door No. 1A/1.

Since I am residing in Davangere by doing business, the said Rooms are not in use of mine and I am in need of finance for my business, and you are interested to purchase the same by quoting higher price than the others i.e., for Rs.24,000/- (Rs. Twenty four thousand only) and came forward to purchase the property shown in the Schedule, I have also sold the same for the said price. I have received the entire sale consideration from you in presence of the witness. I have handed over the possession of the property today itself with all absolute rights and title.

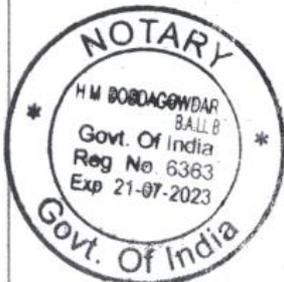
Henceforth, you will be the absolute owner of the said property. Neither myself nor my successors will not have any rights. Regarding this, if any litigations would arise in this behalf, I will get

ATTESTED BY

[Signature]

NOTARY
Govt of India
Davangere Dist

Date. 14.9.2021



**Translated
Kannada To English**

them solved at my own cost and expenses besides that, I will secure the rights of the property. Thus I have executed this Absolute Sale Deed with my willful consent .

SCHEDULE

A SITE PROPERTY situated within the limits of Harapanahalli Sub Division, Harapanahalli Town, bearing S. No. 100-B, measuring Acre 0-10 Guntas, In feet East-West 28 ft. an North-South 206 ft. out of which an own building 5 Rooms got constructed by me towards East measuring 196 ft. and in the land towards West, and facing towards West. Bounded by:

East :: S. No. 100-A/1,

West :: R o a d

North:: Gosavi Gudda

South :: 25 ft. space left by me for ISMI Road, and IB Compound.

The property within these boundaries.

Sd/- K. Bhimasen Rao.

Witnesses:

1.Sd/- K. Bheemasena Rao. 15-10-79. Harapanahalli.

1,Sd/- K. Sethuramachar, Harapanahalli.

1.Sd/- M. Narayanashetty, Harapanahalli.

Written by: K M Gurubasaiah.

Compared by: Sd/- K. Veerabasappa.

Read and compared by: Sd/-.

Presented by K. Bheemaroo on 15.10.79 between 12 and 13 Hrs. in the office of the Sub Registrar, Harapanahalli,

Sd/- K.Bhimasena Rao, 15/10/79.

ATTESTED BY ME

NOTARY
Govt of India
Davangere Dist

Date..... 14.9.2021



**Translated
Kannada To English**

Personally known to the undersigned

Fee paid as follows:-

Registration Fee Rs. 240-00

Copying Fee Rs. 20-00

Endorsement Rs. 1-00

Total Rs.251-00

Sd/- P K Bhimasena Rao S/o Kanakapurada Krishnarao.

Execution admitted by:: K. Bhimasena Rao, 15-10-79.

Sd/- B. K. Thippeswamy, Sub Registrar, Harapanahalli.

Registered in Book-1, Volume 725, Pages 103 – 105, Registered No. 726/79-80 dt . 15-10-79.

Sd/- B K Thippeswamy, Sub Registrar, Harapanahalli. (SEAL).

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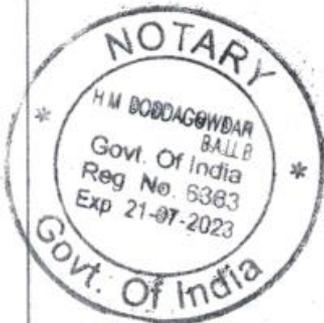
ATTESTED BY ME

Handwritten signature

NOTARY
Govt of India
Davangere Dist

Date

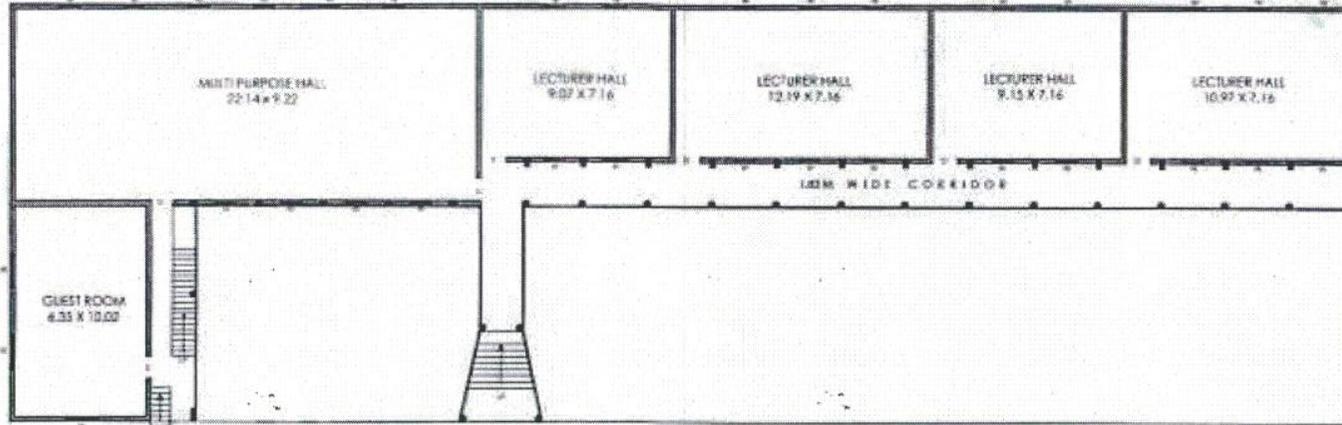
14.9.2021



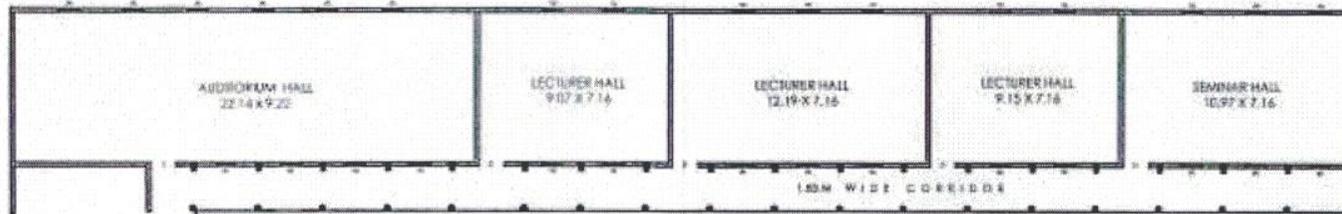
Translated
Kannada To English

TITLE: EXISTING BUILDING PLAN OF T.M.A.E.S COLLEGE OF EDUCATION AT HARAPANAHALLI-583131, DAVANAGERE,(DI) KARNATAKA.

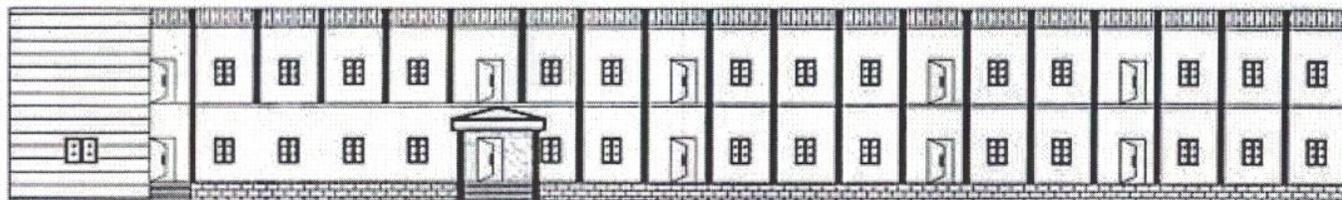
EXTENSION OF BUILDING



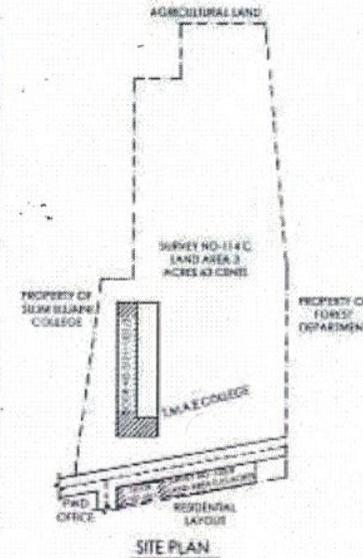
GROUND FLOOR PLAN



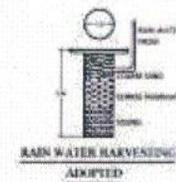
FIRST FLOOR PLAN



ELEVATION



SITE PLAN



**RAIN WATER HARVESTING
ADAPTED**

[Signature]
Chief Officer
Town Panchayath
Harapanahalli-583131,
Davanagere District.

ORIENTATION **SCALE: 1:100 & 1:1000**
ALL DIMENSIONS ARE IN METRES ONLY

SCHEDULE OF OPENINGS

1	D	1.06 X 2.43	14
2	W	1.09 X 1.52	67

AREA STATEMENT

SITE AREA AS PER DRAWING: 58348.77 SQ.METRES (65 CENTS)
SITE AREA AS PER DOCUMENT: 58348.77 SQ.METRES (65 CENTS)
SURVEY NO - 114/C

GROUND FLOOR AREA:	725.94
FIRST FLOOR AREA:	725.94
TOTAL AREA:	1451.88
TOTAL BUILT-UP AREA:	1451.88 SQ.MT

[Signature]
SECRETARY
T.M.A.E. Society
Harapanahalli-583131

T.M.A.E. SOCIETY, HARAPANAHALLI

NAME OF THE COMPETENT AUTHORITY	
DESIGNATION	
ADDRESS	
DOOR NO: 3/211/01/7	
ARCHITECTS & ENGINEERS:	
<i>[Signature]</i> E.L. UDAYASHANKAR PATIL APNA WHEEL ARCHITECTS JAYANAGAR BANGLOE	
DRAWN	UDAYASHANKAR PATIL
CHECKED	UDAYASHANKAR PATIL
DATE	02/07/2024
REVISION NO.	01
PAPER SIZE	A2

BUILDING COMPLETION CERTIFICATE

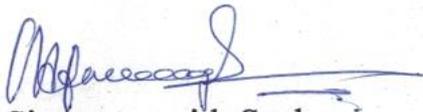
Hereby certify that, I have personally inspected the land and building mentioned in the statement below and the same is based on the registered documents, data measurements and specifications found in the site.

1	Date of inspection by the Engineer	13.09.2021
2	Owner of the Land & Building with address	President T.M.A.E. Society Harapanahalli
3	Type of ownership of land	
4	Location with survey No, Street No, Word No, Name of the Place, Corporation/ Municipality / Panchayath	100/B, and 114/C Gosai Gudda, Behind I.B Harapanahalli
5	Date of Registration of Land	15.10.1979
6	Registered in the office of Sub Register with address	Sub Register office Harapanahalli
7	Building Plan approved by (address of Corporation/ Municipality / Panchayath)	Town Panchayat
8	Year of construction	1983
9	Electricity Connection No	RR. No:-1561, A/C No:6086601000
10	Telephone Connection No	08398-280259
11	Water Connection No	167hpl/1983-84
12	Total land area of the Institution	0.10 Acres of S.No 100/B(535.864 Sq. Mt) 3.67 Acres of S.No 114/C(16148.77 Sq. Mt) <hr/> <u>Total area of the Institution-16684.63 Sq. Mt</u>
13	Total Built up area of the institution	2661.3 Sq. Mt
14	Total land area earmarked for particular teacher training programme along with name of the course	S. No 100/B 536.05 Sq.Mt <u>Some part of S.No 114/C 2500 Sq.Mt</u> Total -3036.05 Sq. Mt
15	Total built up area earmarked for particular teacher training programme along with name of the course.	2661.3 Sq. Mt B.Ed Course

16	Purpose for which the building is being used / proposed to be used	B.Ed Course		
17	Details of Construction of building (Roofing- please mention RCC/ Tiled/ any other, Please specify	S.No 100/B		
		Ground Floor	534.36 Sq. Mt	RCC
		First Floor	534.36 Sq. Mt	RCC
		Second Floor	140.70 Sq. Mt	RCC
		S.No 114/C		
		Ground Floor	725.94 Sq. Mt	RCC
		First Floor	725.94 Sq. Mt	RCC
		Total	2661.3 Sq. Mt	
18	Area of Multi Purpose hall	204.1308 Sq. Mt		
19	Land usage certificate for Educational purposes from the concerned Govt. authorities obtained details	Certificate Enclosed		

On verification of the above on site, I hereby certify that:

- iv. The land & building of the institution is exclusively meant for running teacher Training programme, the institution campus, building, furniture etc, is barrier free. There is no temporary structure, asbestos / tin sheet sheds available in the building, Safeguard against fire hazard has been provided in all parts of the building.
- v. The building of the institution is constructed keeping in view the provisions and by-laws of the building construction as per the Bureau of Indian Standards and the same Is structural safe and secure to run the teacher training course.
- vi. The construction of the building is completed in all respects and the building is Structurally sound to be used for Educational purposes and having the load bearing Capacity as per the latest Indian standards.


Signature with Seal

Name of the approved / authorized Engineer / architect	Er, Chandrashukal Patil
Designation	Civil Engineer
Office address	APMC Road, Ashoka circle, Raebanpur, -581115.

Certified by the competent govt. authority / local govt, body

M. Lingappa
Signature with Seal

ಶಿಕ್ಷಣ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಜಿಲ್ಲಾ ಮಟ್ಟದ ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ
ಹಾವೇರಿ ಜಿಲ್ಲಾ, ಹಾವೇರಿ ಜಿಲ್ಲಾ
ಹಾವೇರಿ ಜಿಲ್ಲಾ

Name of the approved / Competent authority	<i>M. Lingappa</i>
Designation	Assistant Executive Engineer <i>M. Lingappa</i>
Office address	ಶಿಕ್ಷಣ ಇಲಾಖೆ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಜಿಲ್ಲಾ ಮಟ್ಟದ ಶಿಕ್ಷಣ ಅಧಿಕಾರಿ ಹಾವೇರಿ ಜಿಲ್ಲಾ, ಹಾವೇರಿ ಜಿಲ್ಲಾ ಹಾವೇರಿ ಜಿಲ್ಲಾ

Countersigned by the authorized representative of the Management of the Institution

T.M. Chandrashekariah
Signature with Seal

SECRETARY
T.M.A.E. Society
Harapanahalli-583131.

Name of the authorized representative of the society / trust running the teacher training programme.	<i>T.M. Chandrashekariah.</i> Secretary. <i>T.M.A.E. Society.</i>
Designation	SECRETARY.
Office address	<i>T.M.A.E. Society.</i> <i>Net Bus-stand.</i> <i>Harapanahalli-583131</i> <i>8+7 Vijayanagara. S+7 Karnataka.</i>