

N.G.SRINAGESH BE(CIVIL)  
Executive Engineer (Civil) –BSNL. Retd.  
Registered Govt. Approved Valuer  
IBBI Registered valuer  
Registration No.CAT-I/Reg.No.3/15-16

Flat No.4017, First Floor  
Block-4, Prestige Elysian  
Hulimavu, Bannerghatta Road  
Bangalore-560 076  
(m) 9449458393  
E-mail:ngsrinagesh@gmail.com

NO. 11/ Silicon City Education Trust/ 25-26

Dated. 12.05.2025

APPENDIX-XI

## BUILDING SAFETY CERTIFICATE

Certified that the existing building of **Silicon City Education Trust** at Kumar Nursery, New Bank Colony, JP Nagar 8<sup>th</sup> Phase, Konankunte, Bengaluru- 560 062 comprises of R.C.C Framed structures Block 1 to 5 with partly Basement + Ground + 3UF+ Terrace floor owned and occupied by **Silicon City Education Trust** have complied with the Building Safety requirements in accordance with National Building Code Rules, and verified by undersigned **N.G.SRINAGESH**, Executive Engineer (Civil) Retired, Bharat Sanchar Nigam limited ( A Govt. of India Enterprise), on **02.05.2025** in the presence of Shri R. SRINATH, Head – Finance & Accounts, Silicon City Education Trust, and the building / premises is structurally stable for running the educational institute.

Encl: Annexure-1

  
12/05/2025  
N.G.SRINAGESH/  
EXECUTIVE ENGINEER (CIVIL) – Retd.  
BHARAT SANCHAR NIGAM LIMITED  
(A GOVT. OF INDIA ENTERPRISE)  


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## CERTIFICATE OF LAND

Annexure-B

File No.11A/ Silicon City Education Trust/ 25-26

Dated. 13.05.2025

Certified that land measuring **1Acres- 20 Gunta or 6070.40sqm** situated in Survey Nos. 155/3A & 155/3B, Kothanur village, Uttarahalli hobli, Bengaluru south, Karnataka, fully described in the schedule mentioned herein after, is owned by K.B.Lakshman & leased to **Silicon City Education Trust**, in terms of lease deed vide Reg. ref. No. 1007/04-05 dt. 05.06.2004 & Supplementary lease deed reg. ref. No. 14295/2005-06 dt.19.09.2005 of Kengeri Sub Registered Office. The total period of lease form 30 years from date 01.06.2004 to 31.05.2029 & from dt. 01.06.2029 to 31.05.2034. it also certified that the said entire land comprises of single plot of land.

It is further certified that the **Silicon City Education Trust**, at Kumar Nursery, New Bank Colony, JP Nagar 8th Phase, Konankunte, Kothanur village, Bengaluru- 560 062 is located on the said plot of land.

### **THE SCHEDULE OF LAND ABOVE REFERRED TO**

All that piece and parcel of land measuring 6070.45sqm situated in Survey Nos. 155/3A & 155/3B , kothanur village, uttarahalli hobli, Bengaluru south, Karnataka and bounded as follows:

North: Anjanapp's land  
East: Lessor's land -Sy. No. 155/3  
West: Road  
South: Land Sy. No. 155/4B

  
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ANNEXURE-1		
1	Name of the Building	<b>Silicon city Education Trust</b> Kumar Nursery, New bank Colony, JP Nagar 8 <sup>th</sup> Phase, Konankunte, Bengaluru- 560 062
2	Trustees	Late K.B. Lakshman, Shri L.Ravi, Shri B.K.Nagendra & Shri B.K.Vishwanath.
3	Number of structures	Block- I to Block-V Partly basement + Ground + 3Upper floors
4	Built Up Area as per Sanctioned Plan	Basement Floor: 1029.00sqm Ground Floor : 2720.00sqm First Floor : 2607.00sqm Second floor : 2607.00sqm Third Floor : 2607.00sqm Total : 11570.00sqm or 1,24,539.00sf
5	NA conversion order	Ref.L.RF/CR:120/03-04 dt.27.03.2004, Survey Nos.155/3A & 155/3B Area: 1Acre- 20 Guntas – for educational purpose.
6	Lease Deed:	a)Reg. ref. No.1007/04-05 dt.05.06.2004 between K.B.Lakshman -Lessor <u>AND</u> Silicon City Education trust-Lessee b) Trustees: K.B.Lakshman, L. Ravi, B.K.Nagendra & B.K.Vishwanath c) Period of lease: 25 years from 05.06.2004
7	Supplementary Lease Deed:	Reg. ref. No. 14295/2005-06 dt. 19.09.2005 between K.B.Lakshman, S/o N. Beerappa AND Silicon City Educational trust Trustees: K.B.Lakshman, L. Ravi, B.K.Nagendra & B.K.Vishwanath
8	Schedule of the property:	Sy. No.155/3A & 155/3B of Kothanur village, uttarahalli, Bengaluru – Area : 1Acre-20Guntas East: Lessor's land – Sy. No.155/3 West: Road North: Anjanappa's land South: Land sy. No.155/3B
9	Khatha certificate:	Issued by BBMP vide ref. No. DA/PR/0151/1718 dt. 18.05.2017 in the name of K.B.Lakshman for an area of 2Acres-35Guntas.
10	Latest Bescom Bill:	RR No. 6SH 40034, ID No. 5257196000- Grid Electricity consumption Bill
11	Building Plan approval:	By Kothanur village panchyath, Uttarahalli hobli, dt. 20.02.2003
12	Modified Plan approval	Ad. TP./ Bommanhalli/ LP No. Ad/Com/Bom/569/14-15 dt. 31.06.2014
13	Property Tax:	For the year 24-25/1601097067/ward No.196-Anjanapura/ dt.29.07.24/ Non-residential Zione "D" Silicon City Education trust by chairman K.B.Lakshman/155/3A-Kothanur for Rs.2,08,844/-
14	Scope of the Building	Entire building is built for education institute in phase manner.





15	Specifications	a) RCC framed structure built for educational institute considering live load of 3kn/sqm (As per IS: 875-1964)
		b) Floor height of 3.00mts with brick masonry panel walls.
		c) Shahabad stone flooring for class rooms & corridors
		d) Wide staircase for each block and one lift for eight persons of make- Johnson.
		e) Flush door shutters with saal wood frames & P.C. coated aluminium sliding windows.
		f) Rest room facilities for male / female in each floor.
16	Amenities	a) 100kva solar lighting for own use and for grid distribution system
		b) Swimming Pool – size: 15 x 25mt
		c) Badminton court at terrace floor
		d) Rain water harvesting- Recharge pits
		e) 3 Nos bore well
		f) Wet raiser or firefighting in all the blocks
		g) CCTV coverage on all common area
		h) U.G.sump: 50000liters
		i) OH Tank: total of 22000liters
		j) Baske ball court on ground
		k) Volley ball court on terrace

Date: 12.05.2025

Place: Bengaluru

*N.G. Srinagesh*  
12/05/2025

N.G.SRINAGESH/

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Income Tax Reg.No. CAT-I/VOL-I/Reg. No.3/15-16





## PHOTOS





