



Transforming the
Business of
Consulting & **Project
Management**
Services

Strategic. Legal. Integrated.

Magalogue...
Land Services



www.elem14.in

Elem **14**
VENTURES LLP
DEEDS

Magalogue...
Land Services

A Vision Rooted in Experience

In a world driven by precision, policy, & people—Elem14 stands at the crossroads, blending deep legal intelligence, sectoral expertise, & consultative strategy. We are not just managing projects—we are shaping their legacy.

—Elem14, Management.

Who We Are : The Spirit of Elem14

Elem14 is a dynamic consulting and project management LLP based in Bengaluru, founded on the principle of enabling seamless coordination between government bodies, legal frameworks, & private enterprise. Our strength lies in strategic implementation & statutory compliance, driven by a multidisciplinary team with hands-on industry experience.

Elem14 Vertical Competencies



Core Principles of Elem 14 Ventures LLP Business Integrity

"All our services and strategies are merit-based, and we operate with strict adherence to legal compliance and regulatory frameworks."

"Our operations are entirely merit-driven, with a firm commitment to legal compliance and adherence to all applicable regulations."

"We pride ourselves on offering services grounded in merit, while upholding the highest standards of legal and regulatory compliance."

"At Elem 14 Ventures LLP, we deliver value through merit-based strategies, guided by a strict code of legal compliance and ethical conduct."



We offer tailored services that integrate

- Turnkey project facilitation
- Statutory approvals across urban & rural frameworks
- Legal strategy & dispute resolution
- End-to-end development lifecycle advisory
- Regulatory representation & relationship management



Elem14's Core Service Architecture



Scope of Work Includes

- Planning, documentation, & sanction workflows
- Liaison with: Panchayat, BBMP, BDA, DTE, DET, DCE, Pollution Control, Fire & Safety, BESCOM, BWSSB, etc.
- Timeline monitoring, stakeholder coordination, & reporting
- On-ground execution & project lifecycle tracking

Elem14's Universe of Services

Project Management Services

We manage complex infrastructure & institutional projects in & around Bengaluru, Karnataka:

- Educational Campuses Establishment (Schools, Colleges, Universities)
- Private Museum, Amusement & Recreational Parks & Cultural Complexes Establishment
- Academia & Industries Conclaves
- Real Estate and Township Projects
- Industry & Commercial Projects (SEZ)



Legal & Strategic Advisory

Para legal team acts as an extension to **law firms, businesses, & private developers** by **offering:**

- Due diligence on title, zoning, & legal disputes
- Land law strategy including conversion, acquisition, restoration
- Litigation support & court case structuring
- Government notifications, endorsements, and adjudications
- Drafting sale agreements, GPAs, encumbrance clearance

Our Liaison & Regulatory Engagement Model

Navigating the Regulatory Maze

We handle the "invisible engine" of development

- the multi-departmental liaison:

- BBMP, BDA, Revenue, Forest, Pollution Board, Fire, Water, Electricity, Court Registries
- Statutory approvals from MoEFCC, MoHFW, MoCA, MoHUA, Revenue Dept., Urban Development Dept., and more

Government & Statutory NOCs

- Panchayat, CLU, Layout, Zoning, BDA/BMRDA Sanctions and Urban Authorities
- CTE & CTO from KSPCB / Pollution Control Authority
- Environmental, Highway, Mining, Forest and Airport NOCs

Key Quote

“WE WALK THE
HALLWAYS OF
ADVOCACY—
SO OUR CLIENTS
CAN WALK
CONFIDENTLY
INTO THE FUTURE.”



Real Estate & Property Law Services

- End-to-end documentation, title clearance, and land conversion
- Encumbrance certificates, mutation, RTC, alienation sketch
- Legal restoration of titles through Merit Oriented High Court/SC judgments
- Drafting and registration of sale deeds, wills, GPAs

Special Expertise:

- Agricultural to residential conversion
- Land aggregation strategy & JV/GPA execution
- Support in disputed or partially litigated lands



Legal Support Portfolio

Our team of legal consultants,
paralegals, & litigation
strategists bring unmatched
knowledge across:

- Real Estate Law
- Civil, Land Revenue, & Court litigation
- Title Recovery Strategy
- Corporate Legal Advisory
- Intellectual Property & IT Law
- Nonprofit & Institutional Legal Assistance
- Arbitration, Mediation & Dispute Resolution



Statutory Documentation & Legal Dossiers at Karnataka, INDIA

An exhaustive legal services
checklist includes over
60+ documents, such as:

- Supreme Court / Civil Court / Revenue Court Orders
- Mutation and RTC updates post-sale
- Final Decree Proceedings (FDP)
- Alienation Sketch / Tatkal Podi / Saguvali Chit
- Moola Tippani, Kaibaraha RTC, Encumbrance Certificate
- MR Checklists, Re-survey records, Dishank Integration
- Sale Deeds, GPA Drafts, 11E Sketch, KDT, Atlas

“EACH FILE
TELLS A
STORY— WE
ENSURE IT
ENDS WITH
SUCCESS”

Elem14's Process Model

**A proven process cycle for
high-efficiency project handling:**

- Initiation & Site Analysis
- Documentation & Due Diligence
- Department Mapping & Stakeholder Identification
- Liaison & Filing
- Follow-ups & Hearings
- Sanction/Order Issuance
- Project Reporting to Client
- Compliance & Closure Certification





Registered Office:

BHIVE Workspace, Koramangala 5th Block,
No.19, 4th 'C' Cross, Koramangala Industrial Area,
5th Block, Bengaluru, Karnataka, INDIA - 560095.

info@elem14.in
www.elem14.in

Disclaimer & Legal Notice

The images and illustrations used in this publication have been sourced from publicly available internet platforms. They are intended solely for representational and illustrative purposes, and may not accurately reflect the actual context, subject matter, or proprietary copyrights.

Where possible, images have been used under Creative Commons licenses or as permitted under fair use for commentary, educational, and illustrative purposes. All image rights remain with their original owners and creators. No copyright infringement is intended.

All rights related to the terms of service, terms and conditions, and privacy policy are reserved by Elem 14 Ventures LLP.