SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191
M.9845087191/968426282/9535397986

To, Date.18.12.2023.

1. Mr.P.SUBRAMANI, aged about 69 years,
S/o Late Sri.Papaiah,

2.Mr. NAYAN KUMAR.B.S, aged about 37 years,
S/o Sri.P.Subramani,

3. Mr.S.PRADEEP, aged about 35 years,
S/o Sri.P.Subramani,

All are R/at No.317, Sai Sannidhi Layout,
Belathur Village, Kadugodi Post, Bidarahalli Hobli,
Bangalore East Taluk.

TITLE CLEARANCE CERTIFICATE

This Legal Opinion is given to **Mr.P.Subramani, Mr. Nayan Kumar B.S and S.Pradeep,** based on the photocopies of title documents provided by them.

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SCHEDULE PROPERTY

RE:

All that piece and parcel of Property bearing **Converted Sy.No.113/1**, measuring about **1 Acre 01 Guntas,** (Converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.BDS:ALN(Poo)S.R (Kru.Ho):46/2008-09, dated.10.02.2009 issued by the Special Deputy Commissioner, Bangalore) situated at **NAGONDAHALLI VILLAGE**, K.R.Puram Hobli, Bangalore East Taluk, presently within the administrative

jurisdiction of **BBMP,** with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Survey No.133/3 of Nagondanahalli Village;
West by : Remaining portion of the same Survey Number;
North by : Land in Survey No.130 of Nagondanahalli Village;
South by : Land in Sy.No.113/2 of Nagondanahalli Village;

I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Village Map, Akarbandh, Krada Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas in respect of the above said property.	Copy
02.		Index of Land Records and Record of Rights in respect of the above said property.	Copy
03.		RTC Extracts from 1967-68 to 2021-22 in respect of the above said Survey Number.	Copy
04.		MR Nos.1/1986-87, 17/2007-08, 27/2007-08, 29/2009-10, 8/2011-12, 9/2011-12, T1/2021-22 in respect of the above said property.	Copy
05.	15.09.1943	Sale deed executed by Sri.Nagappa Son of Huchappa in favour of Sri.Munishamappa Son of Yerappa registered vide document No.1454/19743-44, Book I, registered in the office of the Sub-registrar Bangalore Taluk.	Copy
06.	16.09.1943	Sale deed executed by Sri.Munishamappa Son of Yerappa in fvaour of Sri.Munishamappa Son of Marappa, registered vide document No.1456/1943-44, Book I, registered in the office of the Sub-registrar Bangalore Taluk.	Copy

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

M.9845087191/968426282/9535397986

07.	26.12.1979	Partition deed entered between Byanna, Girigowda, Krishnappa Narayana Gowda and Rukkamma all legal heirs of late Munishamappa registered vide document No.1935/1979-80, Book I, registered in the office of the Sub-Registrar Hosakote.	Copy
08.		Family Tree of Sri.Girigowda Son of Late Munishamappa.	Copy
09.		Death Certificate of Sri.Girigowda Son of Late Munishamappa.	Copy
10.	21.1.2008	Sale deed executed by Smt.Sowbhagyamma W/o Late Giri Gowda and her Children and Grand children in favour of Sri.T.B.Police Patil Son of Sri.B.T.Police Patil registered vide document No.5571/2007-08, Book I, registered in the office of the Sub-registrar Mahadevapura Bangalore.	Copy
11.		Conversion intimation letter, Conversion Sketch and Conversion charges paid receipt.	Copy
12.	10.02.2009	Conversion order bearing No.BDS:ALN(Poo)S.R (Kru.Ho):46/2008-09 in the name of Sri.T.B.Police Patil Son of Sri.B.T.Police Patil in respect of the above said property.	Copy
13.	10.05.2011	PTCL Endorsement issued by the Assistant Commissioner in respect of the above said property.	Copy
14.	07.05.2011	79A, B Endorsement issued by the Assistant Commissioner in respect of the above said property.	Copy
15.	07.01.2006	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
16.	21.12.2012	Sale deed executed by Sri.T.B.Police Patil Son of Sri.B.T.Police Patil in favour of M/s.Sobha Developers Limited represented by its	Copy

SURIYA LAW ASSOCIATES

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

M.9845087191/968426282/9535397986

		signatory Mr.D.S.Patil, registered vide document No.3420/2012-13, Book I, registered in the office of the Sub-Registrar Ulsoor, Bangalore.	
17.	28.12.2017	Release deed/Relinquishment Deed executed by M/s.Sobha Limited in favour of Government of Karnataka represented by Thasildhar Bangalore East Taluk, registered vide document No.14412/2017-18, Book I registered in the office of the Sub-registrar Banaswadi (Shivajinagar).	Copy
18.	18.11.2019	Sale deed executed by M/s.Sobha Limited, formerly Sobha Developers Limited represented by its signatory Mr.N.B.Ashok Kumar in favour of Sri.P.Subramani Son of Late Sri.Papaiah, registered vide document No.6910/2019-20, Book I, registered in the office of the Sub-Registrar Mahadevapura.	Copy
19.	17.01.2020	Special Notice issued by the Bruhat Bangalore Mahanagara Palike in the name of Sri.P.Subramani Son of Late Papaiah in respect of the above said property.	Copy
20.	27.01.2020	Katha Certificate and Katha Extract in the name of Sri.P.Subramani Son of Late Papaiah in respect of the above said property	Copy
21.	01.02.2022	Gift Deed executed by Sri.P.Subramani Son of Late Papaiah in favour his children Sri.Nayan Kumar B.S and Sri.S.Pradeep, registered vide document No.5571/2021-22, Book I, registered in the office of the Sub-Registrar Bidarahalli (Shivajinagar).	Copy
22.	21.2.2022	Katha Certificate and Katha Extract in the name of Sri.P.Subramani Son of Late Papaiah in respect of the above said property.	Copy

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M.9845087191/968426282/9535397986

23.	14.03.2022	Uttara Patra, Katha Certificate and Katha Extract in the name of Sri.Nayan Kumar B.S and Sri.S.Pradeep in respect of the above said property.	Copy
24.		Tax paid receipts paid to Bruhat Bangalore Mahanagara Palike from the period 2008-09 to 2020-21.	Copy
25.		Encumbrance Certificate from 1.04.1940 to 14.02.1957, 15.02.1957 to 31.05.1989, 1.06.1989 to 31.03.2004 and again from 1.04.2004 to 30.05.2023.	Copy

II. ENCUMBRANCES:

There are no encumbrances or minor clams over the subject property till date in respect of above said property, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

III. CERTIFICATE.

Therefore I certify that Sri.P.Subramani Son of Late Papaiah and his sons Sri.Nayan Kumar B.S and Sri.S.Pradeep are the joint and absolute owners of the Schedule property and would derive marketable title over the schedule property. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para.

(MURTHY. S)
ADVOCATE

SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191
M.9845087191/9686426282/9535397986

To, Date.18.12.2023.

M/s. UNITED DEVELOPERS
A Partnership Firm having its office at
Sy No.113/1, Nagondanahalli Village,
K.R.Puram Hobli, Bangalore - 560 066.

Represented by its Managing Partners

1. Mr. P. SUBRAMANI aged about 68 years,
S/o Late Sri. Papaiah,

2. Mr.NAYAN KUMAR B S, aged about 37 years,
S/o Mr.Subramani P,

3. Mr. PRADEEP.S, aged about 35 years,
S/o Mr.Subramani P,

TITLE CLEARANCE CERTIFICATE

This Legal Opinion is given to **M/s. UNITED DEVELOPERS** based on the photocopies of title documents provided by them.

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RE: All that piece and parcel of land bearing undeveloped c**onverted Sy.No.113/2**, (Converted from agricultural to non agricultural residential purpose vide Official Memorandum bearing No.BDS:ALN(PU)S.R.(Kru Ho):49/08-09, dated:12/02/2009, issued by the Special Deputy Commissioner, Bangalore) situated at **Nagondanahalli Village**, K.R.Puram Hobli, Bangalore East Taluk, **totally measuring 1 Acre 31 Guntas,** with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Road thereafter Land in New Sy.No.113/3 (Old Sy No.113) of Nagondanahalli Village;
West by : Land in New Sy No.114/1 (Old Sy No.114) of Nagondanahalli Village;
North by : Land in New Sy No.113/1 (Old Sy No.113) of Nagondanahalli Village;

SURIYA LAW ASSOCIATES

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M.9845087191/9686426282/9535397986

South by : Land in New Sy.No.114/2 (Old Sy No.114)
& Land in New Sy No.113/3 (Old Sy No.113)
of Nagondanahalli Village;

I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Village Map and Akarbandh Durasth in respect of the above said property.	Copy
02.		RTC from the year 1967-68 to 2016-2017, 2019-2020 in respect of Survey No.113/2 old Sy.No.113 measuring 1 Acre 31 Guntas situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
03.		Mutation Register Extract No.8/88-89, MR No.7/2007-08, and MR No.30/2009-10.	Copy
04.	10.12.1935	Lease deed executed by Karimuniga @ Kari Huchappa in favour of Muniredappa Son of Dodda Huchappa registered vide document No.1929/1935-36, Book I, registered in the office of the Sub-Registrar Bangalore in respect of the above said property.	Copy
05.	09.11.1946	Sale Deed executed by Sri.Kari Muniyappa @ Kari Huchappa S/o Sri.Huchappa in favour of Smt.Siddamma W/o Sri.Reddappa, vide registered document No.2997/1946-47, Volume 865, Pages 240 to 242, Book I, registered before the office of the Sub-registrar Bangalore Taluk.	Copy
06.	14.04.1960	Sale Deed executed by Smt. Siddamma W/o Late Sri.Reddappa and her Son Sri.Muniyappa, in favour of Sri.Thimmarayappa S/o Sri.Hiriyappa vide registered document No.191/1960-61, Volume 169, Pages 93 to 96, Book I, registered before the office of the Sub-	Copy

SURIYA LAW ASSOCIATES

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M.9845087191/9686426282/9535397986

		registrar Bangalore South Taluk.	
07.	15.11.1962	Sale Deed executed by Sri.Thimmarayappa S/o Sri.Hiriyappa, in favour of Sri.Muniyappa S/o Late Sri.Reddappa vide registered document No.5126/1962-63, Volume 362, Pages 177 to 179, Book I, registered before the office of the Sub-registrar Bangalore South Taluk.	Copy
08.	13.10.1970	Shara Deed executed by Sri.K.N.Venkataramana in favour of Sri.Muniyappa S/o Late Sri.Reddappa, vide registered document No.3446/1969-70, Volume 839, Pages 151 to 152, Book I, registered before the office of the Sub-registrar Bangalore South Taluk.	Copy
09.	17.02.1975	Sale Deed executed by Sri.Muniyappa S/o Late Sri.Reddappa and his Minor children Reddappa and Nagaraja in favour of Sri.R.Anjinappa S/o Late Ramaiah, vide registered document No.8695/1974-75, Volume 1130, Pages 222 to 226, Book I, registered before the office of the Sub-registrar Bangalore South Taluk.	Copy
10.	20.08.2007	Sale Deed executed by Sri.Anjinappa S/o Late Ramaiah and his Wife Smt.Parvathamma, and their Children (Vendors) Sri.R.Manjunath S/o Late Ramakrishnaiah (Confirming Party) in favour of Sri.Shivaraj.V.Patil S/o Sri. V.B. Patil, vide registered document No.2162/2007-08, Book I, registered before the office of the Sub-registrar Mahadevapura, Bangalore, in respect of Survey.No.113/2 (old Survey No.113) situated at Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy

11.	12.02.2009	Official Memorandum bearing No.BDS:ALN(PU)S.R.(Kru Ho):49/08-09, issued by the Special Deputy Commissioner, Bangalore District, Bangalore	Copy
12.	7.10.2008	Conversion intimation letter in respect of Survey No.113/2 measuring 1 Acre 31 Guntas of Nagondanahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
13.		Conversion Sketch and Conversion Charges paid receipt.	Copy
14.	13.03.2007	Endorsement issued by Thasildhar stating that Sy.No.113/2 of Nagondanahalli Village is not a Granted Land.	Copy
15.	07.01.2006	48 (a) Endorsement issued by the Special Tahsildar, in respect of the above said survey number.	Copy
16.	16.06.2008	79 (a) (b) Endorsement issued by the Assistant Commissioner (A.C), in respect of the above said survey number.	Copy
17.	25.06.2010	Special Power of Attorney executed by Sri.Shivaraj.V.Patil S/o Sri. V.B. Patil in favour of Sri.Sudhindra G.R and Sri.Hara Hari Roa Maney.S registered vide document No.68/2010-11, Book IV registered in the office of the Sub-Registrar Ulsoor.	Copy
18.	03.12.2012	Sale Deed executed by Sri.Shivaraj.V.Patil S/o Sri. V.B. Patil in favour of M/s.Sobha Developers Limited Represented by its Authorized Representative Sri.D.S.Patil, vide registered document No.3053/2012-13, Book I, registered before the office of the Sub-registrar Ulsoor (Shivajinagar), Bangalore, in respect of Converted Survey.No.113/2 (old Survey No.113) {Converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing	Copy

SURIYA LAW ASSOCIATES

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M.9845087191/9686426282/9535397986

		No.BDS:ALN(PU)S.R.(Kru Ho):49/08-09, issued by the Special Deputy Commissioner, Bangalore}.	
19.	08.11.2019	Partnership deed and Acknowledgement of Registration of Firm of United Developers.	Copy
20.	29.11.2019	Sale Deed executed by M/s.Sobha Limited (Formerly Sobha Developers Limited) Represented by its Authorized Signatory Sri.N.B.Ashok Kumar in favour of M/s.United Developers Represented by its Managing partners Sri.P.Subramani S/o Late Sri.Papaiah and Sri.R.Gangadhar S/o Sri.R.Ravindra Naidu vide registered document No.7434/2019-20, Book I, registered before the office of the Sub-registrar Mahadevapura, Bangalore, in respect of Converted Survey.No.113/2 (old Survey No.113).	Copy
21.	17.01.2020 27.01.2020	Improvement charges, Special Notice, Katha Certificate and Katha Extract in the name of M/s.United Developers.	Copy
22.	24.02.2022	Amalgamation deed entered between Sri.P.Subramani S/o Late Sri.Papaiah and Sri.V.Gopalkrishna @ Kitty Son of Late Sri.Venkatappa, registered vide document No.17168/2021-22, Book I, registered in the office of the Sub-Registrar Banaswadi (Shivajinagar).	Copy
23.	14.03.2022	Special Notice, Katha Certificate and Katha Extract in the name of M/s.United Developers.	Copy
24.	15.05.2023	Deed of Reconstitution of Partnership of M/s.United Developers and Acknowledgement for change in the Constitution of the Firm.	Copy
25.	07.06.2023	Confirmation deed executed by Sri.R.Gangadhar Son of Sri.Ravindra Naidu	Copy

SURIYA LAW ASSOCIATES

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M.9845087191/9686426282/9535397986

		in favour of M/s.United Developers represented by its managing partners Sri.P.Subramani and his children Sri.Nayan Kumar B.S and Pradeed S registered vide document No.4909/2023-24 in respect of the above said property.	
26.		Tax paid receipts paid to Bruhat Bangalore Mahanagara Palike for the period 2021-22 to 2023-24.	Copy
27.		Encumbrance Certificate from the year 1.04.1940 to 14.2.1957, 15.02.1957 to 31.3.1960, 01.04.1960 to 31/5/1989, 1.6.1989 to 31.03.2004.	Copy

II. ENCUMBRANCES:

There are no encumbrances or minor clams over the subject property in respect of the above said property, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given

III. CERTIFICATE

Therefore I certify that **M/S.UNITED DEVELOPERS** Represented by its Managing partners Sri.P.Subramani S/o Late Sri.Papaiah and his Sons Nayan Kumar B.S and Pradeep S have absolute title over the Property and there are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

(MURTHY. S)
ADVOCATE

SURIYA LAW ASSOCIATES

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M.9845087191/968426282/9535397986

To, Date.18.12.2023.

Mr. V.GOPALAKRISHNA @ KITTY, aged about 45 years,
S/o Late Sri.Venkatappa,
R/at No.102, Thubarahalli Village,
Mamagondanahalli Post, Varthur Main Road,
Bangalore 560 066.

TITLE CLEARANCE CERTIFICATE

This Legal Opinion is given to **V.GOPALAKRISHNA @ KITTY,** based on the photocopies of title documents provided by them.

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SCHEDULE PROPERTY

RE:

All that piece and parcel of Property bearing **Converted Sy.No.113/6 (Old Survey No.113/1)**, measuring about **21.08 Guntas** (Converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No. ALN(EKHW)CR.41/2011-12, dated.23.08.2011 issued by the Special Deputy Commissioner, Bangalore) situated at **NAGONDAHALLI VILLAGE**, K.R.Puram Hobli, Bangalore East Taluk, presently within the administrative jurisdiction of **BBMP,** with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Survey No.133/1;
West by : Land bearing Survey No.114/1;
North by : Road;
South by : Land in Survey No.133/2;

SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

M.9845087191/968426282/9535397986

I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Village Map, Akarbandh, Karda Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas in respect of the above said property.	Copy
02.		Index of Land Records and Record of Rights in respect of the above said property.	Copy
03.		RTC Extracts from 1967-68 to 2018-19 and 2022-23 in respect of the above said Survey Number.	Copy
04.		Endorsement is given for non availability of MR.No.3/1943-44 and MR No.4/1943-44 and RTC from 1984 to 1986.	Copy
05.		MR Nos.1/1986-87 and MR No.8/2011-12, in respect of the above said property.	Copy
06.	15.09.1943	Sale deed executed by Sri.Nagappa Son of Huchappa in favour of Sri.Munishamappa Son of Yerappa registered vide document No.1454/19743-44, Book I, registered in the office of the Sub-registrar Bangalore Taluk.	Copy
07.	16.09.1943	Sale deed executed by Sri.Munishamappa Son of Yerappa in fvaour of Sri.Munishamappa Son of Marappa, registered vide document No.1456/1943-44, Book I, registered in the office of the Sub-registrar Bangalore Taluk.	Copy
08.	26.12.1979	Partition deed entered between Byanna, Girigowda, Krishnappa Narayana Gowda and Rukkamma all legal heirs of late Munishamappa registered vide document No.1935/1979-80, Book I, registered in the office of the Sub-Registrar Hosakote.	Copy

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

M.9845087191/968426282/9535397986

09.		Family Tree of Sri.Narayana Gowda Son of Late Munishamappa.	Copy
10.		Conversion intimation letter, Conversion Sketch and Conversion charges paid receipt.	Copy
11.	23.08.2011	Conversion order bearing No.ALN(E.K.H.W)CR.41/2011-12 in the name of Sri.T.B.Police Patil Son of Sri.B.T.Police Patil in respect of the above said property.	Copy
12.	08.09.2011	PTCL Endorsement issued by the Assistant Commissioner in respect of the above said property.	Copy
13.	07.09.2011	79A, B Endorsement issued by the Assistant Commissioner in respect of the above said property.	Copy
14.	07.09.2011	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
15.	26.8.2011	Sale deed executed by Sri.Narayana Gowda Son of Late Sri.munishamappa and his wife Smt.Sowbhagyamma their Children in favour of Sri.V.Gopalakrishna @ Kitty Son of Late Sri.Venkatappa registered vide document No.3801/2011-12, Book I, registered in the office of the Sub-registrar Mahadevapura Bangalore.	Copy
16.		Betterment Charge paid receipt.	Copy
17.		Katha Certificate and Katha extract in the name of Sri.V.Gopalakrishna @ Kitty Son of Late Sri.Venkatappa in respect of the above said property.	Copy
18.	24.02.2022	Amalgamation deed entered between Sri.P.Subramani S/o Late Sri.Papaiah and Sri.V.Gopalkrishna @ Kitty Son of Late Sri.Venkatappa, registered vide document No.17168/2021-22, Book I, registered in the office of the Sub-Registrar Banaswadi	Copy

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

M.9845087191/968426282/9535397986

		(Shivajinagar).	
19.		Tax paid receipts paid to Bruhat Bangalore Mahanagara Palike from the period 2011-12 to 2015-16, 2017-2018, 2019-20 and 2020-21.	Copy
20.		Encumbrance Certificate from 01.07.1924 to 14.02.1957, 15.02.1957 to 31.05.1989, 1.06.1989 to 31.03.2004 and from 01.04.2004 to 04.10.2019.	Copy

II. ENCUMBRANCES:

There are no encumbrances or minor clams over the subject property till date in respect of above said property, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

III. CERTIFICATE.

Therefore I certify that **Mr. V.GOPALAKRISHNA @ KITTY**, is the absolute owners of the Schedule property and would derive marketable title over the schedule property. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para.

(MURTHY. S)
ADVOCATE