ADVOCATE

S. NAGATHRIJALA, M.B.A., L.L.B,
ADVOCATE

16th, MARCH, 2025

LEGAL SCRUTINY REPORT

FOR

M/S. SRI SAI INFRA,

BENGALURU

Privileged & Confidential

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ADVOCATE

S. NAGATHRIJALA, M.B.A., L.L.B,
ADVOCATE

Bengaluru,
Date: 16.03.2024.

To,
M/s. Sri Sai Infra,
Bengaluru.
Sir,

Sub: Legal Scrutiny Report

I have pursued the documents furnished for the title opinion and herewith furnishing my Legal Scrutiny Report in respect of the Residentially converted land bearing Survey No's.55/1, measuring 07 Guntas, 55/2, measuring 11 Guntas, 56/4, measuring 9 Guntas, 56/5, measuring 1 Acre 04 Guntas, 57, measuring 23 Guntas, 58/4, measuring 24 Guntas, 58/5, measuring 24 Guntas, totally measuring 3 Acres 22 Guntas (excluding 14 Guntas B Kharab land), situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.

NAME OF THE PRESENT OWNERS	**1. Sri.C.Ashwin, Baby.Sonvi.A.Reddy (55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5- 2 Acres 33 Guntas)** **2. D. Sudhakar Reddy (55/2, 56/5, 57, 58/5- 29.05 Guntas)**
PROJECT PROPERTY DETAILS	**Survey No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, and 58/5 of Banahalli Village**
PROJECT EXTENT	**3 Acres 22 Guntas (excluding 14 Guntas B Kharab land)**
NAME OF THE BUILDER/DEVELOPER	**M/s. Sri Sai Infra**
TYPE OF DEVELOPMENT	**Joint Development Agreement**
SHARING RATIO	**29%:71%** **32%:68%**
PROJECT NAME	

I. DESCRIPTION OF THE SCHEDULE PROPERTY

All that piece and parcel of the Residentially converted land bearing Survey No's.55/1, measuring 07 Guntas, 55/2, measuring 11 Guntas, 56/4, measuring 9 Guntas, 56/5, measuring 1 Acre 04 Guntas, 57, measuring 23 Guntas, 58/4, measuring 24 Guntas, 58/5, measuring 24 Guntas, totally measuring 3 Acres 22 Guntas (excluding 14 Guntas B Kharab land), converted from agricultural purpose to non-agricultural residential purpose vide the Official Memorandum dated 26.11.2008, bearing No. ALN (A) (A).SR.2/2008-09, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the;

East by : Private Property & Road;
West by : Village boundary of Kittaganahalli;
North by : Sy. No's.56/3 & 58/3;
South by : Road.

II. DESCRIPTION OF LIST OF DOCUMENTS SCRUTINISED BY ME:

SL. NO.	DATE OF DOCUMENT	NAME AND DESCRIPTION OF DOCUMENT	ORIGINAL/ CERTIFIED/ PHOTO COPY
Sy.No's.55/1, measuring 8 Guntas, 55/2, measuring 11 Guntas			
1.	07.02.1980	Sale deed executed by Sri.Venkatasami Reddy and T.Ramaswami Reddy, legal heirs of late.Thimmarayappa in favour of B.Rama Reddy, S/o.Yemare Thimmaiah, registered as Document bearing No.1141/1979-1980, Book 1, Volume 1303, at pages 113 to 116 in respect of the property bearing Sy.No.55/1 measuring 8 guntas, Sy.No.55/2 measuring 11 guntas.	Photo Copy
2.		Mutation Register Extract bearing MR.No.7/84-85.	Photo Copy
3.		Family Tree of Sri.Rama Reddy issued by Village Accountant, Dommasnadra Circle, Anekal.	Photo Copy
4.	14.06.2006	Mutation Register Extract bearing MR.No.8/2003-2004 in the name of Smt.Kamalamma, w/o. Late Ramareddy.	Photo Copy
5.	29.12.2006	Sale Deed executed by Smt. Kamalamma and other in favour of Sri. D. Sudhakar Reddy, registered as Document bearing No.ANK-1-30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal in respect of the property bearing Sy.No.55/1 measuring 8 guntas, Sy.No.55/2 measuring 11 guntas.	Photo Copy
6.		Mutation Register Extract bearing MR.No.26/2006-07.	Photo Copy
Sy.No's.56/5, measuring 1 Acre 04 Guntas, 57, measuring 23 Guntas, 58/5, measuring 24 Guntas			
7.		IHC bearing No.8/2003-04.	Photo Copy
8.		Genealogical Tree of Sri.Rama Reddy.	Photo Copy
9.	29.12.2006	Sale Deed executed by Smt. Kamalamma and other in favour of Sri. D. Sudhakar Reddy, registered as Document bearing No.ANK-1-30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal in respect of the property bearing Sy.No.55/1 measuring 8 guntas, Sy.No's.56/5, measuring 01 Acre 04 guntas, 57 measuring 23 guntas, 58/5, measuring 24 Guntas.	Photo Copy
10.		Mutation Register Extract bearing MR.No.26/2006-07.	Photo Copy
Sy.No's.56/4, measuring 09 Guntas, 58/4, measuring 24 Guntas			
11.	02.06.1992	Inheritance Certificate bearing No.4/1991-92.	Photo Copy
12.	25.04.2006	Genealogical Tree of Sri.Guttaiah issued by Village Accountant, Dommasandra Circle, Anekal Taluk.	Photo Copy
13.	04.06.2007	Absolute Sale Deed executed by Sri.Venkataswamy Reddy, s/o. Late Guttaiah and others in favour of Sri.D.Sudhakar Reddy, s/o.Late.D.Subbarami Reddy, registered as Document bearing No.ABL-1-01295/2007-08, Book 1 stored in C.D.No.ABLD4, registered in the office of the Sub-Registrar, Attibele, Anekal Taluk.	Photo Copy

14.		Mutation Register Extract bearing MR.No.50/2006-07.	Photo copy
Survey No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5			
15.	03.02.2015	Simple Mortgage Deed executed by 1. Sri.B.Chiranjeevi, s/o. B.Sanjeeva Reddy, Smt.G.Jaya, w/o. G.V.Narayana both are represented by their GPA holder M/s. DSR Infrastructure Pvt Ltd, represented by its CEO and authorised signatory Sri.K.S.Satyanarayana Reddy, 2. M/s. DSR Infrastructure Pvt Ltd, represented by its CEO and authorised signatory Sri.K.S.Satyanarayana Reddy, 3. Sri.D.Sudhakar Reddy, s/o. Late D.Subbarami Reddy represented by his GPA holder Sri.K.S.Satyanarayana Reddy in favour of PNB Housing Finance Limited represented by its authorised signatory Sri.Sajith Kumar, registered as Document bearing No.BNS-1-18494/2014-15, Book 1, stored in C.D.No.BNSD352, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru.	Photo copy
16.	27.10.2020	Discharge Deed executed by PNB Housing Finance Limited represented by its authorised signatory Sri.Sajith Kumar in favour of 1. Sri.B.Chiranjeevi, s/o. B.Sanjeeva Reddy, Smt.G.Jaya, w/o. G.V.Narayana both are represented by their GPA holder M/s. DSR Infrastructure Pvt Ltd, represented by its CEO and authorised signatory Sri.K.S.Satyanarayana Reddy, 2. M/s. DSR Infrastructure Pvt Ltd, represented by its CEO and authorised signatory Sri.K.S.Satyanarayana Reddy, 3. Sri.D.Sudhakar Reddy, s/o. Late D.Subbarami Reddy represented by his GPA holder Sri.K.S.Satyanarayana Reddy, registered as Document bearing No.BNS-1-08753/2020-21, Book 1, stored in C.D.No.BNSD1131, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru.	Photo copy
17.	23.11.2016	Notarized Power of Attorney- Statutory Clearances executed by Sri.D. Sudhakar Reddy, s/o.Late.D.Subbarami Reddy in favour of Sri.K.S.Satyanarayana Reddy, s/o. Sarreddy.	Photo copy
18.	02.01.2023	Absolute Sale Deed executed by Sri.D.Sudhakar Reddy, s/o. Late.D.Subbirami Reddy in favour of Sri.C.Ashwin, s/o. Cheluvaraju.D.V, registered as Document bearing No.SRJ-1-08169/2022-23, Book 1, stored in C.D.No.SRJD1286, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 56/5, 57, 58/4, 58/5, totally measuring 1 Acre 32 Guntas.	Photo copy
19.	31.03.2023	Absolute Sale Deed executed by Sri.D.Sudhakar Reddy, s/o. Late.D.Subbirami Reddy in favour of Sri.C.Ashwin, s/o. Cheluvaraju.D.V, registered as Document bearing No.SRJ-1-10993/2022-23, Book 1, stored in C.D.No.SRJD1353, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, totally measuring approximately 1 Acre 01 Gunta.	Photo copy

20.	19.12.2023	Amalgamation Deed executed between, registered as Document bearing No.SRJ-1-08572/2023-24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 3 Acres 22 Guntas.	Photo copy
21.	08.01.2024	Joint Development Agreement executed between Sri.C.Ashwin, s/o. D.V.Cheluvaraji, Baby.Sonvi.A.Reddy, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S and M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No.SRJ-1-09115/2023-24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas.	Photo copy
22.	08.01.2024	General Power of Attorney executed by Sri.C.Ashwin, s/o. D.V.Cheluvaraji, Baby.Sonvi.A.Reddy, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S in favour of M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No.SRJ-4-00576/2023-24, Book 4, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas.	Photo copy
23.	30.01.2024	Joint Development Agreement executed between Sri.D.Sudhakar Reddy and M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No.SRJ-1-09900/2023-24, Book 1, registered in the office of the Sub-Registrar, Sarjapura, Anekal Taluk, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas.	Photo copy
24.	30.01.2024	General Power of Attorney executed by Sri.D.Sudhakar Reddy in favour of M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No.SRJ-4-00634/2023-24, Book 4, registered in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, Basavanagudi Registration District in respect of Properties bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas.	Photo copy
25.		Sharing Agreement executed between Sri.C.Ashwin, s/o. D.V.Cheluvaraji, Baby.Sonvi.A.Reddy, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S, Sri.D.Sudhakar Reddy and M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy for the sharing of flats/apartments constructed over the bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 3 Acres 22 Guntas in the project known as "REVIVA"	Photo copy

26.		RTC for the period from 1969-1970 to 1999-2000 in respect of the property bearing Sy.No.55/1 measuring 8 Guntas including 1 gunta Kharab.	Certified Copy
27.		RTC for the period from 2000-01 to 2024-25 in respect of the property bearing Sy.No.55/1 measuring 8 Guntas including 1 gunta Kharab.	Digital copy
28.		RTC for the period from 1969-1970 to 2000-01 in respect of the property bearing Sy.No.55/2 measuring 11 Guntas.	Certified copy
29.		RTC for the period from 2000-01 to 2023-24 in respect of the property bearing Sy.No.55/2 measuring 11 Guntas.	Digital copy
30.		RTC for the period from 1969-1970 to 1999-2000 for the property bearing Sy.No.56/4, measuring 10 Guntas including 1 Gunta Kharab.	Certified copy
31.		RTC for the period from 2000-01 to 2023-24 for the property bearing Sy.No.56/4, measuring 10 Guntas including 1 Gunta Kharab.	Digital copy
32.		RTC for the period from 1969-1970 to 1999-2000 for the property bearing Sy.No.56/5, measuring 10 Guntas including 1 Gunta Kharab.	Certified copy
33.		RTC for the period from 2000-01 to 2023-24 for the property bearing Sy.No.56/5, measuring 10 Guntas including 1 Gunta Kharab.	Digital copy
34.		RTC for the period from 1969-1970 to 2000-01 in respect of the property bearing Sy.No.57 measuring 25 Guntas including 02 Guntas Kharab.	Certified copy
35.		RTC for the period from 2000-01 to 2023-24 in respect of the property bearing Sy.No.57 measuring 25 Guntas including 02 Guntas Kharab.	Digital copy
36.		RTC for the period from 1969-1970 to 2000-01 in respect of the Sy.No.58/4 measuring 25 Guntas including 1 Gunta Kharab.	Certified copy
37.		RTC for the period from 2000-01 to 2023-24 for the property bearing Sy.No.58/4 measuring 25 Guntas including 1 Gunta Kharab.	Digital copy
38.		RTC for the period from 1969-1970 to 2000-01 in respect of the Sy.No.58/5 measuring 24 Guntas.	Certified copy
39.		RTC for the period from 2001-02 to 2023-24 in respect of the Sy.No.58/5 measuring 24 Guntas.	Digital copy
40.	26.11.2008	Official Memorandum bearing No. ALN (A) (A) SR.2/2008-2009, issued by the Special Deputy Commissioner, Bengaluru Urban District converted from agricultural to non-agricultural residential-personal purposes in respect of the property bearing Sy. No's. 55/1, measuring 7 Guntas, 55/2 measuring 11 Guntas, 56/4, measuring 9 Guntas, 56/5 measuring 1 Acre 04 Guntas, 57, measuring 23 Guntas, 58/4 measuring 24 Guntas, 58/5 measuring 24 Guntas, totally measuring 3 Acres 22 Guntas.	Photo Copy

41.	12.12.2007	Endorsement bearing No. LRF/CR/69/2007-08, issued by the Sub-Divisional Officers, Bengaluru South Sub-Division, Bengaluru confirming that no cases are pending against Sy.No.55/1, 55/2, 56/5, 57,58/5, under the provision of 79 (A), (B) KLR Act, 1961 and PTCL Act.	Photo Copy
42.	19.06.2006	Endorsement bearing No.LRF.CR/571/2006-07, issued by the Special Tahsildar, Anekal Taluk denoting that there are no applications filed or pending under section 48(1) of the Karnataka Land Reforms, Act, claiming tenancy rights in respect of the property bearing Sy.No.55/1, 55/2, 56/5, 57, 58/5.	Photo Copy
43.	02.01.2008	Endorsement bearing No. PTCL/CR:54/2007-08, issued by the Sub-Divisional Officers, Bengaluru South Sub-Division, Bengaluru confirming that no cases are pending against Sy.No.56/4, 58/4 of PTCL Act.	Photo Copy
44.	03.02.2007	Endorsement bearing No.LRF.CR/269/2006-07, issued by the Special Tahsildar, Anekal Taluk denoting that there are no applications filed or pending under section 48(1) of the Karnataka Land Reforms, Act, claiming tenancy rights in respect of the property bearing Sy. No's.56/4, 58/4.	Photo Copy
45.	02.02.2015	Property Tax Receipt for the year of 2014-15 issued by Bommasandra Village Pachayath in the name of the Sri.D.Sudhakar Reddy in respect of Khatha bearing No.1071/701.	Photo Copy
46.	20.07.2019	Property Tax Receipt for the year of 2015-16 issued by Bommasandra Village Pachayath in the name of the Sri.D.Sudhakar Reddy in respect of Khatha bearing No.1071/701.	Photo Copy
47.	21.07.2019	Property Tax Challan Receipt for the year of 2016-17 paid at Corporation Bank, Bommasandra Branch in favour of Town Municipal Council, Bommasandra in the name of the Sri.D.Sudhakar Reddy in respect of Khatha bearing No.1017/701.	Photo Copy
48.	21.07.2019	Property Tax Challan Receipt for the year of 2017-18 paid at Corporation Bank, Bommasandra Branch in favour of Town Municipal Council, Bommasandra in the name of the Sri.D.Sudhakar Reddy in respect of Khatha bearing No.1017/701.	Photo Copy
49.	21.07.2019	Property Tax Challan Receipt for the year of 2018-19 paid at Corporation Bank, Bommasandra Branch in favour of Town Municipal Council, Bommasandra in the name of the Sri.D.Sudhakar Reddy in respect of Khatha bearing No.1017/701.	Photo Copy
50.	21.07.2019	Property Tax Challan Receipt for the year of 2019-20 paid at Corporation Bank, Bommasandra Branch in favour of Town Municipal Council, Bommasandra in the name of the Sri.D.Sudhakar Reddy in respect of Khatha bearing No.1017/701.	Photo Copy
51.	11.10.2023	Form-3 (Khatha) bearing No.9722897110 issued by TMC, Bommasandra in the name of the Sri.D.Sudhakar Reddy.	Photo Copy

52.	11.10.2023	Form-3 (Khatha) bearing No.1399567143 issued by TMC, Bommasandra in the name of the Sri.C.Ashwin.	Photo Copy
53.	22.02.2024	Form-3 (Amalgamated Khatha) bearing No.1399567143 issued by TMC, Bommasandra in the name of the Sri.D.Sudhakar Reddy & Sri.C.Ashwin.	Photo Copy
54.	28.05.2024	Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.55/1.	Original copy
55.	28.05.2024	Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.55/2.	Original copy
56.	28.05.2024	Nil Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.56/4.	Original copy
57.	28.05.2024	Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.56/5.	Original copy
58.	28.05.2024	Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.57.	Original copy
59.	28.05.2024	Nil Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.58/4.	Original copy
60.	28.05.2024	Nil Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal in respect of the Sy.No.58/5.	Original copy
61.	31.05.2024	Encumbrance Certificate for the period from 01.01.2003 to 27.05.2024 issued by the Sub-Registrar, Attibele in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Digital Copy
62.	07.06.2024	Encumbrance Certificate for the period from 01.04.2022 to 01.06.2024 issued by the Sub-Registrar, Attibele in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Digital Copy
63.	11.06.2024	Encumbrance Certificate for the period from 01.04.2023 to 01.06.2024 issued by the Sub-Registrar, Attibele in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Digital Copy
64.		Encumbrance Certificate for the period from 01.04.2024 to 16.03.2025 issued by the Sub-Registrar, Attibele in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Digital Copy

PROJECT DOCUMENTS:

65.	23.08.2024	NOC bearing No.5786/2024-25/1411 issued by the Member Secretary and Deputy Director, District Ground Water, Bengaluru Urban District, Bengaluru in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
66.	20.09.2024	NOC bearing No. KSFES/GBC (1)/356 issued by the Office of the Director General of Police, State Fire & Emergency Services, Bengaluru in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
67.	28.10.2024	NOC bearing No. (CEBRAZ/SEO/AEE-1/24-25/5100-03 issued by the Chief Engineer, Electy, BRAZ, BESCOM in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
68.	06.11.2024	NOC bearing No. DGM (CM) BGTD/NOC for High rise/2024-25 issued by the Asst. General Manager IPCM/EMF, BSNL, BGTD, Bengaluru in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
69.	11.11.2024	NOC bearing No. SEIAA 102 CON 2024 issued by the Member Secretary, SEIAA, Karnataka in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
70.	13.11.2024	NOC (CFE) bearing No.CTE-345979 (PCB ID-215875) issued by the Senior Environmental Officer, Infrastructure & Lake Development for and on behalf of Karnataka State Pollution Control Board in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
71.	01.03.2025	Approved Plan bearing No. APA/ CC/ 564/2024-25 issued by the Member Secretary and Urban and Rural Development Joint Director, Anekal Development Authority, Anekal in the name of M/s. Sri Sai Infra in respect of the Sy. No's.55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5.	Photo Copy
72.	01.03.2025	Commencement Certificate bearing No. APA/ CC/ 564/2024-25 issued by the Member Secretary and Urban and Rural Development Joint Director, Anekal Development Authority, Anekal in the name of M/s. Sri Sai Infra in respect of the E-Khatha bearing No.1572/55/1/ 55/2/ 56/4/ 56/5/ 57/ 58/4/58/5, PID No.213856825 (BF+GF+8 UF+ Terrace Floor with 234 Units.	Photo Copy

CHAIN OF TITLE:

IN RESPECT OF SY.NO.55/1 (8 GUNTAS)

The property bearing Sy.No.55/1 measuring 8 guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri. Thimmarayappa as reflected in RTC in the year of 1969-70.

Later, said Sri.Thimmarayappa got demised intestate leaving all his estates behind his legal heirs namely Venkataswamy Reddy & T.Ramaswamy Reddy.

Subsequently, legal heirs of late.Thimmarayappa by names Venkatasami Reddy and T.Ramaswami Reddy had sold the said properties in favour of B.Rama Reddy, S/o.Yemare Thimmaiah, through Sale Deed, dated 07.02.1980, registered as Document bearing No.1141/1979-1980, Book 1, Volume 1303, at pages 113 to 116, registered in the office of the Sub-Registrar, Anekal same got mutated vide MR.No.8/2003-2004.

Later, said Sri. B.Rama Reddy got demised intestate leaving all his estates behind his legal heirs namely Smt.Kamalamma vide IHC bearing No.8/2003-04.

The Family Tree of Sri.Rama Reddy which goes to show that Smt.Kamalamma, Smt.Shanthamma, Sri.Narayana Swamy, Sri.Thimma Reddy, Sri.Venkataswamy Reddy, Sri.Munireddy, Smt.Soubhagya and Sri.Vishwanatha are the only legal heirs of Sri.Rama Reddy.

Subsequently, legal heirs of Sri.Rama Reddy by names Smt.Kamalamma and 12 others have sold the properties bearing Sy.No.55/1, measuring 8 guntas in favour of Sri.D.Sudhakar Reddy through Sale Deed, dated 29.12.2006, registered as Document bearing No.30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal, Bengaluru and same was muted in his name vide Mutation Register Extract bearing MR.No.26/2006-07.

IN RESPECT OF SY.NO.55/2 (11GUNTAS)

The property bearing Sy.No.55/2 measuring 11 guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri. Thimmarayappa as reflected in RTC in the year of 1969-70.

Later, said Sri.Thimmarayappa got demised intestate leaving all his estates behind his legal heirs namely Venkataswamy Reddy & T.Ramaswamy Reddy.

Subsequently, legal heirs of late.Thimmarayappa by names Venkatasami Reddy and T.Ramaswami Reddy had sold the said properties in favour of B.Rama Reddy, S/o.Yemare Thimmaiah, through Sale Deed, dated 07.02.1980, registered as Document bearing No.1141/1979-1980, Book 1, Volyme 1303, at pages 113 to 116, registered in the office of the Sub-Registrar, Anekal same got mutated vide MR.No.8/2003-2004.

Later, said Sri. B.Rama Reddy got demised intestate leaving all his estates behind his legal heirs namely Smt.Kamalamma vide IHC bearing No.8/2003-04.

The Family Tree of Sri.Rama Reddy which goes to show that Smt.Kamalamma, Smt.Shanthamma, Sri.Narayana Swamy, Sri.Thimma Reddy, Sri.Venkataswamy Reddy, Sri.Munireddy, Smt.Soubhagya and Sri.Vishwanatha are the only legal heirs of Sri.Rama Reddy.

Subsequently, legal heirs of Sri.Rama Reddy by names Smt.Kamalamma and 12 others have sold the properties bearing Sy.No.55/2, measuring 11 guntas in favour of Sri.D.Sudhakar Reddy through Sale Deed, dated 29.12.2006, registered as Document bearing No.30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal, Bengaluru and same was muted in his name vide Mutation Register Extract bearing MR.No.26/2006-07.

IN RESPECT OF SY.NO.56/4 (9 GUNTAS)

The Property bearing Sy.No.56/4, measuring 9 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri.Guttaiah as reflected in RTC in the year of 1969-70.

Later, said Sri.Guttaiah died intestate leaving all his estates behind his legal heirs namely Sri.Venkataswamy Reddy vide IHC bearing No.4/1991-92.

Subsequently, said Sri.Venkataswamy Reddy, s/o. Late Guttaiah, V.Sunanda, V.Rajamma @ V.Anitha, V.Manjula, V.Jayarama Reddy, V.Rajendra Kumar sold the said property in favour of Sri.D.Sudhakar Reddy, s/o.Late.D.Subbarami Reddy through Absolute Sale Deed, registered as Doc, dated 04.06.2007, registered as Document bearing No.ABL-1-01295/2007-08, Book 1 stored in C.D.No.ABLD4, registered in the office of the Sub-Registrar, Attibele, Anekal Taluk same was mutated in his name vide Mutation Register Extract bearing MR.No.50/2006-07.

IN RESPECT OF SY.NO.56/5 (1 Acre 04 guntas along with kharab)

The property bearing Sy.No.56/5 measuring 1 Acre 04 guntas along with kharab land, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri. Ramaiah @ B.Rama Reddy as reflected in RTC in the year of 1969-70.

Later, said Sri. B.Rama Reddy got demised intestate leaving all his estates behind his legal heirs namely Smt.Kamalamma vide IHC bearing No.8/2003-04.

The Family Tree of Sri.Rama Reddy which goes to show that Smt.Kamalamma, Smt.Shanthamma, Sri.Narayana Swamy, Sri.Thimma Reddy, Sri.Venkataswamy Reddy, Sri.Munireddy, Smt.Soubhagya and Sri.Vishwanatha are the only legal heirs of Sri.Rama Reddy.

Subsequently, legal heirs of Sri.Rama Reddy by names Smt.Kamalamma and 12 others have sold the properties bearing Sy.No.56/5, measuring 8 guntas in favour of Sri.D.Sudhakar Reddy through Sale Deed, dated 29.12.2006, registered as Document bearing No.30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal, Bengaluru and same was muted in his name vide Mutation Register Extract bearing MR.No.26/2006-07.

IN RESPECT OF SY.NO.57

The property bearing Sy.No.57, measuring 23 guntas along with kharab land, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri. Ramaiah @ B.Rama Reddy as reflected in RTC in the year of 1969-70.

Later, said Sri. B.Rama Reddy got demised intestate leaving all his estates behind his legal heirs namely Smt.Kamalamma vide IHC bearing No.8/2003-04.

The Family Tree of Sri.Rama Reddy which goes to show that Smt.Kamalamma, Smt.Shanthamma, Sri.Narayana Swamy, Sri.Thimma Reddy, Sri.Venkataswamy Reddy, Sri.Munireddy, Smt.Soubhagya and Sri.Vishwanatha are the only legal heirs of Sri.Rama Reddy.

Subsequently, legal heirs of Sri.Rama Reddy by names Smt.Kamalamma and 12 others have sold the properties bearing Sy.No.57, measuring 23 guntas along with Kharab land in favour of Sri.D.Sudhakar Reddy through Sale Deed, dated 29.12.2006, registered as Document bearing No.30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal, Bengaluru and same was muted in his name vide Mutation Register Extract bearing MR.No.26/2006-07.

IN RESPECT OF SY.NO.58/4 (24 GUNTAS)

The Property bearing Sy.No.58/4, measuring 24 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri.Guttaiah as reflected in RTC in the year of 1969-70.

Later, said Sri.Guttaiah died intestate leaving all his estates behind his legal heirs namely Sri.Venkataswamy Reddy vide IHC bearing No.4/1991-92.

Subsequently, said Sri.Venkataswamy Reddy, s/o. Late Guttaiah, V.Sunanda, V.Rajamma @ V.Anitha, V.Manjula, V.Jayarama Reddy, V.Rajendra Kumar sold the said property in favour of Sri.D.Sudhakar Reddy, s/o.Late.D.Subbarami Reddy through Absolute Sale Deed, registered as Doc, dated 04.06.2007, registered as Document bearing No.ABL-1-01295/2007-08, Book 1 stored in C.D.No.ABLD4, registered in the office of the Sub-Registrar, Attibele, Anekal Taluk Taluk same was mutated in his name vide Mutation Register Extract bearing MR.No.50/2006-07.

IN RESPECT OF SY.NO.58/5 (24 GUNTAS)

The property bearing Sy.No.58/5 measuring 24 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District was originally belongs to Sri. Ramaiah @ B.Rama Reddy as reflected in RTC in the year of 1969-70.

Later, said Sri. B.Rama Reddy got demised intestate leaving all his estates behind his legal heirs namely Smt.Kamalamma vide IHC bearing No.8/2003-04.

The Family Tree of Sri.Rama Reddy which goes to show that Smt.Kamalamma, Smt.Shanthamma, Sri.Narayana Swamy, Sri.Thimma Reddy, Sri.Venkataswamy Reddy, Sri.Munireddy, Smt.Soubhagya and Sri.Vishwanatha are the only legal heirs of Sri.Rama Reddy.

Subsequently, legal heirs of Sri.Rama Reddy by names Smt.Kamalamma and 12 others have sold the properties bearing Sy.No.58/5, measuring 8 guntas in favour of Sri.D.Sudhakar Reddy through Sale Deed, dated 29.12.2006, registered as Document bearing No.30009/2006-07, Book 1, stored in C.D.No.ANKD184, registered in the office of the Sub-Registrar, Anekal, Bengaluru and same was muted in his name vide Mutation Register Extract bearing MR.No.26/2006-07.

In the manner stated above Sri.D.Sudhakar Reddy is the sole and absolute owner in actual and physical possession and enjoyment of all that piece and parcel of the **land** bearing **Survey**

No's.55/1, measuring **07 Guntas, 55/2,** measuring **11 Guntas, 56/4,** measuring **9 Guntas**, **56/5**, measuring **1 Acre 04 Guntas, 57**, measuring **23 Guntas**, **58/4,** measuring **24 Guntas, 58/5,** measuring **24 Guntas**, totally measuring **3 Acres 22 Guntas along with Kharab land**, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.

Subsequently, said D.Sudhakar Reddy sold the Property bearing Sy.No's. 56/5, measuring 20 Guntas, 57, measuring 20 Guntas, 58/4, measuring 16 Guntas, 58/5, measuring 16 Guntas, 55/1, measuring 07 Guntas, 55/2, measuring 5.78 Guntas, 56/4, measuring 9 Guntas, 56/5, measuring 19.17 Guntas in favour of Sri.C. ASHWIN under two different sale deeds as mentioned below:

a) Residentially converted undeveloped land bearing Survey No's. 56/5, measuring 20 Guntas, 57, measuring 20 Guntas, 58/4, measuring 16 Guntas, 58/5, measuring 16 Guntas, totally measuring 1 Acre 32 Guntas, converted from agricultural purpose to non-agricultural residential purpose vide the Official Memorandum dated 26.11.2008, bearing No. ALN (A) (A).SR.2/2008-09, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District acquired through Absolute Sale Deed, dated 02.01.2023, registered as Document bearing No.SRJ-1-08169/2022-23, Book 1, stored in C.D.No. SRJD1286, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District.
b) Residentially converted Undeveloped land Survey No's.55/1, measuring 07 Guntas, 55/2, measuring 5.78 Guntas, 56/4, measuring 9 Guntas, 56/5, measuring 19.17 Guntas, totally measuring 1 Acre 01 Gunta, converted from agricultural purpose to non-agricultural residential purpose vide the Official Memorandum dated 26.11.2008, bearing No. ALN (A) (A). SR.2/2008-09, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, Bengaluru, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District acquired through Absolute Sale Deed, dated 31.03.2023, registered as Document bearing No.SRJ-1-10993/2022-23, Book 1, stored in C.D.No. SRJD1353, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District.

In the manner stated above said Sri.D.Sudhakar Reddy is the absolute owner of the land bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas & Sri.C.Ashwin is the absolute owner of the land bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas.

Subsequently the above mentioned all adjacent properties has got amalgamated by Sri.D.Sudhakar Reddy, Sri.C.Ashwin under the Amalgamation Deed, dated 19.12.2023, registered as Document bearing No.SRJ-1-08572/2023-24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi.

Subsequently, said Sri.C.Ashwin, s/o. D.V.Cheluvaraji, Baby.Sonvi.A.Reddy, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S being owner of the property bearing Sy.No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas with an intention to develop the said properties into residential building entered into Joint Development Agreement, dated 08.01.2024 with M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No. SRJ-1-09115/2023-24, Book 1, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District, in terms of the said agreement

agreeing to share the development in the ration of 32:68, which means the Owners together shall be entitled to 29 % of development and the Developer shall be entitled to 71 % of development and in pursuance thereof said Sri.C.Ashwin, s/o. D.V.Cheluvaraji, Baby.Sonvi.A.Reddy, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S executed General Power of Attorney, dated 08.01.2024 in favour of M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No. SRJ-4-00576/2023-24, Book 4, registered in the office of the Senior Sub-Registrar, Sarjapura, Basavanagudi Registration District to deal with the developer share.

Subsequently, said Sri.D.Sudhakar Reddy being owner of the property bearing Sy.No's. Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas with an intention to develop the said properties into residential building entered into Joint Development Agreement, dated 30.01.2024 with M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No.SRJ-1-09900/2023-24, Book 1, registered in the office of the Sub-Registrar, Sarjapura, Anekal Taluk, Basavanagudi Registration District, in terms of the said agreement agreeing to share the development in the ration of 32:68, which means the Owners together shall be entitled to 32 % of development and the Developer shall be entitled to 68 % of development and in pursuance thereof said Sri.D.Sudhakar Reddy is executed General Power of Attorney, dated 30.01.2024 in favour of M/s. Sri Sai Infra represented by its Managing partner K.Sai Charan Reddy, registered as Document bearing No.SRJ-4-00634/2023-24, Book 4, registered in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, Basavanagudi Registration District to deal with the developer share.

CERTIFICATE OF TITLE

On perusal of the documents referred above, I am of the opinion that **Sri.C.Ashwin**, s/o. D.V.Cheluvaraji, **Baby.Sonvi.A.Reddy**, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S are the Joint owners of the property bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas and I have verified the Certified/Original/Photo copies of title deeds of Schedule Property as referred above, and they having clear and marketable title to the same, that the documents of title referred above to in this opinion are valid evidence of right, title and interest of Sri.C.Ashwin, s/o. D.V.Cheluvaraji, Baby.Sonvi.A.Reddy, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S**.**

And said **Sri.C.Ashwin**, s/o. D.V.Cheluvaraji, **Baby.Sonvi.A.Reddy**, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S all are entered into Joint Development Agreement with M/s. Sri Sai Infra to Develop the above mentioned schedule Property. Accordingly, terms and conditions mentioned in the said Agreement as a Land Owners **Sri.C.Ashwin**, s/o. D.V.Cheluvaraji, **Baby.Sonvi.A.Reddy**, D/o.C.Ashwin since she is a minor represented by her mother and Natural guardian Smt.Akshitha.V.S **is** entitle to hold their 29 % and as developers **M/s. Sri Sai Infra** is entitled to hold their share of **71%** undivided share in the right, title and interest in the property bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.

On perusal of the documents referred above, I am of the opinion that **Sri.D.Sudhakar Reddy** is the absolute owner of the property bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas and I have verified the Certified/Original/Photo copies of title deeds of Schedule Property as referred above, and they having clear and marketable title to the same, that the documents of

title referred above to in this opinion are valid evidence of right, title and interest of Sri.D.Sudhakar Reddy.

And said Sri.D.Sudhakar Reddy is entered into Joint Development Agreement with M/s. Sri Sai Infra to Develop the land bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas. Accordingly, terms and conditions mentioned in the said Agreement as a Land Owners Sri.D.Sudhakar Reddy is entitled to hold their 29 % and as developers **M/s. Sri Sai Infra** is entitled to hold their share of **68%** undivided share in the right, title and interest in the property bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.

The project is coming up in the total land measuring 3 Acres 22 Guntas (excluding 14 Guntas B Kharab land).

- **M/s. Sri Sai Infra**, is lawfully entitled to enter into sale and construction agreements to deal in respect of the property bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District with prospective purchaser/s to an extent of **71%** of the undivided share in the land together with proportionate super built up area with car parking in the property bearing Sy. No's. 55/1, 55/2, 56/4, 56/5, 57, 58/4, 58/5, totally measuring 2 Acres 33 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.
- **M/s. Sri Sai Infra**, is lawfully entitled to enter into sale and construction agreements to deal in respect of the property bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District with prospective purchaser/s to an extent of **68%** of the undivided share in the land together with proportionate super built up area with car parking in the property bearing Sy. No's. 55/2, 56/5, 57, 58/4, totally measuring 29.05 Guntas, situated at Banahalli Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.



S. NAGATHRIJALA, M.B.A., L.L.B
Advocate

Disclaimer: This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. This report is issued subject to the condition set out in Part VI above. The report is limited to certifying the legal right, title and interest of the present owner based on the representation of the owner and does not in any way certify the physical location, topography and other physical encumbrances upon the property.