R. SANTHOSH KUMAR ASSOCIATES
Advocates

R.Sathish Kumar, B.Com. MBA. LLB.LLM.

H.V. Harisha, B.A.L. L.L.B
K.B.Ashwath, B.A., L.L.B
Yogesha N, B.A., LLB
M.Naveen KumarB.A.L.LLB

08th April 2021

To,
M/s SARITHA DEVELOPERS,
Represented by it's Managing Partners
Mr. P.Rajendra Prasad Reddy
Mr. Karan Bindal

Based on the documents and information provided by you, we are herewith furnishing the legal title report for the below mentioned property.

LEGAL SCRUTINY REPORT

All that piece and parcel of property bearing **BBMP Katha No.574/Sy.No.43/1-Municipal No.18, Converted Sy.No.43/1,** (Conversion from agricultural to non agricultural residential purpose vide No.ALN(EVH)SR121/2008-09, dated:18.12.2009, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore), **measuring 1 Acre 26 Guntas** and **BBMP Katha No.564/Sy.No.43/2-Municipal No.10, Converted Sy.No.43/2,** (Conversion from agricultural to non agricultural residential purpose vide No.ALN(E.V.H)SR122/2008-09, dated:14.10.2008, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore), **measuring about 2 Acres,** both properties are situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk, Bangalore District, totally **measuring about 3 Acre 26 Guntas**, presently BBMP amalgamation Katha No. **564/Sy.No.43/2,43/1,** presently under the administrative jurisdiction of BBMP Limits.

Office at: Flat No.406, "Motati Meadows",Nagavarapalya Main Road, Benniganahalli, Old Madras Road C.V.Raman Nagar post, Bangalore-560093, email:advocatesanthosh@gmail.com

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I. LIST OF DOCUMENTS SCRUTINISED

SCHEDULE "A" PROPERTY

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		RTC for the period from 1967-68 to 1971-72 and 1972-73 to 1976-77 and 1982-83 to 1987-88 and 1988-89 to 1991-92 and 1993-94 to 1997-98 and 1998-99 to 2001-2002 and 2001-02 to 2020-21 in respect of Sy.No.43/1 of Gunjur Village Vathur Hobli Bangalore East Taluk.	copy
02.	27/02/2018	RTC From 1977 to 1982 Non available endorsement issued by Tahsildar.	Copy
03	25/02/1961	Sale Deed executed by Sri.Muniyappa S/o Late Sri.Kulu Thimmaiah and Krishnappa S/o Sri.Muniyappa in favour of Smt.Muninanjamma W/o Sri.Muddanna registered as document No.5280/1960-61 dated 25/02/1961 registered on 27/3/1961, in Book-I registered before the Office of the Sub-Registrar Bangalore South Taluk, in respect of Sy.No.43/1 measuring an extent 1 Acre 28 Guntas of Gunjur Village.	copy
04.	24/01/1970	Sale Deed executed by Smt.Muninanjamma W/o Sri.Muddanna in favour Ramaiah S/o Gowdara Hanumanthappa of registered as document No.4640/1970-71 dated 24/01/1970 in Book-I registered before the Office of the Sub-Registrar Bangalore South Taluk in respect of Sy.No.43/1 measuring an extent 1 Acre 26 Guntas of Gunjur Village.	Copy

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05		IHC Register Extract/ bearing No.6/1991-92, of land situated at Gunjur Village, Varthur Hobli, Bangalore South Taluk, in the name of 1.Sri.S.Munivenkatappa.2.Mr.G.S.Hanumantha reddy @ Mr.G.S.Hanumanthappa.	Copy
06	05/11/1991	Panchayath Partition Deed, executed by 1.Sri.S.Munivenkatappa S/o Late Gowdara Sanjeevappa 2.Mrs.Krishnamma W/o Late Narayanareddy 3.Mr.G.S.Hanumanthareddy @ Mr.G.S.Hanumanthappa S/o Late Gowdara Sanjeevappa, Partition deed dated 05/11/1991, as per the panchayath Partition deed Sy.No.43/1, measuring an extent 1 Acre 26 Guntas of Gunjur Village. Allotted to Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa.	Copy
07.	05/05/2005	Sale Deed executed by 1.Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa 2.Smt.Rathnamma W/o Mr.G.S.Hanumanthareddy 3.Smt.G.H.Pushpavathi D/o Mr.G.S.Hanumanthareddy 4.Smt.G.H.Chandrakala D/o Mr.G.S.Hanumanthareddy 5.Mr.G.H.Satish S/o Mr.G.S.Hanumanthareddy 6.Kumari G.H.Asha D/o Mr.G.S.Hanumanthareddy 7. G.H.Chethankumar S/o Mr.G.S.Hanumanthareddy in favour Smt.Vasantha Harish W/o Sri.K.Harish of registered as document No.2937/2005-06 dated 05/05/2005 in Book-I registered before the Office of the Sub-Registrar Bangalore South Taluk in respect of Sy.No.43/1 measuring an extent 1 Acre 26 Guntas of Gunjur Village.	Copy
08.	10/11/2005	Sale Deed executed by Smt.Vasantha Harish	Copy

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		W/o Sri.K.Harish in favour M.S.Hanuma reddy S/o Late Shamanna Reddy of registered as document No.9729/2005-06 dated 10/11/2005 in Book-I registered before the Office of the Sub-Registrar Bangalore South Taluk in respect of Sy.No.43/1 measuring an extent 1 Acre 26 Guntas of Gunjur Village.	
09.	10/11/2005	Mutation Register Extract/ bearing No.119/2005-06 of land situated at Gunjur Village Varthur Hobli Bangalore East Taluk in the name of Sri. M.S.Hanuma reddy S/o Late Shamanna Reddy.	Copy
10.	18/12/2009	Conversion Certificate bearing No. A.L.N (EVH) SR/121/2008-09 dated 18/12/2009 issued by the Special Deputy Commissioner(Revenue) Bangalore District Bangalore) along with Conversion sketch Conversion fee paid receipt and Conversion intimation letter situated at Gunjur Village Varthur Hobli Bangalore East Taluk	Copy
11.		Plaint and written statement, Further examination chief PW1 Written arguments Examination-in-chief of the DW1 and Judgement of O.S No.833/2008 before the court of senior civil judge Bangalore rural district at Bangalore	Copy
12.		Judgment copy of RFA No.2104/2017 before the High Court of Karnataka Bangalore	
13	17/03/2010	Partition Deed executed by 1a.Sri. M.S.Hanuma reddy S/o Late Shamanna Reddy 1b.R.Geetha W/o M.S.Hanuma reddy First party. 2. Smt.H.Shilpa D/o M.S.Hanuma reddy Allotted to 'A' scheduled Property 33 Guntas Second party. 3. Smt.H.Sheetal D/o M.S.Hanuma reddy as per the deed of partition	Copy

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		deed Sy.No.43/1, measuring 33 Guntas Allotted to Smt.H.Sheetal D/o M.S.Hanuma reddy and Sy.No.43/1, measuring 33 Guntas Allotted to Smt.H.Shilpa D/o M.S.Hanuma reddy Registered as document No.6333/2009-10, dated 17/13/2010 in Book-I registered before the Office of the Sub-Registrar Varthur, Bangalore	
14	16/11/2018	Katha and Katha extract in the name in the name of 1.Smt.H.Shilpa D/o M.S.Hanuma reddy2. Smt.H.Sheetal D/o M.S.Hanuma reddy issued by BBMP in respect of the Property	Copy
15	16/11/2018	R0 130 Improvement Charges receipt issued by Bruhat Bangalore mahanagara plike assistant revenue officer.	Copy
16	20/01/2020	Gift deed executed by 1.Smt.H.Shilpa D/o M.S.Hanuma reddy 2. Smt.H.Sheetal D/o M.S.Hanuma reddy in favour of Sri. M.S.Hanuma reddy S/o Late Shamanna Reddy registered as document No.9207/2019-20 dated 20/01/2020 in Book-I registered before the Office of the Sub-Registrar Mahadevapura Bangalore in respect of Sy.No.43/1 measuring an extent 1 Acre 26 Guntas of Gunjur Village.	Copy
17	20/01/2020	Confirmation deed executed by Smt.Rathnamma D/o Gowdara S.Sanjeeva reddy in favour of M.S.Hanuma reddy S/o Late Shamanna Reddy of registered as document No.9309/2019-20 dated 20/01/2020 in Book-I registered before the Office of the Sub-Registrar Mahadevapura Bangalore in respect of Sy.No.43/1 measuring an extent 1 Acre 26 Guntas of Gunjur Village.	Copy
18.	28/09/2020	Amalgamation deed registered as document No.3031/2020-21, dated 28/09/2020 in Book-I, registered before the Office of the Sub-	Copy

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		Registrar Mahadevapura, Bangalore, executed by Mr.M.S.Hanuma reddy S/o Late Shamanna reddy, and Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy are entered in to in respect of Sy.No.43/1 and Sy No 43/2 Totally measuring an extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore east taluk.	
19.	11/11/2020	Joint Development Agreement executed by 1.Mr.M.S.Hanuma reddy S/o Late Shamanna Reddy 2.Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda Reddy in favour of M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy 2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, Registered as document No.3853/2020-21, dated 11/11/2020 in Book-I, registered before the Office of the Sub-Registrar Ulsore, Bangalore east Taluk, in respect of Sy.No.43/2, and 43/1 totally measuring an extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
20.	11/11/2020	General Power of Attorney executed by 1.Mr.M.S.Hanuma Reddy S/o Late Shamanna Reddy 2.Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda reddy in favour of M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy.2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, of registered as document No.00192/2020-21, dated 11/11/2020 in Book-I, registered before the Office of the Sub-Registrar,Ulsore, Bangalore east Taluk, in respect of Sy.No.43/2, and 43/1, both property totally measuring an	Copy

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		extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore east taluk.	
21.		Amalgamation Katha and Katha extract in the name in the name of 1.Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda reddy 2. Mr.M.S.Hanuma Reddy S/o Late Shamanna Reddy issued by BBMP in respect of the Property	
22.		Copy of Mysore settlement registrar Karda Mulatippani Hissa Tippani, RR Balbagh, Karnataka Revisional Akarbandh Hissa survey tippan in respect of Survey No.43/1 Situated at Gunjur Village Varthur Hobli Bangalore East Taluk issued by Tahsildar.	Copy
23.	26/03/2018	79(A) and (B) endorsement issued by the Assistant Commissioner in respect of Survey No.43/1 Situated at Gunjur Village, Varthur Hobli Bangalore East Taluk measuring 1 acre 26 Guntas issued by the	Copy
24.	16/03/2018	48(A) endorsement issued by the Tahsildar in respect of Survey No.43/1 Situated at Gunjur Village Varthur Hobli, Bangalore East Taluk measuring 1 acre 26 Guntas	Copy
25.	26/03/2018	PTCL endorsement issued by the Assistant Commissioner Bangalore in respect of Survey No.43/1 Situated at Gunjur Village Varthur Hobli Bangalore East Taluk measuring 1 acre 26 Guntas	Copy
26.	13/11/2020	IL RR and Preliminary records Non available endorsement issued by Tahsildar.	Copy
27.		Tax paid receipt from 2008-2009 to 2013-14 issued by Bruhat Bangalore Mahanagara palike revenue department.	Copy
28.		Encumbrance Certificate from 01/04/1930 to	Copy

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		14/02/1957 and 15/02/1957 to 31/03/2004 in respect of Sy.No.43/1 of Gunjur Village Varthur Hobli Bangalore East Taluk.	

SCHEDULE "B" PROPERTY

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		RTC for the period from 1967-68 to 1969-70 and 1972-73 to 1976-77 and 1982-83 to 1987-88 and 1988-89 to 1992-93 and 1993-94 to 1997-98 and 1998-99 to 2001-2002 and 2002-2003 to 2020-2021 in respect of Sy.No.43/2 of Gunjur Village, Vathur Hobli, Bangalore East Taluk.	copy
02.	20/10/2020	RTC From 1977 to 1982 Non available endorsement issued by Tahsildar.	Copy
03	30/07/1959	Sale Deed executed by 1.Mr.Munivenkatappa S/o Sri.Thippanna navara Muniyappa 2.Master Prakash S/o Munivenkatappa being minor represented by his father and natural guardian Mr. Munivenkatappa in favour of Sri.Ramaiah S/o Sri.Gowdara Hanumanthappa, registered as document No.3960/1959-60, dated 30/07/1959 registered on 23/11/1959 in Book-I, registered before the Office of the Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.43/2, measuring an extent 2 Acre 12 Guntas of Gunjur Village. Vathur Hobli, Bangalore south Taluk.	copy
04		IHC Register Extract/ bearing No.6/1991-92, of land situated at Gunjur Village, Varthur Hobli, Bangalore South Taluk, in the name of 1.Sri.S.Munivenkatappa.2.Mr.G.S.Hanumantha reddy	Copy
05.	05/11/1991	Panchayathi Partition Deed, executed by	Copy

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		1.Sri.S.Munivenkatappa S/o Late Gowdara Sanjeevappa 2.Mrs.Krishnamma W/o Late Narayanareddy 3.Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa, Partition deed dated 05/11/1991, as per the panchayath Partition deed Sy.No.43/2, measuring an extent 2 Acre 20 Guntas of Gunjur Village. Allotted to Mr. S Munivenkatappa S/o Late Gowdara Sanjeevappa	
06.	26/11/2004	Family tree of Hanumantha reddy issued by village accounted.	Copy
07.	08/06/2005	Sale deed Executed by 1.Mr.Munivenkatappa S/o Late Gowdara Sanjeeva Reddy, 2.Smt.Narayanamma W/o Munivenkatappa, 3.Mr.Jayarama Reddy S/o Munivenkatappa, 4.Smt.AdiLakshmamma D/o Munivenkatappa, 5.Mr.M.Nagaraja S/o Munivenkatappa, 6.Smt.Vijaya D/o Munivenkatappa, 7.Mr.Srinivasa S/o Munivenkatappa, 8.Smt.Vishala D/o Munivenkatappa, 9.Mr.Sadananda S/o Munivenkatappa, 10.Smt.Geetha D/o Munivenkatappa, 11.Smt.Krishnamma W/o Late.Narayanareddy, 12.Smt.Manohari D/o Late Narayana reddy in favour of Smt.Vasantha Harish W/o Mr.K.Harish. Registered as document No.3848/2005-06, dated 08/06/2005 in Book-I, registered before the Office of the Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.43/2, measuring an extent 2 Acre out of 2 Acre 20 Guntas and 0-05 Guntas of Kharab of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
08.	08/06/2005	Mutation Register Extract/ bearing No.145/2005-06, of land situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk,	Copy

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		in the name of Smt.Vasantha Harish W/o Mr.K.Harish.	
09.	29/07/2005	Release Deed executed by Smt.Krishnamma W/o Late,Narayanareddy, 2.Smt.Manohari D/o Mr. Late Narayanareddy in Favour of 1.Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa, 2..Mr.Munivenkatappa S/oLate Gowdara Sanjeevappa, registered as document No.05692/2005-06 dated 29/07/2005 in Book-I, registered before the Office of the Sub-Registrar Bangalore South Taluk, in respect of Sy.No.43/2 measuring an extent 2 Acre out of 2 Acre 20 Guntas and 0-05 Guntas of Kharab of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
10.	24/02/2006	Sale Deed executed by Smt.Vasantha Harish W/o Sri.K.Harish in favour of Mr.S.N. Subba Reddy S/o Sri. Nanjunda Reddy registered as document No.17336/2005-06, dated 24/02/2006 in Book-I, registered before the Office of the Sub-Registrar, Bangalore South Taluk, in respect of Sy.No.43/2, measuring an extent 2 Acre of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
11.	24/02/2006	Mutation Register Extract/ bearing No.16/2006-07 of land situated at Gunjur Village Varthur Hobli, Bangalore East Taluk, in the name of Mr.S.N. Subba reddy S/o Sri. Nanjunda Reddy.	Copy
12.	22/04/2008	Plaint and written statement, Further examination chief PW1 Written arguments Examination-in-chief of the DW1 and Judgement of O.S No .833/2008 before the court of senior civil judge Bangalore rural district at Bangalore	Copy
13.		Judgment copy of RFA No.2104/2017 before the High Court of Karnataka Bangalore	Copy

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14	14/10/2008	Conversion Certificate bearing No. A.L.N (EVH) SR/122/2008-09, dated 14/10/2008, issued by the Special Deputy Commissioner(Revenue), Bangalore District Bangalore) along with Conversion sketch and Conversion fee paid receipt, Conversion intimation letter, in respect of Sy.No.43/2, Measuring 2 acre, Situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk,	Copy
15	05/09/2011	Memorandum of Deposit of title deeds executed by 1.M/s.Bhagini Hospitalities Pvt Ltd, 2. S.N. Subba reddy in favour of Federal Bank LTD registered as document No.5156/2011-12 dated 05/09/2011 in Book-I, registered before the Office of the Sub-Registrar Varthur Bangalore in respect of Sy.No.43/2 measuring an extent 2 Acre of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
16	17/09/2018	Judgment copy of RFA No.2104/2017 before the High Court of Karnataka Bangalore	Copy
17	07/07/2014	Release deeds executed by Federal Bank LTD in favour of 1.M/s.Bhagini Hospitalities Pvt Ltd 2. S.N. Subba reddy dated 07/07/2014 Bangalore east Taluk, in respect of Sy.No.43/2, measuring an extent 2 Acre of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
18.	19/03/2020	Confirmation deed executed by Smt.Rathnamma D/o Sanjeevareddy in favour of Mr. S.N.Subba reddy S/o Nanjunda reddy, registered as document No.11781/2019-20, dated 19/03/2020 in Book-I, registered before the Office of the Sub-Registrar Mahadevapura Bangalore, in respect of Sy.No.43/2, measuring an extent 2 Acre of Gunjuru Village Varthur hobli Bangalore east taluk.	Copy

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19.		Katha and Katha extract in the name in the name of Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda Reddy issued by Assistant revenue office Whitefield Sub-Division, Mahadevapura Zone, Bruhat Bangalore Mahanagara Palike.	Copy
20.	07/11/2020	R0130 Improvement Charges receipt issued by Bruhat Bangalore mahanagara plike office of Assistant Revenue Officer Whitefield Mahadevapura Zone,	Copy
21.	28/09/2020	Amalgamation deed registered as document No.3031/2020-21, dated 28/09/2020 in Book-I, registered before the Office of the Sub-Registrar Mahadevapura, Bangalore, is executed by Mr.M.S.Hanuma reddy S/o Late Shamanna reddy, and Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy are entered in to in respect of Sy.No.43/1 and Sy No 43/2 Totally measuring an extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
22.	11/11/2020	Joint Development Agreement executed by 1.Mr.M.S.Hanuma reddy S/o Late Shamanna Reddy 2.Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda Reddy in favour of M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy 2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, Registered as document No.3853/2020-21, dated 11/11/2020 in Book-I, registered before the Office of the Sub-Registrar Ulsore, Bangalore east Taluk, in respect of Sy.No.43/2, and 43/1 totally measuring an extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore east taluk.	Copy

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23.	11/11/2020	General Power of Attorney executed by 1.Mr.M.S.Hanuma Reddy S/o Late Shamanna Reddy 2.Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda reddy in favour of M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy.2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, of registered as document No.00192/2020-21, dated 11/11/2020 in Book-I, registered before the Office of the Sub-Registrar,Ulsore, Bangalore east Taluk, in respect of Sy.No.43/2, and 43/1, both property totally measuring an extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore east taluk.	Copy
24.		Amalgamation Katha and Katha extract in the name in the name of 1.Mr.S.N.Subba Reddy S/o Late.Sri.S.Nanjunda reddy 2. Mr.M.S.Hanuma Reddy S/o Late Shamanna Reddy issued by BBMP in respect of the Property	
25.		Copy of Mysore settlement registrar, in respect of Survey No.43/2 Situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk, issued by Tahsildar.	Copy
26.	11/06/2008	79(A) and (B) endorsement issued by the Assistant Commissioner, Bangalore North Taluk,	Copy
27.	13/06/2008	PTCL endorsement issued by the Assistant Commissioner, Bangalore North Taluk,	
28.	18/06/2008	48(A) endorsement issued by the Tahsildar, Bangalore East Taluk Bangalore	Copy
29.	19/10/2020	RR No.2644 Non Availability Endorsement issued by the Tahsildar,	Copy

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30.		Paper Publication in respect of Sy no 43/2. Gunjur Village Varthur Hobli	Copy
31.		Tax paid receipt from 2009-2010 to 2011-12 and 2013-14 to 2019-20 issued by Bruhat Bangalore Mahanagara palike revenue department.	Copy
32.		Encumbrance Certificate from 01/04/1940 to 14/02/1957 and 01/04/1959 to 31/03/2005 and 01/01/1980 to 31/3/1991 and 01/4/1991 to 31/3/2005 and 01/4/2004 to 8/11/2020 in respect of Sy.No.43/2 of Gunjur Village, Varthur Hobli, Bangalore East Taluk.	Copy
33.		Gunjur Village Map	Copy

II. DESCRIPTION OF PROPERTY

LEGAL SCRUTINY REPORT

SCHEDULE "A" PROPERTY

All that piece and parcel of property bearing **BBMP Katha No.574/Sy.No.43/1-Municipal No.18, Converted Sy.No.43/1**, (Conversion from agricultural to non agricultural residential purpose vide No.ALN(EVH)SR121/2008-09, dated:18.12.2009, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore) situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk, Bangalore District, totally **measuring about 1 Acre 26 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land in survey No.43/4
West by : Government Road;
North by : Land in survey No.38;
South by : Land in survey No.43/2;

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SCHEDULE "B" PROPERTY

All that piece and parcel of property bearing **BBMP Katha No.564/Sy.No.43/2-Municipal No.10, Converted Sy.No.43/2**, (Conversion from agricultural to non agricultural residential purpose vide No.ALN(E.V.H)SR122/2008-09, dated:14.10.2008, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore) situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk, Bangalore District, totally **measuring about 2 Acres**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land in survey No.43/2
West by : Government Road;
North by : Land in survey No.43/1 & 43/4;
South by : Land in survey No.44;

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of property bearing **BBMP Katha No.574/Sy.No.43/1-Municipal No.18, Converted Sy.No.43/1,** (Conversion from agricultural to non agricultural residential purpose vide No.ALN(EVH)SR121/2008-09, dated:18.12.2009, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore), **measuring 1 Acre 26 Guntas** and **BBMP Katha No.564/Sy.No.43/2-Municipal No.10, Converted Sy.No.43/2**, (Conversion from agricultural to non agricultural residential purpose vide No.ALN(E.V.H)SR122/2008-09, dated:14.10.2008, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore), **measuring about 2 Acres,** both properties are situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk, Bangalore District, totally **measuring about 3 Acre 26 Guntas,** presently BMP amalgamation Katha No. **564/Sy.No.43/2,43/1,** and which Property is morefully delineated in the sketch annexed herewith, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land in survey Nos.43/2 and 43/4
West by : Government Road;

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North by : Land in survey No.38;
South by : Land in survey No.44;

III. TRACING OF TITLE

On perusal of the documents referred to above, (property described at Para II in Schedule "A" property) Originally 1.Sri.Muniyappa S/o Late Sri.Kulu Thimmaiah 2.Krishnappa S/o Muniyappa sold the Property bearing Sy.No.43/1 measuring 1 Acre 28 guntas in favour of Smt.Muninajamma W/o Mr.Muddanna under sale deed dated 25/02/1961 registered dated 27/3/1961 registered as document No.5280/1960-61 registered before the office of the sub-registrar South taluk Bangalore.

Thereafter the above said Smt.Muninajamma W/o Mr.Muddanna had conveyed the aforesaid land bearing Sy.No.43/1 of Gunjur Village Varthur Hobli Bangalore South Taluk measuring about 1 Acre 26 Guntas in favour of Mr.Ramaiah S/o Mr.Gowdara Hanumanthappa vide sale deed dated 24/01/1970, registered as document No.4640/1969-70 registered before the office of the sub-registrar Bangalore South Taluk Bangalore.

Later the said Ramaiah S/o Sri.Gowdara Hanumanthappa and Akkayamma W/o Ramaiah died intestate leaving behind his Brother Children's as his sole surviving legal heirs to succeed to his entire Property including the Schedule Property, all the revenue record Mutated into S Munivenkatappa and G S Hanumanthappa Vide IHC No.06/1991-92, which fact is also corroborated by the RTCs available on records.

Thereafter .Sri.S.Munivenkatappa S/o Late Gowdara Sanjeevappa, Mrs.Krishnamma W/o Late Narayanareddy and Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa are entered into panchayath partition deed Dated 05/11/1991, as per the panchayath partition deed Sy.No.43/1, measuring an extent 1 Acre 26 of Gunjuru Village Property Allotted to Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa

Later, 1.Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa 2.Smt.Rathnamma W/o Mr.G.S.Hanumanthareddy 3.Smt.G.H.Pushpavathi D/o Mr.G.S.Hanumanthareddy 4.Smt.G.H.Chandrakala D/o Mr.G.S.Hanumanthareddy 5.Mr.G.H.Satish S/o Mr.G.S.Hanumanthareddy 6.Kumari G.H.Asha D/o

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Mr.G.S.Hanumanthareddy 7. G.H.Chethan kumar S/o Mr.G.S.Hanumanthareddy all are executed Absolute Sale Deed in respect of Property bearing Sy.No.43/1 of Gunjur Village Varthur Hobli Bangalore East Taluk measuring about 1 Acre 26 Guntas in favour of Smt.Vasantha Harish W/o Sri.K.Harish, under Absolute Sale Deed dated 05/05/2005 registered as document No.2937/2005-06 registered before the office of the sub-registrar South Taluk Bangalore.

Thereafter Smt.Vasantha Harish W/o Sri.K.Harish, had conveyed the aforesaid land bearing Sy.No.43/1 of Gunjur Village Varthur Hobli Bangalore East Taluk measuring about 1 Acre 26 Guntas in favour of M.S.Hanuma reddy S/o Late Shamanna Reddy vide sale deed dated 10/11/2005 registered as document No.9729/2005-06 registered before the office of the sub-registrar Bangalore South Taluk Bangalore. and all the revenue record Mutated into his name Vide M R No.119/2005-2006 which fact is also corroborated by the RTCs available on records

Further the said M.S.Hanuma reddy S/o Late Shamanna Reddy have applied for conversion of said land along with other land from agricultural to non-agricultural purpose and have got converted the same from agricultural to non-agricultural residential purpose vide Conversion Order No. A.L.N (EVH) SR/121/2008-09 dated 18/12/2009 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore)

Later the above said 1a.Sri. M.S.Hanuma reddy S/o Late Shamanna Reddy 1b.R.Geetha W/o M.S.Hanumareddy. 2.Smt.H.Shilpa D/o M.S.Hanuma reddy 3.Smt.H.Sheetal D/o M.S.Hanuma reddy as per the deed of partition deed Sy.No.43/1, measuring 33 Guntas Allotted to Smt.H.Sheetal D/o M.S.Hanuma reddy and Sy.No.43/1, measuring 33 Guntas Allotted to Smt.H.Shilpa D/o M.S.Hanuma reddy Registered as document No.6333/2009-10, 17/13/2010 in Book-I registered before the Office of the Sub-Registrar Varthur, Bangalore.

Thereafter 1.Smt.H.Shilpa D/o M.S.Hanuma reddy 2.Smt.H.Sheetal D/o M.S.Hanuma reddy have conveyed the aforesaid property bearing BBMP Katha No.574/ Sy.No.43/1 Municipal No.18 Converted Sy No.43/1 {converted form Agricultural to non agricultural residential purpose vide No.A.L.N (EVH) SR/121/2008-09 dated 18/12/2009 issued by the Special Deputy Commissioner(Revenue) Bangalore District Total measuring about 1 Acre 26

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Guntas in favour of M.S.Hanuma reddy S/o Late Shamanna Reddy vide Gift deed dated 20/01/2020 registered as document No.9207/2019-20 registered before the office of the sub-registrar Mahadevapura Bangalore.

Subsequently the above said Smt. Rathnamma D/o Sri.Sanjeeva Reddy had Executed Confirmation deed in respect of property bearing Sy.No.43/1 of Gunjur Village, measuring about 2 Acre in favour of M.S.Hanuma reddy S/o Late Shamanna Reddy under confirmation Deed dated 20/01/2020 registered as document No.9309/2019-20 registered before the office of the Sub-Registrar Mahadevapura Bangalore.

In the meanwhile the Property described at Para-II has fallen within the administrative confines of the Bruhath Bangalore Mahanagara Palike and M.S.Hanuma reddy S/o Late Shamanna Reddy has paid Property tax to the said authority and has obtained Katha issued in the name of M.S.Hanuma reddy S/o Late Shamanna Reddy in respect of the said property and the said authority has assigned BBMP Katha No.574/ Sy.No.43/1 Municipal No.18 to the property described at Para – II

On perusal of the documents referred to above, (property described at Para II in Schedule "B" property) Originally 1.Mr.Munivenkatappa S/o Sri.Thippanna navara Muniyappa 2.Master Prakash S/o Munivenkatappa being minor represented by his father and natural guardian Mr. Munivenkatappa sold the property in favour of Sri.Ramaiah S/o Sri.Gowdara Hanumanthappa, in respect property bearing Sy.No.43/2, measuring 2 Acre 12 guntas, under registered sale deed dated 30/07/1959, registered as document No.3960/1959-60, registered before the office of the sub-registrar South taluk Bangalore.

Later the said Ramaiah S/o Sri.Gowdara Hanumanthappa and Akkayamma W/o Ramaiah died intestate leaving behind his Brother Children's as his sole surviving legal heirs to succeed to his entire Property including the Schedule Property, all the revenue record Mutated into S Munivenkatappa and G S Hanumanthappa Vide IHC No.06/1991-92, which fact is also corroborated by the RTCs available on records.

Thereafter .Sri.S.Munivenkatappa S/o Late Gowdara Sanjeevappa, Mrs.Krishnamma W/o Late Narayanareddy and Mr.G.S.Hanumanthareddy S/o Late

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Gowdara Sanjeevappa are entered into panchayath partition deed Dated 05/11/1991, as per the panchayath partition deed Sy.No.43/2, measuring an extent 2 Acre 20 Guntas of Gunjuru Village Property Allotted to Mr.Munivenkatappa S/o Late Sajeevappagowda.

Subsequently the above said 1.Mr.Munivenkatappa S/o Late Gowdara Sanjeeva Reddy, 2.Smt.Narayanamma W/o Munivenkatappa, 3.Mr.Jayarama Reddy S/o Munivenkatappa, 4.Smt.AdiLakshmamma D/o Munivenkatappa, 5.Mr.M.Nagaraja S/o Munivenkatappa, 6.Smt.Vijaya D/o Munivenkatappa, 7.Mr.Srinivasa S/o Munivenkatappa, 8.Smt.Vishala D/o Munivenkatappa, 9.Mr.Sadananda S/o Munivenkatappa, 10.Smt.Geetha D/o Munivenkatappa, 11.Smt.Krishnamma W/o Late. Narayanareddy, 12.Smt.Manohari D/o Late Narayana reddy have conveyed the aforesaid land bearing Sy.No.43/2, of Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 2 Acre 20 Guntas, in favour of Smt.Vasantha Harish W/o Mr.K.Harish. under the vide sale deed dated 08/06/2005, registered as document No.3848/2005-06, registered before the office of the sub-registrar. Bangalore South Taluk, Bangalore, and all the revenue record Mutated into his name Vide M R 145/2005-06 which fact is also corroborated by the RTCs available on records,

Later Mr.Smt.Krishnamma W/o Late Narayanareddy and Smt.Manohari D/o Late Narayanareddy executed release deed in respect of Property bearing Sy.No.43/2, of Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 2 Acre 20 Guntas,and 0.5 Guntas of Kharab in favour of Mr.G.S.Hanumanthareddy S/o Late Gowdara Sanjeevappa, and Mr.Munivenkatappa S/o Late Gowdara Sanjeevappa, Vide Release Deed dated 09/07/2005, registered as document No.5692/2005-06, registered before the office of the sub-registrar Bangalore South Taluk , Bangalore.

Thereafter, Smt.Vasantha Harish W/o Mr.Sri.K.Harish, had conveyed the aforesaid land bearing Sy.No.43/2, of Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 2 Acre, in favour of Mr.S.N. Subba reddy S/o Sri. Nanjunda Reddy vide sale deed dated 24/02/2006, registered as document No.17336/2005-06, registered before the office of the sub-registrar, Bangalore South Taluk, Bangalore and all the revenue record Mutated into his name Vide M R 16/2006-2007, which fact is also corroborated by the RTCs available on records.

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Further the said Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy, have applied for conversion of said land along with other land from agricultural to non-agricultural purpose and have got converted the same from agricultural to non-agricultural residential purpose vide Conversion Order No. A.L.N (EVH) SR/122/2008-09, dated 14/10/2008, issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore).

In the meanwhile the Property described at Para-II has fallen within the administrative confines of the Bruhath Bangalore Mahanagara Palike and Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy, has paid Property tax to the said authority and has obtained Katha issued in the name of Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy, in respect of the said property, and the said authority has assigned a **BBMP Katha No.564/ Sy.No.43/2,Municipal No.10**, to the property described at Para – II

Later Smt. Rathnamma D/o Sri.Sanjeeva Reddy filed a suit in O S No.833/2008 before the court of senior civil judge Bangalore rural district, Bangalore Which was dismissed and she filed a R F A No.2104/2017 Before the high court of Karnataka Bangalore which was withdrawn before the court

Subsequently the above said Smt. Rathnamma D/o Sri.Sanjeeva Reddy had Executed Confirmation deed in respect of property bearing Sy.No.43/2 of Gunjur Village, measuring about 2 Acre, in favour of Mr.S.N. Subba reddy S/o Sri. Nanjunda Reddy, vide Confirmation deed dated 19/03/2020, registered as document No.11781/2019-20, registered before the office of the sub-registrar, Mahadevapura Bangalore east Taluk.

Thereafter, the above said M/s.Bhagini Hospitalities Pvt Ltd, 2. S.N. Subba reddy executed Memorandum of Deposit of title deeds in respect of property bearing Sy.No.43/2 of Gunjur Village, measuring about 2 Acre, in favour of FEDERAL BANK LIMITED , under Memorandum of Deposit of title deeds dated 05/09/2011 registered on 14/9/2011, registered as document No.5156/2011-12, registered before the office of the sub-registrar, Varthur Bangalore east Taluk,

Thereafter the above said FEDERAL BANK LIMITED executed release deed in respect of property bearing Sy.No.43/2 of Gunjur Village, measuring about 2 Acre,

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in favour of M/s.Bhagini Hospitalities Pvt Ltd, 2. S.N. Subba reddy, under the Release deeds dated 07/07/2014,

Later, Mr.M.S.Hanuma reddy S/o Late Shamanna reddy, and Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy are entered in to Amalgamation deed registered as document No.3031/2020-21, dated 28/09/2020 in Book-I, registered before the Office of the Sub-Registrar Mahadevapura, Bangalore, in respect of Sy.No.43/1 and Sy No 43/2 Totally measuring an extent 3 Acre 26 Guntas of Gunjur Village Varthur hobli Bangalore East taluk..

The said .Mr.M.S.Hanuma reddy S/o Late Shamanna reddy and Mr.S.N.Subba reddy S/o Late.Sri.S.Nanjunda reddy having acquired the property described at Para-II in the manner referred to above has entered into a registered Joint Development Agreement dated 11/11/2020 with M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy, 2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, for the development of the Property described at Para – II, subject to the terms and conditions mentioned therein and in pursuance thereto, Mr.M.S.Hanuma reddy, Mr.S.N.Subba reddy has also executed and registered a Power of Attorney in favour of said M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy.2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, and in the said Power of Attorney the Land owner inter-alia has authorized the Builder M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy.2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, to sell 58% undivided interest in the Property described at Para – II.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificates from 01/04/1930 to 14/02/1957 and again 15/02/1957 to 31/03/2004 in respect of Property described at Para – II it would establish that there are no existing charges or mortgages on the property up to 31/03/2004.

V. CERTIFICATE

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Therefore I certify that .Mr.M.S.Hanuma reddy and Mr.S.N.Subba reddy has got absolute title over the Property described at Para-II and M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy.2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, would derive right to sell 58.5% undivided share over the Property described at Para-II, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said M/s SARITHA DEVELOPERS Represented by it's Managing Partners 1.Mr. P.Rajendra Prasad Reddy S/o Mr. Raghurami Reddy.2.Mr.Karan Bindal S/o Mr.Krishan Kumar Bindal, would derive valid title to the Builder's share of flats in the proposed multistoried building known as "-**SARITHA SERENE**", to be constructed over the Property at para – II, and Mr.M.S.Hanuma reddy ,Mr.S.N.Subba reddy would derive valid title for remaining 41.5% super built up area in the project along with proportionate undivided share of land by virtue of Joint Development Agreement referred to above.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-II Upto 31/03/2021.

R SANTHOSH KUMAR ASSOCIATES
ADVOCATE.

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