



To,
M/s. SUMADHURA INFRACON PRIVATE LIMITED.,
Represented by its Chairman cum Managing Director,
Sri.G.MADHU SUDHAN,

Date: 17th September 2024

LEGAL SCRUTINY REPORT

This Legal Opinion is given to **M/s. SUMADHURA INFRACON PRIVATE LIMITED.,** Represented by its Chairman cum Managing Director, **Sri.G.MADHU SUDHAN,** based on the photocopies of title documents and information provided by them.



RE: "**SUMADHURA CAPITOL RESIDENCES**" constructed over in the All that piece and parcel of the immovable property being undeveloped vacant land totally measures about **4 Acres 04 Guntas**, in Sy No.152 situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Earlier in Bangalore South Taluk, Presently Bangalore East Taluk, {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.BDIS/ALN/SR:94/1965-66, Date:17/09/1966 and conversion Certificate No.ALN.SR.1145(a) dated 24/11/1966, issued by the Thasildar, Bangalore, Rectification Conversion Certificate No.ALN(EKHW)SR/12/2024-25, issued by the Deputy Commissioner, Bangalore District, in respect of **Sy.No.152**, measuring an extent of 4 Acres 4 Guntas}, Property being Present BBMP Katha **No.17A/263/318/Sy.No.152.**

I LIST OF DOCUMENTS SCRUTINISED

Sl .No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/Copy
1.		RTC from the year 1974 to 1989 and from 1990 to 1993 and from 1995 to 2024 pertaining to Sy.No.152, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
2.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of RTC from the year 1969 to 1973 and from the year 1992 to 1997 pertaining to Sy.No.152, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy

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Mr. Satish. M.N., BA., LLB

3.	25/11/1922	Sale deed executed by Sri.Captain Walter Percival Smith in favour of Miss.Mary Clare Albuquerque, vide Document bearing No.2184/1922-23 , registered in the office of the Sub Registrar Bangalore, in respect of Sy.No.4, measuring an extent of 10 Acres, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
4.	25/01/1949	Sale deed executed by Miss.Mary Clare Albuquerque in favour of Sri.C.Jayaram Reddy S/o Sri.Hudi chinnareddy, vide Document bearing No.4154/1948-49 , registered in the office of the Sub Registrar Bangalore, in respect of Sy.No.152 , (Old Sy.No.4) measuring an extent of 10 Acres, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
5.	24/11/1966	Conversion Certificate No.ALN.SR.1145(a), issued by the Thasildar, Bangalore, in respect of Sy.No.152 , measuring an extent of 5 Acres 4 Guntas, situated at Pattanduru Agrahara Village.	Copy
6.	31/05/1971	Partition deed executed among Sri.C.Jayaram Reddy S/o Sri.Hudi chinnareddy and others, vide Document bearing No.1173/1971-72 , in respect of various Properties belonging to their joint family, including in respect of Sy.No.152 , measuring an extent of 5 Acres 4 Guntas, wherein inter-alia Sri.J.Narendra Reddy has been allotted Sy.No.152, an extent 5 Acres 4 Guntas situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
7.		Mutation Register Extract bearing MR.No.28/1970-71 in respect of Sy.No.152, measuring an extent of 5 Acres 4 Guntas in the name of Sri.J.Narendra Reddy S/o Sri.C.Jayaram Reddy situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy

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8.		Mutation Register Extract bearing MR.No.02/2004-05 in respect of Sy.No.152, measuring an extent of 5 Acres 4 Guntas in the name of Sri.J.Narendra Reddy S/o Sri.C.Jayaram Reddy situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
9.		Death certificate of Sri.J.Narendra Reddy.	Copy
10.		Genealogical tree of Sri.J.Narendra Reddy.	Copy
11.		Mutation Register Extract bearing MR.No.7/2007-08 in respect of Sy.No.152, measuring an extent of 5 Acres 4 Guntas in the name of Smt.Elma Reddy W/o Later. Sri.J.Narendra Reddy, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
12.		Death certificate of Smt.Padmamma Reddy	Copy
13.	14/07/2010	Registered Joint Development Agreement executed by Smt.Elma Reddy W/o Sri.J.Narendra Reddy and others in favour of M/s.Corner Stone Properties Pvt Ltd Represented by its Directors Sri.V.Sridharan, vide Document bearing No.1817/2010-11 , registered in the office of the Sub Registrar Mahadevapura, Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
14.	14/07/2010	Registered General Power of attorney executed by Smt.Elma Reddy W/o Sri.J.Narendra Reddy and others in favour of M/s.Corner Stone Properties Pvt Ltd Represented by its Directors Sri.V.Sridharan, vide Document bearing No.69/2010-11 , registered in the office of the Sub Registrar Mahadevapura, Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy



15.	10/10/2023	Cancellation of Registered Joint Development Agreement executed by M/s.Corner Stone Properties Pvt Ltd Represented by its Authorized Signatory Mr.Suresh.R in favour of Smt.Elma Reddy W/o Sri.J.Narendra Reddy and others, vide Document bearing No.9658/2023-24 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
16.	10/10/2023	Revocation General Power of attorney executed by M/s.Corner Stone Properties Pvt Ltd Represented by its Authorized Signatory Mr.Suresh.R in favour of Smt.Elma Reddy W/o Sri.J.Narendra Reddy and others, vide Document bearing No.711/2023-24 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
17.	29/11/2011	Registered Limited Liability Partnership Agreement executed by M/s.Corner Stone Properties Pvt Ltd Represented by Sri.Byappanahalli Prabhakar Reddy Kumar Babu, and M/s.Assetz Infrastructure Pvt Ltd, Represented by Mr.Ben Salmon, vide Document bearing No.222/2011-12 , registered in the office of the Sub Registrar K.R.Puram, Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
18.	28/05/2013	Registered Sale Agreement executed by M/s.Cornerstone Assetz Holding LLP in favour of M/s.Redwoods Capital Trust Represented by its trustee Sri.Alex Joy, vide Document bearing No.1610/2013-14 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar), Bangalore in respect of flats to be constructed in the Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy

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19.	10/10/2023	Registered Cancellation of Sale Agreement executed by M/s.Redwoods Capital Trust Represented by its trustee Sri.Anuj Nautiyal in favour of M/s.Cornerstone Assetz Holding LLP, vide Document bearing No.9654/2023-24 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore, in respect of flats to be constructed in the Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
20.	10/10/2023	Registered Amended and Restated Limited Liability Partnership Agreement executed by M/s.Corner Stone Properties Pvt Ltd Represented by its authorized Signatory Sri.Suresh.R, M/s.Assetz Infrastructure Pvt Ltd and others, vide Document bearing No.712/2023-24 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
21.	05/11/2012	Gift deed executed by Smt.J.Padmamma W/o Late.Sri.C.Jayarama Reddy in favour of Smt.Aruna Reddy D/o Sri.C.Jayarama Reddy and Smt.Shobha Jayaram D/o Sri.C.Jayarama Reddy, vide Document bearing No.3942/2012-13 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore in respect of Sy.No.152, measuring an extent of 1 Acres 1 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
22.		Copy of Complaint and order copy in O.S.No.2081/2013 in the court of Principal City Civil and Sessions Judge, Bangalore, in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
23.		Copy of Complaint and order copy in O.S.No.664/13, in the court of Principal Civil Judge, Bangalore, in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy



24.	19/06/2023	Registered Agreement of Sale executed by Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy, Sri.Prathik Reddy S/o Late.Sri.J.Narendra Reddy and Sri.Jitan Reddy S/o Late.Sri.J.Narendra Reddy in favour of M/s.Corner Stone Properties Pvt Ltd Represented by its Authorized Signatory Sri.M.Kiran Poonacha S/o Sri.M.P.Poonacha, vide Document bearing No.3984/2023-24 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
25.	27/10/2023	Registered Sale deed by Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy, Sri.Prathik Reddy S/o Late.Sri.J.Narendra Reddy and Sri.Jitan Reddy S/o Late.Sri.J.Narendra Reddy, Smt.Aruna Reddy and Smt.Shoba Jayaram along with M/s.Corner Stone Properties Pvt Ltd Represented by its Authorized Signatory Sri.M.Kiran Poonacha S/o Sri.M.P.Poonacha and M/s.Corner Stone Assetz Holdings LLP Represented by its Authorized Signatory Sri.M.Kiran Poonacha S/o Sri.M.P.Poonacha as cofirming parties in favour of M/s.Sumadhura Infracon Pvt Ltd Represented by its Authorized Signatory Sri.K.Rahul S/o Late.Sri.K.Bhaskar, vide Document bearing No.10309/2023-24 , registered in the office of the Sub Registrar Shivaji Nagar (Indira Nagar) , Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
26.	29/04/2024	Registered Confirmation deed by Smt.Vijayalakshmi D/o Late.Sri.C.Jayaram Reddy in favour of M/s.Sumadhura Infracon Pvt Ltd Represented by its Authorized Signatory Sri.K.Rahul S/o Late.Sri.K.Bhaskar, vide Document bearing No.675/2024-25 , registered in the office of the Sub Registrar Shivaji Nagar (Mahadevapura) , Bangalore in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy

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27.		Rectification Conversion Certificate No.ALN(EKHW)SR/12/2024-25, issued by the Deputy Commissioner, Bangalore District, in respect of Sy.No.152 , measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village.	Copy
28.		BBMP Katha Extract and Katha Certificate in the name of M/s.Sumadhura Infracon Pvt Ltd in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk. And Betterment charge/fee paid receipt	Copy
29.		NOC issued by Director General of Police and Director General Karnataka Fire & Emergency Services for the proposed residential flats over the property described in the Schedule Property.	Copy
30.		NOC issued by BSNL, office of the Divisional Engineer Telecom, Bangalore, for the proposed residential flats over the property described in the Schedule Property.	Copy
31.		NOC issued by Deputy General, Airport Authority of India(AAI), Bangalore for the proposed residential flats over the property described in the Schedule Property	Copy
32.		NOC issued by Deputy General (aircraft) HAL, Bangalore for the proposed residential flats over the property described in the Schedule Property	Copy
33.	12/09/2024	Building License plan sanctioned by BBMP vide bearing No.BBMP/CC/7893/2024-25 LPNo.BBMP/Addl.Dir/JDNORTH/0022/2024-25, Project No.PRJ/1228/2024-25 for the construction of multistoried building over the property described in the Schedule Property	Copy



34.	Tippani, Atlas and Karnataka Revisional Settlement Akarbandh Extract in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy
35.	Encumbrance Certificate from 15/02/1957 to 31/03/1960 and again from 01/04/1960 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 07/07/2023 in respect of Sy.No.152, measuring an extent of 4 Acres 4 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.	Copy

II. DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable property being undeveloped vacant land totally measures about **4 Acres 04 Guntas**, in Sy No.152 situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Earlier in Bangalore South Taluk, Presently Bangalore East Taluk, {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.BDIS/ALN/SR:94/1965-66, Date:17/09/1966 and conversion Certificate No.ALN.SR.1145(a) dated 24/11/1966, issued by the Thasildar, Bangalore, Rectification Conversion Certificate No.ALN(EKHW)SR/12/2024-25, issued by the Deputy Commissioner, Bangalore District, in respect of **Sy.No.152**, measuring an extent of 4 Acres 4 Guntas}, Property being Present BBMP Katha **No.17A/263/318/Sy.No.152**, together with all rights appurtenances whatsoever whether underneath or above the surface.

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.4 of Pattanduru Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, measuring about 10 Acres, was originally held by Sri.Captain Walter Percival Smith, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.



Later The said Sri.Captain Walter Percival Smith, was sold land measuring 10 Guntas in Sy.No.4 of Pattanduru Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, in favour of Miss.Mary Clare Albuquerque vide sale deed dated 25/11/1922, referred above, the Miss.Mary Clare Albuquerque had been in continues peaceful possession and enjoyment of the said land,

Subsequently Miss.Mary Clare Albuquerque was sold land measuring 10 Acre in Sy.No.4 of Pattanduru Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, in favour of Sri.C.Jayaram Reddy S/o Sri.Hudi chinnareddy vide sale deed dated 25/01/1949, referred above, the Sri.C.Jayaram Reddy S/o Sri.Hudi Chinnareddy had been in continues peaceful possession and was in enjoyment of the said property as its absolute owner and in the meanwhile the land bearing Sy.No.4 had been sub divided/phodi had been done, and allotted with new Sy.No.152 Measuring 5 Acres 4 Guntas and Sy.No.151, same Details depicting in the Tippani of Sy.No.152.

The said Sri.C.Jayaram Reddy S/o Sri.Hudi chinnareddy, having acquired land measuring 5 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village, and the said Sri.C.Jayaram Reddy S/o Sri.Hudi chinnareddy having acquired land measuring 5 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village have applied for conversion of said land from agricultural to non-agricultural industrial purpose and had got the land measuring 5 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village converted from agricultural to non-agricultural purpose vide Conversion Order bearing No.ALN.SR.1145(a) dated:24/11/1966, issued by the Tahsildar, Bangalore South Taluk, Bangalore.

Later Sri.C.Jayaram Reddy S/o Sri.Hudi chinnareddy and his sons had entered into registered Partition deed dated 31/05/1971, in respect of various Properties belonging to their joint family, including Sy.No.152, wherein inter-alia Sri.J.Narendra Reddy had been allotted Sy.No.152, measuring 5 Acres 04 Guntas of Pattanduru Agrahara Village, had got the RTC and all other revenue records mutated into his name vide **MR.No.28/1970-71** and the said owner was in enjoyment of the said property as its absolute owner and later RTC and all other revenues records were mutated in the name of Sri.C.J.Narendra Reddy, of the Property described at para - II.

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The said Sri.J.Narendra Reddy was in enjoyment of the land measuring about 5 Acres 04 Guntas in the said property as its absolute owner and after the intestate death of Sri.J.Narendra Reddy, his wife namely Smt.Elma Reddy and his children being his sole surviving legal heirs, had succeeded to his entire estates including Property bearing Survey No.152 of Pattanduru Agrahara Village, and later RTC and all other revenues records were mutated into name Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy vide MR/IHC.No.7/2007-08. was in enjoyment of the measuring about 5 Acres 04 Guntas.

The said Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy and her family Members having acquired the property described at Para-II in the manner referred to above had entered into a registered Joint Development Agreement dated 14/07/2010 with M/s.Corner Stone Properties Pvt Ltd Represented by its Director Sri.V.Sridharan, for the development of the Property described at Para - II measuring about 4 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village, subject to the terms and conditions mentioned therein and in pursuance thereto, Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy and her family Members had also executed and registered Power of Attorney in favour of said M/s.Corner Stone Properties Pvt Ltd Represented by its Director Sri.V.Sridharan, and in the said Power of Attorney the Land owner inter-alia had authorized the Builder M/s.Corner Stone Properties Pvt Ltd Represented by its Director Sri.V.Sridharan, to sell 73% undivided interest in the Property described at Para - II. And Subsequently The said Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy and her family Members had cancelled the said registered Joint Development Agreement dated 10/10/2023, referred above and also had cancelled said registered Power of Attorney dated 10/10/2023, referred above.

Thereafter Smt.J.Padmamma who is the mother of Sri.J.Narendra Reddy, after the intestate death of Sri.J.Narendra Reddy, had gifted the land Measuring 1 Acre 01 Guntas in Sy.No.152 of Pattanduru Agrahara Village in favour of Mrs.Aruna Reddy and Mrs.Shoba Jayaram vide gift deed dated 05/11/2012, referred above.



Thereafter the said Smt.Elma Reddy W/o Late.Sri.J.Narendra Reddy, Sri.Prathik Reddy S/o Late.Sri.J.Narendra Reddy and Sri.Jitan Reddy S/o Late.Sri.J.Narendra Reddy, Smt.Aruna Reddy and Smt.Shoba Jayaram along with M/s.Corner Stone Properties Pvt Ltd Represented by its Authorized Signatory Sri.M.Kiran Poonacha S/o Sri.M.P.Poonacha and M/s.Corner Stone Assetz Holdings Pvt Ltd Represented by its Authorized Signatory Sri.M.Kiran Poonacha S/o Sri.M.P.Poonacha arrived as confirming parties were sold land measuring 4 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, in favour of **M/s.Sumadhura Infracon Pvt Ltd** Represented by its Authorized Signatory Sri.K.Rahul vide sale deed dated 27/10/2023, followed by Confirmation deed Dated:29/04/2024 referred above, **M/s.Sumadhura Infracon Pvt Ltd** had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner had got the BBMP katha and all other revenue records mutated into its name.

Therefore I certify that **M/s.Sumadhura Infracon Pvt Ltd** Represented by its Authorized Signatory Sri.K.Rahul, is the absolute title over the Property bearing land measuring 4 Acres 04 Guntas in **Sy.No.152** and morefully described at Para – II.

The said **M/s.Sumadhura Infracon Pvt Ltd**, having acquired land measuring 4 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village, and the said **M/s.Sumadhura Infracon Pvt Ltd** having acquired land measuring 4 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village have applied for Rectification conversion of said land from industrial to residential purpose and had got the land measuring 4 Acres 04 Guntas in Sy.No.152 of Pattanduru Agrahara Village converted from industrial to residential purpose vide Rectification Conversion Certificate No.ALN(EKHW)SR/12/24-25, issued by the Deputy Commissioner, Bangalore District, in respect of **Sy.No.152**, measuring an extent of 4 Acres 4 Guntas

The **M/s.Sumadhura Infracon Pvt Ltd** Owner of the Property described at Para – II had obtained Plan sanction approval by the BBMP vide BBMP/CC/7893/2024-25 LPNo.BBMP/Addl.Dir/JDNORTH/0022/2024-25, Project No.PRJ/1228/2024-25, dated 12/09/2024, for the construction of multistoried building over the Property described at Para – II and also the Owner had obtained all necessary NOC's for construction of multistoried building over the Property described at Para – II.



IV. ENCUMBRANCE

On perusal of the Encumbrance Certificate from 15/02/1957 to 31/03/1960 and again from 01/04/1960 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and again from 01/04/2004 to 17/09/2024, in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 17/09/2024. However it is advisable to obtain upto date Encumbrance Certificate.

V. CERTIFICATE

Therefore I certify that **M/s.Sumadhura Infracon Pvt Ltd**, had got absolute title over the Property described at Para – II, in the proposed multistoried building known as "**SUMADHURA CAPITOL RESIDENCES**", to be constructed over the Property at Para – II,

There are no claims of minor or other person/s and there are no charges or mortgages for the property described under Para-II Upto 17/09/2024.

SNR ASSOCIATES,
ADVOCATES.