

**R.SANTHOSH KUMAR ASSOCIATES**  
**ADVOCATES**

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

**LEGAL REPORT**

Dated: 28/05/2025

To;

**M/s. LVS BUILDERS LLP**

A registered Partnership firm having its Office at Flat No.026, LVS Gardenia, Phase-I, Halehalli Village, T.C.Palya, K.R.Puram, Bangalore – 560 036

Represented by its Managing Partners

**1. Mr.N.L.PRASAD REDDY**, aged about 54 years,  
S/o Sri.N.Reddappa Reddy,

**2. Mr.R.SAMBASIVA REDDY**, aged about 50 years,  
S/o Sri.R.Rami Reddy,

**LEGAL SCRUTINY REPORT**

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

All that piece and parcel of the Property bearing Converted Sy.No.101, Present E-Katha No.150200400500424473, Duly converted vide official Memorandum No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, measuring 1 Acre 25 Guntas.



# I. LIST OF DOCUMENTS SCRUTINISED

	Date of Document	Name of the Documents	Original /Certified/Photo stat/Copy
1.		Village Map	Copy
2.		RTC From 1964-65 to 1972-73, in the Name of Sri.K.R.Setharamaiah S/o Late Patel Ramappa, in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
3.	19/12/2024	Endorsement for Non availability of RTC for the year 1973-74 to 1983-84, in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
4.		RTC From 1984-85 to 2017-18, and 2024-25 in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
5.		IL and RR in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
6.		IHC.No.22/1985-86	Copy
7.		Family Tree in the name of Sri. K.R.Setharamaiah S/o Late Patel	Copy

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		Ramappa.	
8.	01/07/1987	Sale deed executed by i) Smt.Nanjamma W/o Late K.R.Setharamaiah ii) Mr. K S Ramesh S/o Late K.R.Setharamaiah iii) Mr. K S Naresh Late K.R.Setharamaiah iv) Mr. K S Dinesh S/o Late K.R.Setharamaiah in favour of Sri.M Govindreddy S/o Sri.P Munikrishnareddy, registered as Document No.2311/1987-88, in Book I, Pages 165-168, in the Office of Sub-Registrar, Bangalore South, in respect of Sy.No.101/1, measuring 3 Acres, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	Copy
9.		MR.No.6/1988-89	Copy
10.	19/09/2011	O.S No.1184/2004 case filed between Smt.Sudha, Nanjamma and others in the Court of the principal Senior Civil Judge Bangalore Rural District at Bangalore.	Copy
11.	24/01/2013	General Power of Attorney executed by i) Smt.Nanjamma W/o Late K.R.Setharamaiah ii) Mr. K S Naresh Late K.R.Setharamaiah iii) Mr. K S Dinesh Late K.R.Setharamaiah in favour of Mr. K S Ramesh S/o Late K.R.Setharamaiah, in respect of Sy.No.101, measuring 3 Acres, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	Copy

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12.	24/01/2013	Rectification deed executed by i) Smt.Nanjamma W/o Late Setharamaiah ii) Mr. K S Naresh Late Setharamaiah iii) Mr. K S Dinesh Late Setharamaiah all are Rep By their GPA holder Mr. K S Ramesh S/o Late S Setharamaiah in favour of Sri.M Govindreddy S/o Sri.P Munikrishnareddy, registered as Document No.5815/2012-13, in Book I, CD No.INRD55, in the Office of Sub-Registrar, Indiranagar, Bangalore, in respect of Sy.No.101, measuring 3 Acres, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	Copy
13.	04/07/2013	Conversion order No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
14.	22/06/2013	Conversion BDA NOC, Conversion Betterment and conversion sketch issued by Deputy Commissioner Bangalore District, in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
15.	14/06/2024	Gift deed executed by Sri.M Govindreddy S/o Sri.P Munikrishnareddy in favour of Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o	Copy

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		Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy Mr. M Govinda Reddy, registered as Document No.4469/2024-25, in Book I, in the Office of Sub-Registrar, Banaswadi, Bangalore, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	
16.	10/07/2024	Joint development agreement executed by Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy in favour of M/s. LVS BUILDERS LLP Represented by its Managing Partners Mr.N.L.Prasad Reddy S/o Sri.N.Reddappa Reddy and Mr.R.Sambasiva Reddy S/o Sri.R.Rami Reddy, registered as Document No.3412/2024-25, in Book I, in the Office of Sub-Registrar, Varthur, Bangalore, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	Copy
17.	10/07/2024	General Power of Attorney executed by Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy in favour of M/s. LVS BUILDERS	Copy

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		LLP Represented by its Managing Partners Mr.N.L.Prasad Reddy S/o Sri.N.Reddappa Reddy and Mr.R.Sambasiva Reddy S/o Sri.R.Rami Reddy, registered as Document No.207/2024-25, in Book I, in the Office of Sub-Registrar, Varthur, Bangalore, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	
18.	28/06/2024	E-Katha and Katha Betterment Receipts in the name of Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy vide Katha No. 150200400500424473, issued by PDO, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	Copy
19.		Tax Paid Receipts	Copy
20.		Hissa, Atlas, Akharhandh, Survey Sketch, Kardha and Tippani in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District	Copy
21.	18/12/2012	Endorsement for Non availability of 79 A and B in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli,	Copy

*Signature*

		Bangalore East Taluk, Bangalore District.	
22.	12/01/2013	Endorsement for Non availability of 48 A in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
23.	27/12/2012	Endorsement for Non availability of PTCL in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
24.	28/03/2025	NOC from Bangalore Development Authority in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
25.	08/01/2025	NOC from Karnataka State Pollution Control Board in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
26.		ADLR Sketch in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.	Copy
27.		Encumbrance Certificate for the period from 15/06/1989 to 31/03/2004 and from 14/06/2004 to 26/04/2025.	Copy

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## II. DESCRIPTION OF PROPERTY

All that piece and parcel of the Property bearing **Converted Sy.No.101**, Present E-Katha No.150200400500424473, Duly converted vide official Memorandum No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, situated at **Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk**, Bangalore District, **measuring 1 Acre 25 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Remaining portion of Sy No.101 Developed by M/s Venkat Eatates;

West by : 40 feet Wide Road;

North by : Road;

South by : Remaining portion of Sy No.101 retained by M Govinda Reddy;

## III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of the Property bearing **Converted Sy.No.101**, Present E-Katha No.150200400500424473, Duly converted vide official Memorandum No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, situated at **Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk**, Bangalore District, **measuring 1 Acre 25 Guntas**,

As per the Index of Land and Records of Rights in the Sy.No.101 ownership of the property mentioned in the name of Sri. Setharamaiah S/o Late Patel Ramappa.

Thereafter the children's of Late Setharamaiah ie., namely i) Smt.Nanjamma W/o Late Setharamaiah ii) Mr. K S Ramesh S/o Late Setharamaiah iii) Mr. K S Naresh Late Setharamaiah iv) Mr. K S Dinesh Late Setharamaiah have executed the Sale deed in favour of Sri.M Govindreddy S/o Sri.P Munikrishnareddy registered as Document No.2311/1987-88, in Book I, Pages 165-168, in the Office of Sub-Registrar, Bangalore

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South, in respect of Sy.No.101/1, measuring 3 Acres, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.

Thereafter Sri.M Govindreddy S/o Sri.P Munikrishnareddy, got the Katha transferred in their name in respect of Sy.No.101, measuring 3 Acre Guntas the same is mutated in the mutation register vide MR.No.5/2004-05.

Later O.S No.1184/2004 case filed between Smt.Sudha, Nanjamma and others in the Court of the principal Senior Civil Judge Bangalore Rural District at Bangalore.

Thereafter i) Smt.Nanjamma W/o Late Sri. Setharamaiah ii) Mr. K S Naresh Late Sri. Setharamaiah iii) Mr. K S Dinesh Late Sri. Setharamaiah executed General Power of Attorney in favour of Mr. K S Ramesh S/o Late Sri. Setharamaiah, in respect of Sy.No.101, measuring 3 Acres, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District

Later i) Smt.Nanjamma W/o Late Sri. Setharamaiah ii) Mr. K S Naresh Late Sri. Setharamaiah iii) Mr. K S Dinesh Late Sri. Setharamaiah all are Rep By their GPA holder Mr. K S Ramesh S/o Late Sri. Setharamaiah executed Rectification deed in favour of Sri.M Govindreddy S/o Sri.P Munikrishnareddy, registered as Document No.5815/2012-13, in Book I, CD No.INRD55, in the Office of Sub-Registrar, Indiranagar, Bangalore, in respect of Sy.No.101, measuring 3 Acres, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.

Subsequently Sri.M Govindreddy S/o Sri.P Munikrishnareddy had obtained Conversion vide Conversion order No.ALN (EBB) SR/236/2012-13, dated 04/07/2013, issued by Deputy Commissioner Bangalore District, in respect of Sy.No.101, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.

Later Sri.M Govindreddy S/o Sri.P Munikrishnareddy has executed gift deed in favour of Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy Mr. M Govinda Reddy, registered as Document No.4469/2024-25, in Book I, in the Office of Sub-Registrar, Banaswadi, Bangalore, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.

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Thereafter Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy Mr. M Govinda Reddy have obtained vide Katha No. 150200400500424473 and E-Katha and Katha Betterment Receipts issued by PDO, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District

Later Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy executed Joint development agreement in favour of M/s. LVS BUILDERS LLP Represented by its Managing Partners Mr.N.L.Prasad Reddy S/o Sri.N.Reddappa Reddy and Mr.R.Sambasiva Reddy S/o Sri.R.Rami Reddy, registered as Document No.3412/2024-25, in Book I, in the Office of Sub-Registrar, Varthur, Bangalore, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District followed by General Power of Attorney executed by Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy in favour of M/s. LVS BUILDERS LLP Represented by its Managing Partners Mr.N.L.Prasad Reddy S/o Sri.N.Reddappa Reddy and Mr.R.Sambasiva Reddy S/o Sri.R.Rami Reddy, registered as Document No.207/2024-25, in Book I, in the Office of Sub-Registrar, Vathur, Bangalore, in respect of Sy.No.101, measuring 1 Acres 25 Guntas, situated at Kithaganur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District

#### IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 15/06/1989 to 31/03/2004 and from 14/06/2004 to 26/04/2025 in respect of the Property described at Para – II. It would establish that there are no existing charges or mortgages on the property upto 26/04/2025. However it is advisable to obtain upto date Encumbrance Certificate.

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### V.CERTIFICATE

Therefore I certify that Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy have got absolute title over the Property described at Para – II and M/s. LVS BUILDERS LLP Represented by its Managing Partners Mr.N.L.Prasad Reddy S/o Sri.N.Reddappa Reddy and Mr.R.Sambasiva Reddy S/o Sri.R.Rami Reddy, would derive right to sell 70% Super Built Up area over the Property described at Para – II, by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of Flats from the said M/s. LVS BUILDERS LLP Represented by its Managing Partners Mr.N.L.Prasad Reddy S/o Sri.N.Reddappa Reddy and Mr.R.Sambasiva Reddy S/o Sri.R.Rami Reddy, would derive valid title to the Flats in the proposed Apartment, to be developed over the Property at para – II, and Mrs. S Susheela W/o Mr. M Govinda Reddy, Mrs. Madhavi Govinda Reddy D/o Mr. M Govinda Reddy and Mr. Lochan Govinda Reddy S/o Mr. M Govinda Reddy would derive valid title for remaining 30% Super Built Up area in the project by virtue of Joint Development Agreement referred to above.

  
ADVOCATE

**R. Santhosh Kumar Associates**  
Advocates  
Flat No. 406, "Motati Meadows"  
Nagavarapalya Main Road,  
Benniganahalli, Old Madras Road,  
C. V. Raman Nagar Post, Bengaluru-93  
Ph: 080 - 41718108