

**LEGAL SCRUTINY REPORT**  
**OF**

Property bearing Sy No. 13/1, 13/2 and 13/3 totally measuring 4 Acres 17 Guntas situated at Mulluru Village, K.R. Pura Hobli, Bangalore East Taluk, Bangalore Urban District.

**FOR**

**M/s NBR PROJECTS LLP**  
**BANGALORE**

**FROM**

**ROOPA SHETTY**  
**ADVOCATE**

Privileged & Confidential



To,  
M/s NBR PROJECTS LLP  
Bangalore.

04.01.2025

**LEGAL SCRUTINY REPORT**

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the undeveloped, vacant, residentially converted land bearing Sy No. 13/1, 13/2 and 13/3, totally measuring 4 Acres 17 Guntas, situated at Mulluru Village, K.R. Pura Hobli, Bangalore East Taluk, Bangalore Urban District.

**I. DESCRIPTION OF THE PROPERTY:**

**SCHEDULE PROPERTY**

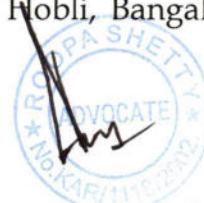
**ITEM NO.1**

All that piece and parcel of undeveloped converted land bearing Sy.No.13/1 measuring 2 Acres 8 Guntas, situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District converted for Group Housing/ Apartment - Residential purpose vide official memorandum dated 16.04.2024 bearing No.629124 by the office of Deputy Commissioner, Bangalore Urban District and bounded on the;

East by : Land belonging to Sri. Narayana Reddy;  
West by : Land belonging to Sri. Nanjunda Reddy & others;  
North by : Land belonging to Sri. Bathyappa;  
South by : Lake.

**ITEM NO.2**

All that piece and parcel of undeveloped converted land bearing Sy.No.13/2 measuring 1Acre 4½ Guntas converted for Apartment - Residential purpose vide official memorandum dated 28.06.2024 bearing No.681677 by the office of Deputy Commissioner, Bangalore Urban District, and Sy.No.13/3 measuring 1Acre 4½ Guntas, converted for Apartment - Residential purpose vide official memorandum dated 28.06.2024 bearing No.681670 by the office of Deputy Commissioner, Bangalore Urban District , totally measuring to an extent of 2 Acres 9 Guntas, situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District and bounded on the;



Page | 2



East by : Land belonging to Sri. Chinnappa;  
West by : Land belonging to Sri. Venkataramanappa;  
North by : Land belonging to Sri. Ramaiah;  
South by : Pond Area.

**II. LIST OF DOCUMENTS SCRUTINISED:**

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
1.		Record of Rights bearing SI No. 254 reflecting the name of Sri.Nagappa, S/o Eera Reddy @ Eerappa as kathedar.
2.	22.08.1930	Sale Deed executed by Sri. Nagappa S/o Sri. Eera Reddy @ Eerappa in favour of Sri. Munishami @ Munishami Reddy with respect to property bearing Sy No. 13 measuring 4 Acres 17 Guntas and is registered as Document No. 1553, stored in Book-I, Volume 190, Pages 488-495, in the office of sub registrar, Bangalore Taluk.
3.	11.05.1970	Partition Deed entered between Sri.Venkataramana Reddy and Sri.Rama Reddy wherein the property bearing Sy No. 13 measuring to an extent of 2 Acres 8 Guntas had fallen to the share of Sri. Venkataramana Reddy and the remaining portion measuring to an extent of 2 Acres 9 Guntas had fallen to the share of Sri. Rama Reddy.
4.	10.10.1987	Panchayath Parikath entered between legal heirs of Sri. Munishami @ Munishami Reddy viz., 1. Sri. Venkataramana Reddy and 2. Sri. Rama Reddy wherein the property bearing Sy No. 13 measuring to an extent of 2 Acres 8 Guntas had fallen to the share of Sri. Venkataraman Reddy and the remaining portion measuring to an extent of 2 Acres 9 Guntas had fallen to the share of Sri. Rama Reddy.
5.		Mutation Register bearing No. 7/1989-90.
6.	15.07.2010	Family Partition entered between legal heirs of Sri. Rama Reddy viz., 1. Sri. Narayana Reddy, 2. Sri. Muniraju @ Rajappa, 3. Sri. Somashekara Reddy and 4.



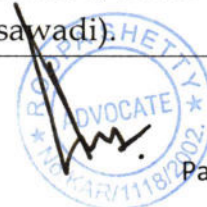
		Sri. Venkata Swamy with respect to property bearing Sy No. 13 measuring 2 Acres 9 Guntas along with other Sy No's wherein the property bearing Sy No. 13 measuring 2 Acres 9 Guntas got allotted to the share of Sri. Narayana Reddy.
7.		Mutation Register bearing No.3/2004-05.
8.	30.04.2013	Release Deed executed by 1. Sri. Rama Reddy S/o Munishami @ Munishami Reddy, 2. Sri. Muniraju @ Rajappa, 3. Sri. Venkata Swamy in favour of Sri. Narayana Reddy @ Siddareddy with respect to property bearing Sy No.13/2 measuring 2 Acres 9 Guntas and is registered as Document No. 00435/2013-14, stored in Book-I, CD No. VRTD185, in the office of sub-registrar, Varthur.
9.	09.07.2014	Partition Deed entered between 1. Sri. Narayana Reddy@Siddareddy, 2. Sri. N. Girish S/o Sri. Narayana Reddy, 3. Sri. N. Harish S/o Sri. Narayana Reddy with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas wherein property measuring to an extent of 1 Acre 4 ½ Guntas got allotted to the share of Sri. N. Girish and property measuring to an extent of 1 Acre 4 ½ Guntas got allotted to the share of Sri. N. Harish and is registered as Document No. 1588/2014-15, stored in Book-I, CD No. VRTD224, in the office of sub registrar, Varthur.
10.		Mutation Register bearing No. H2/2014-15.
11.		The Genological tree of Sri. Narayana Reddy, S/o Sri.Rama Reddy in the form of affidavit sworn by Sri.N.Girish.
12.	03.07.2023	Joint Development Agreement executed between 1. Sri. Girish.N., 2. Smt. Vinutha.C, W/o Sri. Girish.N. 3. Master. Likhit Reddy.G. S/o Sri. Girish.N., (Being minor represented by his natural guardian father Sri. Girish.N.) 4. Sri. Harish. N. S/o Sri. Narayana Reddy., 5. Smt. Veena. S. R W/o Sri. Harish.N., 6. Kumari. Dhavana H Reddy D/o Sri. Harish. N (Being minor



		represented by her natural guardian father Sri. Harish.N.) and M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy and ) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas and is registered as Document No.3540/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
13.	03.07.2023	General Power of Attorney executed by 1. Sri. Girish.N., 2. Smt. Vinutha.C, W/o Sri. Girish.N. 3. Master. Likhith Reddy.G. S/o Sri. Girish.N., (Being minor represented by his natural guardian father Sri. Girish.N.) 4. Sri. Harish. N. S/o Sri. Narayana Reddy., 5. Smt. Veena. S. R W/o Sri. Harish.N., 6. Kumari. Dhavana H Reddy D/o Sri. Harish. N (Being minor represented by her natural guardian father Sri. Harish.N.) in favour of M/s NBR Projects LLP (Represented by its Managing Partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas and is registered as Document No. 192/2023-24, stored in Book-IV, Central Server, in the office of Sub-Registrar, Varthur.
14..	05.02.2023	Addendum cum Rectification Agreement executed by by 1. Sri. Girish. N., 2. Smt. Vinutha. C, W/o Sri. Girish. N. 3. Master. Likhith Reddy. G. S/o Sri. Girish. N., (Being minor represented by his natural guardian father Sri. Girish. N.) 4. Sri. Harish. N. S/o Sri. Narayana Reddy., 5. Smt. Veena. S. R W/o Sri. Harish.N., 6. Kumari. Dhavana H Reddy D/o Sri. Harish. N (Being minor represented by her natural guardian father Sri. Harish. N.) in favour of M/s NBR Projects LLP (Represented by its Managing Partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabhushana Reddy) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas and is registered as Document No. 12627/2023-24, stored in Book-I, Central Server, in the office of Sub Registrar, Varthur.



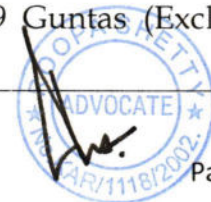
15.	05.02.2023	Rectification of General Power of Attorney executed by by 1. Sri. Girish.N., 2. Smt. Vinutha.C, W/o Sri. Girish.N. 3. Master. Likhith Reddy.G. S/o Sri. Girish.N., (Being minor represented by his natural guardian father Sri. Girish.N.) 4. Sri. Harish. N. S/o Sri. Narayana Reddy., 5. Smt. Veena. S. R W/o Sri. Harish.N., 6. Kumari. Dhavana H Reddy D/o Sri. Harish. N (Being minor represented by her natural guardian father Sri. Harish.N.) in favour of M/s NBR Projects LLP (Represented by its Managing Partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabhushana Reddy) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas and is registered as Document No.605/2023-24, stored in Book-IV, Central Server, in the office of Sub Registrar, Varthur.
16.		MR T-22/2023-24 and MR T-29/2023-24 reflecting the Phodi of Sy.No.13/2 as Sy.No.13/2 and 13/3.
17.		Pakka Book w.r.t Sy.No.13/2 and Sy.No.13/3.
18.	28.06.2024	Official Memorandum bearing No.681677 issued by the office of Deputy Commissioner, Bangalore Urban District with regard to Sy No.13/2 measuring 1 Acre 4.8 Guntas in the name of Sri. N. Harish.
19.	28.06.2024	Official Memorandum bearing No.681670 issued by the office of Deputy Commissioner, Bangalore Urban District with regard to Sy No.13/3 measuring 1 Acre 4.8 Guntas in the name of Sri. N. Girish.
20.	23.12.2022	Release Deed executed by 1. Sri. Venkataramanappa S/o Sri. Munishami, 2. Smt. Yallamma W/o Sri. Venkataramanappa, 3. Smt. Shoba D/o Sri. Venkataramanappa, 4. Smt. N. Shaila D/o Sri. Narayan Reddy, in favour of Sri. Prem Kumar with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as Document No. 16981/2022-23, stored in Book-I, CD No. BNSD1690, in the office of sub registrar, Shivajinagar (Banasaawadi).



21.	15.12.2023	Order passed in Appeal bearing RA(BE):427/2023 Assistant Commissioner, Bangalore North Sub-Division, Bangalore and MR No. T-13/2023-24.
22.	03.07.2023	Joint Development Agreement executed between 1. Sri. Venkataramanappa S/o Late. Munishami, 2. Sri. Premkumar S/o Sri. Venkataramanappa, 3. Smt. Prem W/o Sri. Prem Kumar, 4. Sri. Hari Prasad. P S/o Sri. Prem Kumar, 5. Sri. Madhusudhan. P S/o Sri. Prem Kumar and M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as Document No. 3539/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
23.	03.07.2023	General Power of Attorney executed by 1. Sri. Venkataramanappa S/o Late. Munishami, 2. Sri. Premkumar S/o Sri. Venkataramanappa, 3. Smt. Prem W/o Sri. Prem Kumar, 4. Sri. Hari Prasad. P S/o Sri. Prem Kumar, 5. Sri. Madhusudhan. P S/o Sri. Prem Kumar in favour of M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as Document No. 191/2023-24, stored in Book-IV, central server, in the office of sub registrar, Varthur.
24.	05.02.2024	Addendum cum Rectification Development Agreement executed between 1. Sri. Venkataramanappa S/o Late. Munishami, 2. Sri. Premkumar S/o Sri. Venkataramanappa, 3. Smt. Prem W/o Sri. Prem Kumar, 4. Sri. Hari Prasad. P S/o Sri. Prem Kumar, 5. Sri. Madhusudhan. P S/o Sri. Prem Kumar and M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabhushana Reddy) with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as



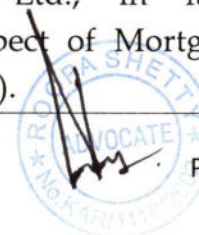
		Document No. 12625/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
25.	05.02.2024	Rectification of General Power of Attorney executed by 1. Sri. Venkataramanappa S/o Late. Munishami, 2. Sri. Premkumar S/o Sri. Venkataramanappa, 3. Smt. Prem W/o Sri. Prem Kumar, 4. Sri. Hari Prasad. P S/o Sri. Prem Kumar, 5. Sri. Madhusudhan. P S/o Sri. Prem Kumar in favour of M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabhushana Reddy) with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as Document No. 606/2023-24, stored in Book-IV, central server, in the office of sub registrar, Varthur.
26.	13.09.2024	Genealogical tree of the family of Sri.Venkataramanappa S/o Late Sri. Munishamy in the form of an Affidavit (notarized) executed by Sri.Prem Kumar.
27.	16.04.2024	Official Memorandum bearing No.629124 issued by the office of Deputy Commissioner, Bangalore Urban District with regard to Sy.No.13/1 measuring 2 Acres 08 Guntas.
28.		RTC/s for the period 1967-68 to1971-72, 1977-78 to 1981, 1982-83 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2021-22, 2022-23, 2023-2024, 2024-25 issued by the office of Tahsildar/Village Accountant, Bangalore East Taluk in respect of Sy.no.13, 13/1, 13/2 & 13/3 of Mulluru Village, Varthur Hobli, Bangalore East Taluk.
29.		Karda, Moola Tippani with respect to Sy No. 13
30.		Hissa Tippani with respect to Sy No. 13/1 and 13/2.
31.		Village Map of Mulluru.
32.		Akarbandh for Sy.No.13/1 measuring 2 Acres 8 Guntas and 13/2 measuring 2 Acres 9 Guntas (Excluding 2 Guntas of Kharab)



33.	01.09.2023	Endorsement issued by The Sub divisional officer, Bangalore South sub division confirming that no case has been initiated against Sy No. 13/1 and 13/2 under PTCL Act.
34.	04.09.2023	Endorsement issued by The Tahsildar stating that no tenancy certificates have been received with respect to property bearing Sy No. 13/1 and 13/2.
35.	06.07.2023	Encumbrance Certificate for the period from 01.07.1924 to 14.02.1957 with respect to Sy.No.13 measuring 4 Acres 17 Guntas. (1533 S.D)
36.	02.09.2023	Nil Encumbrance Certificate for the period from 15.02.1957 to 31.03.1969 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
37.	03.07.2023	Encumbrance Certificate for the period from 01.04.1969 to 31.03.2004 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
38.	04.09.2023	Nil Encumbrance Certificate for the period from 01.04.2004 to 31.03.2014 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
39.	04.09.2023	Nil Encumbrance Certificate for the period from 01.04.2014 to 31.08.2023 with respect to Sy No. 13/1 measuring 2 Acres 8 Guntas.
40.	30.07.2024	Encumbrance Certificate for the period from 01.04.2023 to 26.07.2024 with respect to Sy No. 13/1 measuring 2 Acres 8 Guntas.
41.	04.09.2023	Encumbrance Certificate for the period from 01.04.2004 to 31.08.2023 with respect to Sy No. 13/2 measuring 2 Acres 9 Guntas.
42.	30.07.2024	Encumbrance Certificate for the period from 01.04.2023 to 26.07.2024 with respect to Sy No. 13/2 measuring 2 Acres 9 Guntas.
43.	03.09.1993	Mortgage deed vide Document bearing Sl. No.6/93-94 executed by Sri.Venkataramanappa and Sri.Prem Kumar in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,



44.	15.11.1993/ 19.11.1993	Mortgage deed vide Document bearing Sl. No.21/93-94 executed by Sri.Venkataramanappa and Sri.Prem Kumar in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
45.	10.12.1993/ 23.12.1993	Mortgage deed vide Document bearing Sl. No.25/93-94 executed by Sri.Venkataramanappa and Sri.Prem Kumar in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
46.	24.12.1993/ 31.12.1993	Mortgage deed vide Document bearing Sl. No.29/93-94 executed by Sri.M. Ramareddy and others in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
47.	24.01.1994/ 28.01.1994	Mortgage deed vide Document bearing Sl. No.30/93-94 executed by Sri.M.Ramareddy and others in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
48.	22.04.1994/ 29.04.1994	Mortgage deed vide Document bearing Sl. No.4/94-95 executed by Sri.M. Ramareddy and others in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
49.	17.01.1997/ 12.02.1997	Mortgage deed vide Document bearing Sl. No.21/96-97 executed by Sri.M.Ramareddy and others in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
50.	25.10.1999/ 30.10.1999	Mortgage deed vide Document bearing Sl. No.39/1999-2000 executed by Sri.Venkataramanappa and Sri.Prem Kumar in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
51.	05.11.1999/ 13.12.1999	Mortgage deed vide Document bearing Sl. No.45/1999-2000 executed by Sri.M. Ramareddy and others in favour of Primary Co-operative Agriculture and Rural Development Bank Ltd.,
52.	29.06.1999/ 05.07.1999	Discharge Receipt vide Document No.2307/1999-2000 issued by the Primary Co-operative Agriculture and Rural Development Bank Ltd., in favour of Sri.Venkataramanappa in respect of Mortgage Deed dated 15.09.1993 (Sl no.6/93-94).



53.	24.01.2025	NOC issued by the Primary Co-operative Agriculture and Rural Development Bank Ltd.
-----	------------	--

**III. GLOSSARY (indicative)**

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of Property.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas / survey sub-numbers assigned after the phodi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/PanchayathParikath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayatdars;



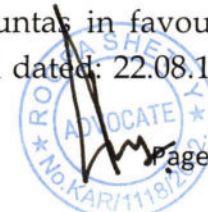
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.

#### IV. TRACING OF TITLE

With respect to Sy No. 13/1, 13/2 and 13/3 totally measuring 4 Acres 17 Guntas:

Upon perusal of the documents provided it has been observed that the Agricultural land bearing Sy.No.13 measuring 4 Acres 17 Guntas, situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, originally belonged to Sri. Nagappa S/o Sri. Eera Reddy @ Eerappa which is evident in the Record of Rights bearing SI No. 254 which is available for perusal at **Document No. 01** in the list of Documents scrutinized.

Thereafter, the aforesaid Sri. Nagappa S/o Sri. Eera Reddy @ Eerappa conveyed the property bearing Sy No. 13 measuring 4 Acres 17 Guntas in favour of Sri. Munishami @ Munishami Reddy in terms of Sale Deed dated: 22.08.1930,

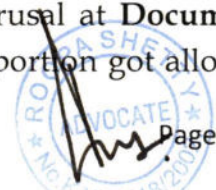


registered as Document No. 1553, stored in Book-I, Volume 190, Pages 488-495, in the office of Sub-Registrar, Bangalore Taluk and the same is available for perusal at **Document No. 02** in the list of Documents Scrutinized.

Further it is observed that after the demise of the aforesaid Sri. Munishami @ Munishami Reddy his legal heirs viz., 1. Sri. Venkataramana Reddy and 2. Sri. Rama Reddy entered into Panchayath Parikath dated 11.05.1970 with respect to property bearing Sy No. 13 measuring 4 Acres 17 Guntas alongwith other properties, wherein property bearing Sy.No.13 measuring to an extent of 2 Acres 8 Guntas had fallen to the share of share of Sri. Venkataramana Reddy and the remaining portion measuring to an extent of 2 Acres 9 Guntas had fallen to the share of Sri. Rama Reddy and further the said Sri.Venkataramana Reddy and Sri.Rama Reddy again entered into Panchayath Partition dated 10.10.1987 wherein the property bearing Sy No. 13 measuring to an extent of 2 Acres 8 Guntas had fallen to the share of share of Sri. Venkataramana Reddy and the remaining portion measuring to an extent of 2 Acres 9 Guntas had fallen to the share of Sri. Rama Reddy and the said partition deeds are available for perusal at **Document No. 3 and 4 respectively** in the list of Documents Scrutinized and the revenue records with respect to their shares got mutated in their respective names vide MR No.7/1989-90 and the same is available for perusal at **Document No.5** in the list of Documents Scrutinized.

**Note:** We have not been provided with the Death Certificate and Family Tree of Sri. Munishami @ Munishami Reddy. In the absence of the family Tree we are unable to ascertain whether 1. Sri. Venkataramana Reddy and 2. Sri. Rama Reddy were the only surviving legal heirs of Sri. Munishami @ Munishami Reddy. We have relied upon the recital of the Panchayath Parikath dated: 22.08.1930 to gather the details of the legal heirs and we have presumed 1. Sri. Venkataramana Reddy and 2. Sri. Rama Reddy were the only legal heirs.

Thereafter, the legal heirs of Sri. Rama Reddy viz., 1. Sri. Narayana Reddy, 2. Sri. Muniraju @ Rajappa, 3. Sri. Somashekara Reddy and 4. Sri. Venkata Swamy entered into Family partition dated: 15.07.2010 with respect to property bearing Sy No. 13 measuring 2 Acres 9 Guntas along with other properties wherein the property bearing Sy No. 13 measuring 2 Acres 9 Guntas got allotted to the share of Sri. Narayana Reddy and the same is available for perusal at **Document No. 6** in the list of Documents Scrutinized and the same portion got allotted



with the new Sy.No.13/2 and portion belonging to the aforesaid Sri. Venkataramana Reddy got allotted with the Sy No. 13/1 and the same can be evidenced through Mutation Register bearing No. 3/2004-05 which is available for perusal at **Document No. 7** in the list of Documents Scrutinized.

**Note:** We have relied upon the affidavit sworn by Sri.Narayana Reddy which reflects that Sri.Rama Reddy had 4 sons and one daughter, 1. Sri. Narayana Reddy, 2. Sri. Muniraju @ Rajappa, 3. Sri. Somashekara Reddy and 4. Sri. Venkata Swamy and Smt.Nanjamma as his legal heirs.

Thereafter, the aforesaid 1. Sri. Rama Reddy S/o Munishami @ Munishami Reddy, 2. Sri. Muniraju @ Rajappa, 3. Sri. Venkata Swamy executed Release Deed dated: 30.04.2013 in favour of Sri. Narayana Reddy @ Siddareddy with respect to property bearing Sy No.13/2 measuring 2 Acres 9 Guntas and the same is registered as Document No.00435/2013-14, stored in Book-I, CD No. VRTD185, in the office of sub-registrar, Varthur and the same is available for perusal at **Document No. 8** in the list of Documents Scrutinized.

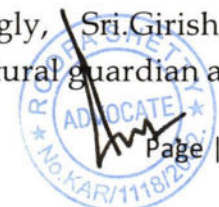
Thereafter it is observed that the aforesaid Sri. Narayana Reddy along with his legal heirs viz.,1. Sri. N. Girish S/o Sri. Narayana Reddy, 2. Sri. N. Harish S/o Sri. Narayana Reddy entered into Partition dated: 09.07.2014 with respect to property bearing Sy No. 13/2 measuring 2 Acres 8 Guntas wherein property measuring to an extent of 1 Acre 4 ½ Guntas got allotted to the share of Sri. N. Girish and property measuring to an extent of 1 Acre 4 ½ Guntas got allotted to the share of Sri. N. Harish and the same is registered as Document No. 1588/2014-15, stored in Book-I, CD No. VRTD224, in the office of sub registrar, Varthur and the revenue records with respect to their portions got mutated in their name vide Mutation Register bearing No. H2/2014-15 Both the documents are available for perusal at **Document No's. 9 and 10** in the list of Documents Scrutinized.

The Genological tree of Sri. Narayana Reddy, S/o Sri.Rama Reddy in the form of affidavit sworn by Sri.N. Girish reflects that Sri. Narayana Reddy has two son's Sri.N. Girish and Sri.N. Harish which is available for perusal as **Document No.11** in the list of the Documents Scrutinized.



Further, the aforesaid between 1. Sri. Girish.N., 2. Smt. Vinutha.C, W/o Sri. Girish.N. 3. Master. Likhith Reddy. G. S/o Sri. Girish.N., (Being minor represented by his natural guardian father Sri. Girish.N.) 4. Sri. Harish. N. S/o Sri. Narayana Reddy., 5. Smt. Veena. S. R W/o Sri. Harish.N., 6. Kumari. Dhavana H Reddy D/o Sri. Harish. N (Being minor represented by her natural guardian father Sri. Harish.N.) entered into Joint Development Agreement dated: 03.07.2023 with M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas and is registered as Document No.3540/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur. Subsequently, on the same day they have executed General Power of Attorney in favour of M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas and is registered as Document No. 192/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur. Both the documents are available for perusal at **Document No. 12 and 13** in the list of Documents Scrutinized.

Subsequently, the said 1. Sri. Girish.N., 2. Smt. Vinutha.C, W/o Sri. Girish.N. 3. Master. Likhith Reddy.G. S/o Sri. Girish.N., (Being minor represented by his natural guardian father Sri. Girish.N.) 4. Sri. Harish. N. S/o Sri. Narayana Reddy., 5. Smt. Veena. S. R W/o Sri. Harish.N., 6. Kumari. Dhavana H Reddy D/o Sri. Harish. N (Being minor represented by her natural guardian father Sri. Harish.N.) executed the Addendum cum Rectification Agreement executed in favour of M/s NBR Projects LLP (Represented by its Managing and Partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabhushana Reddy) with respect to property bearing Sy No. 13/2 measuring 2 Acres 9 Guntas is registered as Document No. 12627/2023-24, stored in Book-I, Central Server, in the office of Sub Registrar, Varthur. As per the terms of the said Addendum-Cum-Rectification Agreement, both the Land Owners and Developer mutually agreed to develop land bearing Sy no.13/2 measuring 2 acres 09 guntas situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in to a "Gated Community/Mixed Development" comprising of independent Villas, Villament, Row Houses, Group Housing/Residential Building/s, Apartments with a modified sharing ratio of 32.5% to the "Land Owners" and 67.5% to the "Developer". Accordingly, Sri.Girish.N, Smt.Vinutha.C, Master.Likhith Reddy.G (minor rep by his natural guardian and



father Sri.Girish.N), Sri.Harish.N, Smt.Veena.S.R, Kumari.Dhavana.H.Reddy (minor rep by her natural guardian and father Sri.Harish.N) executed a Rectification of General Power of Attorney dated 05.02.2024 vide Document No.605/2023-24) in favour of M/s NBR Projects LLP, rep by its Partners Sri.Ashwathnarayana Reddy and Sri.N.Nagabhushana Reddy empowering the attorney to do certain acts, deeds and things including the power for alienation/mortgage of Developer's 67.5% right, title, interest and ownership in land bearing Sy no.13/2 measuring 2 acres 09 Guntas situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District. Both the documents are available for perusal at **Document No. 14 and 15** in the list of Documents Scrutinized.

Subsequently, the said Survey No.13/2 was phodied and assigned as Sy.No.13/2 measuring to an extent of 1Acre 4 ½ Guntas in the name of Sri. N. Harish and 13/3 measuring to an extent of 1Acre 4 ½ Guntas in the name of Sri. N. Girish vide Mutation Register bearing No. T-22/2023-24 and MR No.T-29/2023-24 issued by the Revenue Inspector, Varthur Hobli, Bangalore East Taluk and the Pakka Book which are available for perusal at Document No's. **16, and 17** in the list of Documents Scrutinized.

The land measuring 1 acre 4.8 Guntas in Sy No.13/2 of Mulluru Village was converted for Apartment - Residential purpose vide official memorandum dated 28.06.2024 bearing no.681677 issued by the office of Deputy Commissioner, Bangalore Urban District. The land measuring 1 acre 4.8 guntas in Sy no.13/3 of Mulluru Village was converted for Apartment - Residential purpose vide official memorandum dated 28.06.2024 bearing no.681670 issued by the office of Deputy Commissioner, Bangalore Urban District. The said Conversion order are available for perusal at Document No's. **18 and 19** in the list of Documents Scrutinized.

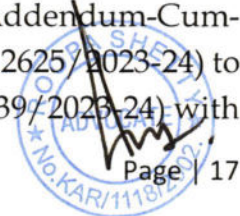
Further, it is observed that Sri. Venkataramanappa S/o Sri. Munishami along with his family members viz., 2. Smt. Yallamma W/o Sri. Venkataramanappa, 3. Smt. Shoba D/o Sri. Venkataramanappa, 4. Smt. N. Shaila D/o Sri. Narayan Reddy executed Release Deed dated: 23.12.2022 in favour of Sri. Prem Kumar with respect to remaining portion of property bearing Sy No. 13, New Sy No. 13/1 measuring 2 Acres 08 Guntas and is registered as Document No. 16981/2022-23, stored in Book-I, CD No. BNSD1690, in the office of sub registrar, Shivajinagar (Banasawadi) and the same is available for perusal at **Document No. 20** in the list of Documents Scrutinized.



Subsequently, the said Sri. Prem Kumar filed the Appeal bearing RA(BE):427/2023 against The Tahasildar, Bangalore East Taluk before the Court of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore seeking directions to the respondent authority to effect mutation register in the name of the appellant (Sri.Prem Kumar) in respect of land bearing Sy.No.13/1 measuring 2 acres 08 guntas situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk came to be allowed in terms of an order dated 15.12.2023 with a direction to the Tahsildar to transfer katha from the name of Sri.Venkataramanappa to the name of Appellant (Sri.Prem Kumar) in respect of land bearing Sy.No.13/1 measuring 2 acres 08 guntas of Mulluru Village and accordingly the katha was mutated in the name of Sri.Prem Kumar vide MR - T13/2023-24 and the said order alongwith the katha is available for perusal at **Document No. 21** in the list of Documents scrutinized.

Thereafter it is observed that the aforesaid 1. Sri. Venkataramanappa S/o Late. Munishami, along with 2. Sri. Premkumar S/o Sri. Venkataramanappa, 3. Smt. Prem W/o Sri. Prem Kumar, 4. Sri. Hari Prasad. P S/o Sri. Prem Kumar, 5. Sri. Madhusudhan P. S/o Sri. Prem Kumar entered into Joint Development Agreement dated: 03.07.2023 with M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as Document No. 3539/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur. Subsequently, on the same day 1. Sri. Venkataramanappa S/o Late. Munishami, along with 2. Sri. Premkumar S/o Sri. Venkataramanappa, 3. Smt. Prem W/o Sri. Prem Kumar, 4. Sri. Hari Prasad. P S/o Sri. Prem Kumar, 5. Sri. Madhusudhan P. S/o Sri. Prem Kumar executed General Power of Attorney dated: 03.07.2023 in favour of M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 13/1 measuring 2 Acres 8 Guntas and is registered as Document No. 191/2023-24, stored in Book-IV, central server, in the office of sub registrar, Varthur. Both the documents are available for perusal at **Document No. 22 and 23** in the list of Documents Scrutinized.

Thereafter, Sri.Venkataramanappa, Sri. Prem Kumar, Smt. Prema, Sri. Hari Prasad. P and Sri. Madhusudan. P entered in to an Addendum-Cum-Rectification Agreement dated 05.02.2024 vide Document No.12625/2023-24) to the Joint Development Agreement dated 03.07.2023 (doc no.3539/2023-24) with



M/s NBR Projects LLP, rep by its partners Sri.Ashwathnarayana Reddy and Sri. N. Nagabhushana Reddy. In terms of the said Addendum-Cum-Rectification Agreement dated: 05.02.2024, both the Land Owners and Developer mutually agreed to develop land bearing Sy.No.13/1 measuring 2 acres 08 Guntas situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in to a "Gated Community/Mixed Development" comprising of independent Villas, Villament, Row Houses, Group Housing/Residential Building/s, Apartments with a modified sharing ratio of 32.5% to the "Land Owners" and 67.5% to the "Developer". The said document is available for perusal at **Document No. 24** in the list of Documents Scrutinized.

In turn, Sri.Venkataramanappa, Sri. Prem Kumar, Smt. Prema, Sri. Hari Prasad. P and Sri. Madhusudhan. P executed a Rectification of General Power of Attorney dated 05.02.2024 vide Document No.606/2023-24) in favour of M/s NBR Projects LLP, rep by its Partners Sri.Ashwathnarayana Reddy and Sri. N. Nagabhushana Reddy empowering the attorney to do certain acts, deeds and things including the power for alienation/mortgage of Developer's 67.5% right, title, interest and ownership in land bearing Sy no.13/1 measuring 2 acres 08 Guntas situated at Mulluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District. The said document is available for perusal at **Document No. 25** in the list of Documents Scrutinized.

The Genological Tree of Sri.Venkataramanappa in the form of an affidavit by Sri.Prem Kumar reflects the legal heirs of Sri.Venkataramanappa and the same is available for perusal as **Document No.26** in the list of the Documents Scrutinized.

The land measuring 2 Acres 08 Guntas in Sy. No.13/1 of Mulluru Village was converted for Group Housing/Apartment - Residential purpose vide official memorandum dated 16.04.2024 bearing No.629124 issued by the office of Deputy Commissioner, Bangalore Urban District. The Conversion order is available for perusal as **Document No.27** in the list of the Documents Scrutinized.



### REVENUE DOCUMENTS

1. RTC/s for the period 1967-68 to 1971-72, 1977-78 to 1981, 1982-83 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2021-22, 2022-23, 2023-2024, 2024-25 issued by the office of Tahsildar/Village Accountant, Bangalore East Taluk in respect of Sy.Nos.13, 13/1, 13/2 & 13/3 of Mulluru Village, Varthur Hobli, Bangalore East Taluk are available for perusal at Document No.28 in the list of Documents Scrutinized.
2. The Karda, Moola Tippani with respect to Sy No. 13 and Hissa Tippani with respect to Sy.No. 13/1 and 13/2 and Village Map of Mulluru are available for perusal, which confirms the location of said Survey Number. The extract of the Akarbandh for Sy.No.13/1 and 13/2 are available for perusal which confirms the extent of said land and are available for perusal at **Document No's.29 to 32** in the list of Documents Scrutinized.

### STATUTORY ENDORSEMENTS:

1. I am provided with the Endorsement dated: 01.09.2023 issued by The Sub divisional officer, Bangalore South sub division confirming that no case has been initiated against Sy No. 13/1 and 13/2 under PTCL Act and the same is available for perusal at **Document No.33** in the list of Documents Scrutinized.
2. I am provided with the Endorsement dated: 04.09.2023 issued by The Tahsildar stating that no tenancy certificates have been received with respect to property bearing Sy No. 13/1 and 13/2 and the same is available for perusal at **Document No.34** in the list of Documents Scrutinized.



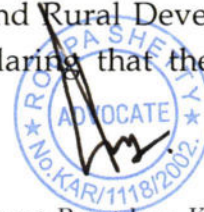
**ENCUMBRANCE CERTIFICATES:**

1. Encumbrance Certificate dated: 06.07.2023 for the period from 01.07.1924 to 14.02.1957 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
2. Nil Encumbrance Certificate dated: 02.09.2023 for the period from 15.02.1957 to 31.03.1969 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
3. Encumbrance Certificate dated: 03.07.2023 for the period from 01.04.1969 to 31.03.2004 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
4. Nil Encumbrance Certificate dated: 04.09.2023 for the period from 01.04.2004 to 31.03.2014 with respect to Sy.No.13 measuring 4 Acres 17 Guntas.
5. Nil Encumbrance Certificate dated: 04.09.2023 for the period from 01.04.2014 to 31.08.2023 with respect to Sy No. 13/1 measuring 2 Acres 8 Guntas.
6. Encumbrance Certificate dated: 04.09.2023 for the period from 01.04.2004 to 31.08.2023 with respect to Sy No. 13/2 measuring 2 Acres 9 Guntas.
7. Encumbrance Certificate dated: 30.07.2024 for the period from 01.04.2023 to 26.07.2024 with respect to Sy No. 13/1 measuring 2 Acres 8 Guntas.
8. Encumbrance Certificate dated: 30.07.2024 for the period from 01.04.2023 to 26.07.2024 with respect to Sy No. 13/21 measuring 2 Acres 09 Guntas.

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period. All the aforementioned Encumbrances are collectively available for perusal at **Document No's 35 to 42** in the list of Documents Scrutinized.

**OBSERVATION:** Upon perusal of the Encumbrance Certificates it is observed that the property was mortgaged under Primary Co-operative Agriculture and Rural Development Bank Ltd and the said Mortgage Deeds are available for perusal from **Document No.43 to 51** in the list of Documents Scrutinized.

Further, it is observed that Discharge Deed dated: 29.06.1999 / 05.07.1999 has been executed by The Primary Co-operative Agriculture and Rural Development Bank Ltd with respect to Mortgage Deed dated: 15.09.1993 and also the aforesaid Primary Co-operative Agriculture and Rural Development Bank Ltd issued NOC dated: 24.01.2025 thereby declaring that the subject



property is free from all the encumbrances and the same are available for perusal at **Document No. 52 and 53** in the list of Documents Scrutinized.

**CERTIFICATE OF TITLE**

From the above referred documents and observations made, I certify that 1. Sri. Prem Kumar S/o Sri. Venkataramanappa is holding good, valid & marketable title to the property bearing Sy No.13/1 measuring 2 Acres 8 Guntas, 2. Sri. N. Harish S/o Sri. Narayana Reddy is holding good, valid & marketable title to the property bearing Sy No.13/2 measuring 1 Acre 4 ½ Guntas and 3. Sri. N. Girish S/o Sri. Narayana Reddy, is holding good, valid & marketable title to the property bearing Sy No.13/3 measuring 1 Acre 4 ½ Guntas, all situated at Mulluru Village, K.R. Pura Hobli, Bangalore East Taluk, Bangalore Urban District.

For Lex Situs,



**Roopa Shetty**  
Advocate

*Qualification: This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.*

For Lex Situs,



**Roopa Shetty**  
Advocate

