

To,

Date: 17.02.2025

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

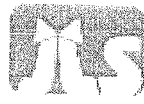
SCHEDULE PROPERTY

All the piece and parcel of Residentially converted land bearing Survey Number 421/1 measuring 02 Acre 04.12 Guntas out of 03 Acres 23 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted to Residential purpose on 03.02.2025, Vide Official Memorandum N0. ALN/A/S/CR/25/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore, are bounded on the:

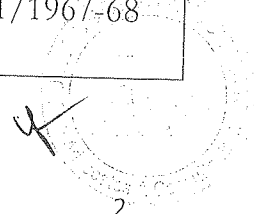
East by	West by	North by	South by
Land in Sy.No. 421/2 & 427	Land in Sy.No. 419, 420 & Road	Land in Sy.No. 419 & 420	Remaining Land in Sy.No. 421/1

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.421/1, measuring 01 Acre 06 Guntas.	ALN/A/S/CR 25/2024-25
2.	03.02.2025	Official Memorandum issued by the Deputy Commissioner,	ALN/A/S/CR 25/2024-25



		Bangalore District in respect of Sy.No.421/1, measuring 01 Acre 18.04 Guntas	
3.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.421/1, measuring 13.04 Guntas	ALN/A/S/CR 25/2024-25
4.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.421/1, measuring 25.08 Guntas	ALN/A/S/CR 25/2024-25
TITLE DEEDS			
5.	07.02.2025	Joint Venture Agreement executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.13005/2024-25
6.	07.02.2025	General Power of Attorney executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.396/2024-25
7.	02.07.2006	Sale Deed executed by Kempamma and others in favour of Padmachandra Reddy and N. Chandra Reddy	Doc.No.12458/2006-07
8.	25.03.2006	Sale Deed executed by Mangamma and others in favour of Padmachandra Reddy	Doc.No.21196/2005-06
9.	04.05.2004	Sale Deed executed by Balamma and others in favour of Padma Priya @ Padma Chandra Reddy	Doc.No.1536/2004-05
10.	14.11.1994	Release Deed executed by Beerappa in favour of Marappa	Doc.No.2932/1994-95
11.	06.07.1989	Release Deed executed by Karthurbi in favour Muniyappa @ Chinnappa	Doc.No.672/1989-90
12.	22.02.1970	Sale Deed executed by Chinnappa in favour of Muniyappa @ Chinnappa and karthubi	Doc.No.2764/1969-70
13.	21.06.1967	Sale Deed executed by Marappa in favour of Beerappa	Doc.No.1001/1967-68





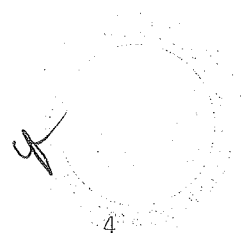
14.	23.03.1959	Sale Deed executed by Munishamappa in favour of Gundur Anche Chinnappa	Doc.No.2017/1967-68
15.	12.05.1950	Sale Deed executed by Marappa in favour of Marappa	Doc.No.452/1950-51
16.	04.06.1947	Lease Deed executed by Munishamappa and Marappa in favour of S.K Narasimha	Doc.No.2026/1946-47
17.		Family tree of Muniyappa	
18.		Family Tree of Muniyappa @ Chinnappa	
REVENUE DOCUMENTS			
19.	02.08.2024	Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of Preliminary Records, Index of Land and Rights of Rights.	
20.		RTC for the period of 1969-70 to 1973-74, 1979-80 to 1993-94, 1997-98 to 2024-25.	
21.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of RTC for the period of 1974-75, 1978-79, 1994-95, 1996-97	
22.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR. No 5/1988-89	
23.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of IHC 11/1991-92	
24.		Mutation Register Extract	MR.No.25/1984-85
25.		Mutation Register Extract	MR No. 78/1994-95
26.		Mutation Register Extract	MR.No.93/2003-04
27.		Mutation Register Extract	MR.No.238/2004-05
28.		Mutation Register Extract	MR.No.194/2005-06
29.		Mutation Register Extract	MR.No.203/2005-06



30.		Mutation Register Extract	MR.No.29/2006-07
SURVEY RECORDS			
31.		Mula Tippani	
32.		Atlas	
33.		RR Balabaga	
34.		Akaraband	
ENCUMBRANCE CERTIFICATE			
35.	07.08.2024	Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004	S.A.No.5560/2024-25
36.	03.08.2024	Encumbrance Certificate for the period 01.04.2004 to 01.08.2024	SRJ-EC-A-115685-2024-25

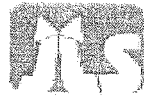
III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 421/1 measuring 02 Acre 04.12 Guntas out of 03 Acres 23 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District duly from agricultural to non-agricultural Residential purpose on 03.02.2025, vide Official Memorandum bearing No. ALN (AS)/CR/25/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore, which are more fully described in the Schedule above and hereinafter referred to as Schedule Property.
2. Originally the land in Survey Number 421/1, measuring 03 Acres 23 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Muniyappa, Son of Marappa.
3. Thereafter the children of the above said Muniyappa namely Marappa and Munishamappa have orally partitioned their properties and as per the said Partition, the land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas each were allotted to the share of Marappa and Munishamappa.



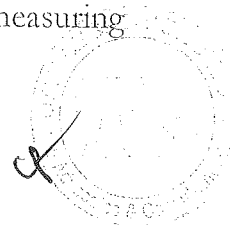


4. Thereafter the above said Marappa conveyed his share of the land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas to one Marappa, Son of Soorappa on 08.05.1950, vide document bearing No.452/1950-51.
5. Thereafter the above said Marappa conveyed the land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas to one Beerappa, Son of Bellappa on 22.06.1967, vide document bearing No.1001/1967-68.
6. Thereafter the above said Beerappa, Son of Bellappa has executed a Release Deed on 14.11.1994, vide document bearing No.2932/1994-95 in favour of Marappa Son of Muniyappa thereby releasing all his right, title and interest over the land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas. He got mutated the katha of the land in his name vide MR.No.78/1994-95.
7. After the death of the above said Marappa, his wife Kempamma and son Chikkanna got mutated the katha of the land in their names vide MR.No.238/2004-05. The said Kempamma, Chikkanna and their family members conveyed the land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas in favor of the above said Padmapriya @ Padma Chandra Reddy on 12.07.2006, vide document bearing No.12458/2006-07. She got mutated the katha of the land in her name vide MR.No.29/2006-07.
8. Thereafter the above said Munishamappa, Son of Muniyappa conveyed his share of land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas to one Gunduru Anche Chinnappa, Son of Anche Muniyappa on 23.05.1959, vide document bearing No.2017/1959-60.
9. Thereafter the above said Gunduru Anche Chinnappa conveyed the land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas to one Muniyappa @ Chinnappa, Son of Doddachinnappa and Khatunbee, Wife of Abdul Khadar Sharif on 22.02.1970, vide document bearing No.2764/1969-70.



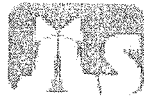
They got mutated the katha of the land in their names vide MR.No.25/1984-85.

10. Thereafter the above said Khatun Bee executed a registered Release Deed on 06.07.1989, vide document bearing No.672/1989-90 in favour of the above said Muniyappa @ Chinnappa, thereby releasing her share of land in Survey Number 421/1. As such the said Muniyappa @ Chinnappa became the owner of land in Survey Number 421/1, measuring 01 Acre 31.08 Guntas.
11. After the death of the above said Muniyappa @ Chinnappa, his wife Balamma and only daughter Mangamma along with her children conveyed the land in Survey Number 421/1, measuring 01 Acre 06 Guntas out of 31.08 Guntas to one Padmapriya @ Padma Chandra Reddy on 04.05.2004, vide document bearing No.1536/2004-05 and also conveyed the remaining extent measuring 25.08 Guntas to the said Padmapriya @ Padma Chandra Reddy on 22.03.2006, vide document bearing No.21196/2005-06. She got mutated the katha of the land in her name vide MR.No.93/2003-04 and 194/2005-06 respectively. As such the said Padmapriya @ Padma Chandra Reddy acquired the entire extent of land in Survey Number 421/1, measuring 03 Acres 23 Guntas.
12. Thereafter the above said Padmapriya @ Padma Chandra Reddy obtained the conversion of the land in Survey Number 421/1, measuring 01 Acre 06 Guntas, 01 Acre 18.04 Guntas, 13.04 Guntas and 25.08 Guntas, totally measuring 03 Acres 23 Guntas from agricultural to non-agricultural Residential purpose on 03.02.2015, vide Official memorandum bearing No. ALN /A/S/CR/25/2024-25, issued by the Deputy Commissioner, Bangalore District. As such the said Padmapriya @ Padma Chandra Reddy became the absolute owner of the land in Survey Number 421/1, measuring 03 Acres 23 Guntas.





13. Thereafter the above said Padmapriya @ Padma Reddy along with her family members have executed a Joint Development Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13005/2024-25 and 396/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the land in Survey Number 421/1, measuring 02 Acres 04.12 Guntas out of 03 Acres 23 Guntas, the **Schedule Property** herein into a Residential Apartment Complex and sell all the Flats to be constructed therein.
14. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
15. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
16. The Akaraband in respect of the Schedule Property confirms the extent of the Schedule Property.
17. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 421/1 reflects the following transactions:
 - a. Lease Deed dated 04.01.1947
 - b. Sale Deed dated 12.05.1950
 - c. Sale Deed dated 24.02.1970
 - d. Sale Deed dated 22.06.1967
 - e. Release Deed dated 14.11.1994
18. The Encumbrance Certificate for the period of 01.04.2004 to 01.08.2024 in respect of Survey Number 421/1 reflects the following transactions:




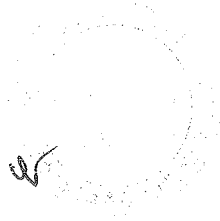
- a. Sale Deed dated 12.07.2006
- b. Sale Deed dated 25.03.2006
- c. Sale Deed dated 04.05.2004

CERTIFICATE OF TITLE

We hereby certify that Smt. Padmapriya @ Padma Chandra Reddy holds good, valid marketable title over the Schedule Property and M/s. Fortune Primero LLP holds developmental rights over the Schedule Property and power to sell all Flats to be constructed therein in terms of Joint Venture Agreement dated 07.02.2025, subject to obtaining of following documents:

For Jury Legal Solutions,


Uday Kumar P
Advocate





To,

Date: 02.05.2025

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of Residentially converted land bearing Survey Number 421/2, measuring 01 Acre 06 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, duly converted to Residential purpose on 03.02.2025, Vide Official Memorandum NO. ALN/A/S/CR/26/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore, are bounded on the:

East by	West by	North by	South by
Land in Sy. No. 425	Land in Sy.No.421/1	Land in Sy. No. 427, 615 & 426/2B	Remaining Land in Sy.No.421/2 & Sy.No.422

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number 421/2, measuring 01 Acre 28 Guntas out of 02 Acres 12 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District duly converted to Residential purpose on 03.02.2025, vide Official memorandum bearing No. ALN/A/S/CR 26/2024-25, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Sy.No.425	Land in Sy.No. 421/1	Land in Sy.No. 427, 615, 616 & remaining Land in Sy.No.421/2	Land in Sy.No.422 & remaining Land in Sy.No.421/2.



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/type of document	Regd/ref. No.
CONVERSION DETAILS			
1.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.421/2, measuring 01 Acre 06 Guntas.	ALN/A/A/CR/26/2024-25
2.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.421/2, measuring 01 Acre 06 Guntas.	ALN/A/A/CR/26/2024-25
TITLE DEEDS			
3.	02.05.2025	Rectification of Joint Venture Agreement executed by Dr. Narapareddy Vishnu Swaroop Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.1026/2025-26
4.	02.05.2025	Rectification of General Power of Attorney executed by Dr. Narapareddy Vishnu Swaroop Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.45/2025-26
5.	02.05.2025	Release Deed executed by Narapareddy Sulochanamma and others in favour of Narapareddy Vishnu Swaroop Reddy.	Doc.No.1019/2025-26
6.	07.02.2025	Joint Venture Agreement executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.13005/2024-25
7.	07.02.2025	General power of Attorney executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.396/2024-25
8.	30.12.2024	Joint Venture Agreement executed by Dr. Narapareddy Vishnu Swaroop Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.11393/2024-25
9.	30.12.2024	General power of Attorney executed by DR. Narapareddy Vishnu Swaroop Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.334/2024-25



10.	06.08.2019	Release Deed executed by Narpareddy, Sulochanamma and others in favour of DR. Narapareddy Vishnu Swaroop Reddy	Doc.No.3114/2019-20
11.	11.04.2007	Sale Deed executed by Mariyamma and others in favour of N. Kodandarama Reddy	Doc.No.130/2007-08
12.	13.02.2006	Sale Deed executed by Muniyamma and others in favour of Padmachandra Reddy	Doc.No.15901/2005-06
13.	14.10.1957	Gift Deed executed by Chinnappa @ Nyakappa in favour of Chikka Balamma	Doc.No.2023 /1957-58
14.	14.10.1957	Partition Deed entered into between the family members of Chinnappa @ Nyathappa	Doc.No.2021 /1957-56
15.		Family Tree of Chinnappa @ Nyathappa	
REVENUE DOCUMENTS			
16.	02.08.2024	Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of Preliminary Records, Index of Land and Rights of Rights.	
17.		RTC for the period of 1969-70 to 1973-74,	
18.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of RTC for the period of 1974-75 to 1983-84.	
19.		RTC for the period of 1984-85 to 2024-25	
20.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR. No 18/1982-83.	
21.		Mutation Register Extract	MR.No.58/1995-96
22.		Mutation Register Extract	MR.No.102/1995-96
23.		Mutation Register Extract	MR No. 161/2005-06
24.		Mutation Register Extract	MR.No.169/2006-07
25.		Mutation Register Extract	MR.No.47/2010-11



SURVEY RECORDS			
26.		Mula Tippani	
27.		Atlas	
28.		RR Balabaga	
29.		Akaraband	
ENDORSEMENTS			
30.	29.10.2024	Endorsement issued by Public work Department, Anekal stating the non-acquisition of land.	No. AE/505/2024-25
31.	18.10.2024	Endorsement issued by the Special Land Acquisition Officer, National Highways Authority of India stating the non-acquisition of land.	No. LQ/R-44(old no 07)/B/CR/19/2024-25
32.	22.10.2024	Endorsement issued by the KHB stating the non-acquisition of land	No. KHB/SLAO/Sarjapura (421/1 @ others)/2024-25
33.	05.10.2024	Endorsement issued by the KIADB stating the non-acquisition of land.	Bangalore/KIADB/2/1977/2024-25
34.	27.01.2014	Intimation letter issued by Anekal Planning Authority	No. APA/ 110/2013-14
MISCELLANEOUS			
35.	17.10.2024	Endorsement issued by STRR stating the non-acquisition of land	STRRPA/TP/MISC/78/2024-25
36.	25.09.2023	LLP Amendment Agreement of Fortune Primero LLP	
37.	21.08.2024	LLP Amendment Agreement of Fortune Primero LLP	
ENCUMBRANCE CERTIFICATE			
38.	07.08.2024	Encumbrance Certificate for the period 01.04.1920 to 31.03.2024 in respect of Sy.No.58/12.	S.A.No.5561/2024-25
39.	03.08.2024	Encumbrance Certificate for the period 01.04.2004 to 01.08.2024 in respect of Sy.No.58/12.	SRJ-EC-A-115689-2024-25

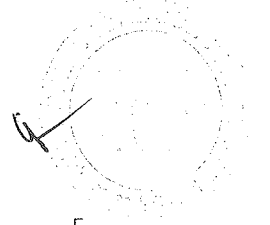
III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Residentially converted land bearing Survey Number 421/2, measuring 01 Acre 06 Guntas and Residentially converted land bearing Survey Number 421/2, measuring 01 Acre 28 Guntas out of 02 Acres 12 Guntas, both are situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District duly from



agricultural to non-agricultural Residential purpose on 03.02.2025, vide Official Memorandum bearing No. ALN (AS)/CR/26/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore, which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **Schedule Property**.

2. Originally the land in Survey Number 421/2, measuring 03 Acres 18 Guntas and 02 Guntas kharab, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Gunduru Mathamappa, Son of Peddanna.
3. The above said Gunduru Mathamappa died intestate without any legal heirs leaving behind his brother Chinnappa @ Nyathappa as his only legal heir. After the death of the said Gunduru Mathamappa, the said Chinnappa @ Nyathappa along with his children namely Nanjappa and Goopalappa have entered into a registered Partition Deed on 30.09.1957, vide document bearing No.2021/1957-58. As per the said partition Deed, the land in Survey Number 421/2, measuring 01 Acre 06 Guntas each were allotted to the share of Chinnappa @ Nyathappa, Nanjappa and Goopalappa.
4. Thereafter the above said Chinnappa @ Nyathappa had executed a Gift Deed on 30.09.1957, vide document bearing No. 2023/1957-58 in favour of his daughter Bamma in respect of his share of land in Survey Number 421/2, measuring 01 Acre 06 Guntas.
5. After the death of the above said Bamma, her Son Krishnappa inherited and got mutated the katha of the land in his name vide MR.No.58/1995-96. Thereafter the above said Krishnappa along with his Wife, Children and Sisters conveyed the land in Survey Number 421/2, measuring 01 Acre 06 Guntas to one N. Kodandaramareddy on 05.04.2007, vide document





bearing No.130/2007-08. He got mutated the katha of the land in his name vide MR.No.169/2006-07.

6. Thereafter the above said N. Kodandaramareddy obtained the conversion of the land in Survey Number 421/2, measuring 01 Acre 06 Guntas from agricultural to non-agricultural Industrial purpose on 09.05.2014, vide Official Memorandum bearing No. ALN (AS) SR 181/2007-08, issued by the Deputy Commissioner, Bangalore District.
7. Thereafter the above said N. Kodandaramareddy died intestate leaving behind his Wife Narapareddy Sulochanamma and children namely Gadi Supriya, Padma Chandra Reddy, Narapareddy Vinod Kumar and Narapareddy Vishnu Swaroop Reddy as his legal heirs to succeed to his estate.
8. Thereafter the above said Narapareddy Sulochanamma, Gadi Supriya, Padma Chandra Reddy and Narapareddy Vinod Kumar have executed a Release Deed on 06.03.2019, vide document bearing No.3114/2019-20 in favour of Narapareddy Vishnu Swaroop Reddy thereby releasing all their right, title and interest over the land in Survey Number 421/2, measuring 01 Acre out of 01 Acre 06 Guntas.
9. Thereafter the above said Vishnuswaroop Reddy along with his family members have executed a Joint Venture Agreement and General Power of Attorney on 30.12.2024, vide document bearing No.11393/2024-25 and 334/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the land in Survey Number 421/2, measuring 01 Acre 06 Guntas into a Residential Apartment Complex and sell its share of Flats to be constructed therein.
10. Thereafter the above said Vishnu Swaroop Reddy obtained the conversion of the land in Survey Number 421/2, measuring 01 Acre 06 Guntas from



agricultural to non-agricultural Residential purpose on 03.02.2025, vide Official memorandum bearing No. ALN/A/S/CR/26/2024-25, issued by the Deputy Commissioner, Bangalore District, **the Item No.1 herein.**

11. Thereafter the above said Vishnuswaroop Reddy along with his family members have executed a Rectification to the Joint Venture Agreement and Rectification to the General Power of Attorney on 02.05.2025, vide document bearing No.1026/2025-26 and 45/2025-26 respectively in favour of M/s. Fortune Primero LLP (**Developer**) thereby rectifying the extent to 01 Acre instead of 01 Acre 06 Guntas.
12. Thereafter the above said Narapareddy Sulochanamma, Gadi Supriya, Narapareddy Vinod Kumar and Narapareddy Vishnu Swaroop Reddy have executed a Release Deed on 02.05.2025, vide document bearing No.1019/2025-25 in favour of Padma Chandra Reddy thereby releasing all their right, title and interest over the land in Survey Number 421/2, measuring 06 Guntas out of 01 Acre 06 Guntas.
13. Thereafter the above said Nanjappa had executed a Will on 18.05.2002 in favour of one Muniyamma, Wife of Goopalappa, brother of the said Nanjappa. After the death of the above said Nanjappa and Goopalappa, the land in Survey Number 421/2, measuring 02 Acres 12 Guntas (1 Acre 06 Guntas of Nanjappa's share and 01 Acre 06 Guntas of Goopalappa's share) in her name vide MR.No.102/1995-96.
14. Thereafter the above said Muniyamma along with her family members conveyed the land in Survey Number 421/2, measuring 02 Acres 12 Guntas to one Padma Chandra Reddy on 06.02.2006, vide document bearing No.15901/2005-06. She got mutated the katha of the same in her name vide MR.No.161/2005-06.



15. Thereafter the above said Padmapriya @ Padma Chandra Reddy obtained the conversion of the land in Survey Number 421/2, measuring 01 Acre 28 Guntas out of 02 Acre 12 Guntas from agricultural to non-agricultural Residential purpose on 03.02.2015, vide Official memorandum bearing No. ALN /A/S/CR/26/2024-25, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein.**
16. Thereafter the above said Padmapriya @ Padma Chandra Reddy along with her family members have executed a Joint Development Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13005/2024-25 and 396/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the Item No.2 into a Residential Apartment Complex and sell all the Flats to be constructed therein.
17. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
18. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
19. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
20. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 421/2 reflects the Gift Deeds dated 14.10.1957
21. The Encumbrance Certificate for the period of 01.04.2004 to 01.08.2024 in respect of Survey Number 421/2 reflects the following transactions:
 - a. Release Deed dated 06.08.2019




- b. Sale Deed dated 05.04.2007
- c. Sale Deed dated 13.02.2006
- d. Confirmation Deed dated 04.06.2007
- e. Sale Deed dated 02.05.2007
- f. Sale Deed dated 21.10.2006
- g. Gift Deed dated 13.09.2006
- h. Sale Deed dated 16.08.2006
- i. Sale Deed dated 28.03.2006

CERTIFICATE OF TITLE

We hereby certify that **Sri.Narapareddy Vishnu Swaroop Reddy** holds good, valid marketable title over the **Item No.1 to the Schedule Property** and **Smt. Padmapriya @ Padma Chandra Reddy** holds good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Fortune Primero LLP** holds developmental rights over the **Item No.1 & 2 to the Schedule Property** and power to sell all Flats to be constructed in **Schedule Property** in terms of **Joint Venture Agreements** dated **07.02.2025** and **31.12.2024** subject to obtaining of **EC** from **01.08.2024** to till date.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 17.02.2025

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

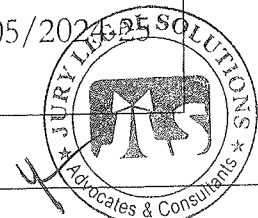
I. DESCRIPTION OF THE PROPERTY:**SCHEDULE PROPERTY**

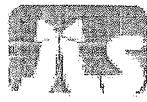
All the piece and parcel of Residentially converted land bearing Survey Number 425/1 (Old Survey Number 425), measuring 01 Acre 20 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, duly converted from agricultural to non-agricultural purpose on 06.06.2014, Vide Official memorandum No. ALN. (A) (S) SR 79/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore, and bounded on the:

East by	West by	North by	South by
Road	Survey Number 421/2	Survey Number 426	Survey Number 422

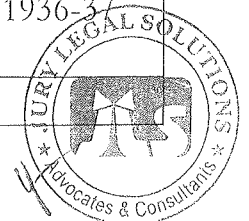
II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	06.06.2014	Official Memorandum issued by the Deputy Commissioner, Bangalore District, Bangalore	No. ALN. (A) (S) SR 79/2007-08
TITLE DEEDS			
3.	07.02.2025	Joint Venture Agreement executed by Padma Chandra Reddy and others in favour of M/s. Fortune Primero LLP.	Doc.No.13005/2025



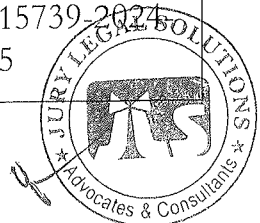


	07.02.2025	General Power of Attorney executed by Padma Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No. 396/2024-25
4.	05.06.2012	Confirmation Deed executed by Manju and others in favour of M/s. Infosys Limited	Doc.No.1334/2012-13
5.	01.08.2006	Sale Deed executed by Venkataramanappa in favour of Padmachandra Reddy and N. Chandra Reddy	Doc.No.14837/2006-07
6.	24.04.2006	Sale Deed executed by B.V Jayamma in favour of Venkataramanappa	Doc.No.2901/2006-07
7.	17.02.2006	Sale Deed executed by B.V Mallikarjuna Reddy in favour of Venkataramanappa	Doc.No.16596/2005-06
8.	07.07.2005	Sale Deed executed by Nagaraju Naidu and others in favour of D.C Patil	Doc.No.5141/2005-06
9.	17.11.2004	Sale Deed executed by G.P Ravindra in favour of D. Jayappa	Doc.No.16596/2004-05
10.	16.11.2004	Sale Deed executed by R. Venkatappa and others in favour of G. Nagarajulu Naidu	Doc.No.16521/2004-05
11.	13.08.1996	Sale Deed executed by Parvathamma in favour of N. Mallikarjuna Reddy	Doc.No.2276/1996-97
12.	04.07.1994	Sale Deed executed by Srinivas in favour of G. Nagarajulu Naidu	Doc.No.1142/1994-95
13.	20.09.1962	Sale Deed executed by Kotamma in favour of BDO Anekal	Doc.No. 2280/1962-63
14.	23.06.1947	Lease Deed executed by Chinnappa and others in favour of Karavelu Appaiah	Doc.No. 2368/1946-47
15.	07.01.1937	Lease Deed executed by Chinnappa and others in favour of Ragavachar	Doc.No.872/1936-37
16.		Family Tree of Kotamma	





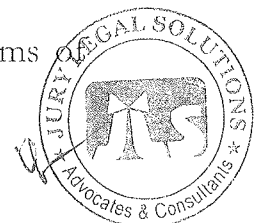
REVENUE DOCUMENTS			
17.	02.08.2024	Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of Preliminary records, Index of Land, Records of Rights.	
18.		RTC for the period of 1969-70 to 2011-12 for Sy.No.425	
19.		RTC for the period of 2012-13 to 2024-25 for Sy.No.425/1	
20.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR. No 48/1960-61	
21.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of IHC 10/1986-87.	
22.		Mutation Register Extract	MR.No.21/1991-92
23.		Mutation Register Extract	MR No. 12/1993-94
24.		Mutation Register Extract	MR.No.123/1995-96
25.		Mutation Register Extract	MR.No.53/1996-97
26.		Mutation Register Extract	MR No. 54/1996-97
27.		Mutation Register Extract	MR No. 3/2002-03
28.		Mutation Register Extract	MR No. 47/2004-05
29.		Mutation Register Extract	MR No. 175/2005-06
30.		Mutation Register Extract	MR No. 235/2005-06
31.		Mutation Register Extract	MR No. 82/2006-07
32.		Mutation Register Extract	MR No. H57/2013-14
SURVEY RECORDS			
33.		Mula Tippani	
ENCUMBRANCE CERTIFICATE			
34.	07.08.2024	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 in respect of Sy.No.425	S.A.No.5563/2024-25
35.	03.08.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.425/1	SRJ-EC-A-115739-2024 25





III. DESCRIPTION OF TITLE:

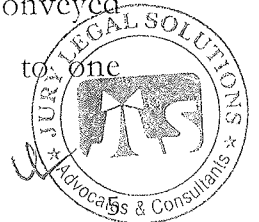
1. The Residentially converted land bearing Survey Number 425/1 (Old Survey Number 425), measuring 01 Acre 20 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, duly converted from agricultural to non-agricultural purpose on 06.06.2014, Vide Official memorandum No. ALN. (A) (S) SR 79/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore, which is more fully described in the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 425, measuring 03 Acres, situated Muniyamma at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Kotamma wife of Venkatappa. She got mutated the katha in her name vide MR No. 48/1960-61. The Thasildar has issued the endorsement for non-availability of MR 48/1960-61.
3. After the death of above said Kotamma, her legal heirs Chowdamma, Gowramma, Srinivas and K Ramaiah inherited and got mutated the katha in their names vide IHC 10/1986-87. The Thasildar has issued the endorsement for non-availability of IHC 10/1986-87.
4. Thereafter the above said Chowdamma along with another had filed in OS No. 434/1991 for partition. The said suit was decreed, as per the said Decree, the land in Survey No. 425, measuring 20 Guntas was allotted to the share of K. Ramaiah and remaining extent measuring 2 Acres 20 Guntas was allotted to Gowramma and her son Srinivas. They got mutated the katha of their respective share in their name vide MR No. 21/1991-92 and 12/1993-94 respectively.
5. Thereafter on Parvathamma, the sister of above said Srinivas had filed a suit in OS No. 146/1995 for partition. The said suit was decreed in terms

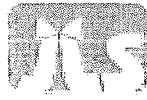




compromise on 19.03.1996. As per the said compromise, the above said Parvathamma was allotted with 1 Acre, 20 Guntas in Survey No. 425. She got mutated the katha in her name vide MR No. 123/1995-96.

6. Thereafter the above said Parvathamma conveyed portion of the land in Survey Number 425, measuring 20 Guntas to one Anil Kumar, Son of Venkataramanappa on 13.08.1996, vide document bearing No.4933/1996-97 and conveyed the remaining portion of the land in Survey Number 425, measuring 01 Acre to one N. Mallikarjuna Reddy on 13.08.1996, vide document bearing No.2276/1996-97. The said Anil Kumar got mutated the katha of the land in his name vide MR.No.53/1996-97 and the said N. Mallikarjuna Reddy got mutated the katha of the land in his name vide MR.No.54/1996-97.
7. After the death of the above said Anil Kumar, his mother B.V. Jayamma inherited and got mutated the katha of the land in her name vide MR.No.47/2004-05.
8. Thereafter the above said N. Mallikarjuna Reddy conveyed the land in Survey Number 425, measuring 01 Acre to one Venkataramanappa, Son of Mallappa on 16.02.2006, vide document bearing No.16596/2006-07. He got mutated the katha of the land in her name vide MR.No.175/2005-06.
9. Thereafter the above said B.V. Jayamma conveyed the land in Survey Number 425, measuring 20 Guntas to the above said Venkataramanappa, Son of Mallappa on 21.04.2006, vide document bearing No.2901/2006-07. He got mutated the katha of the land in her name vide MR.No.235/2005-06. As such the said Venkataramanappa became the owner of the land in Survey Number 425, measuring 01 Acre 20 Guntas.
10. Thereafter the above said Venkataramanappa, Son of Mallappa conveyed the land in Survey Number 425, measuring 01 Acre 20 Guntas to one





Padma Chandra Reddy on 20.07.2006, vide document bearing No.14837/2006-07. She got mutated the katha of the land in her name vide MR.No.82/2006-07.

11. Thereafter the land in Survey Number 425, measuring 01 Acre 20 Guntas purchased by the above said Padma Chandra Reddy is phoded and renumbered as Survey Number 425/1.
12. Thereafter the above said Padma Chandra Reddy obtained the conversion of the land in Survey Number 425/1, measuring 01 Acre 20 Guntas from agricultural to non-agricultural Residential purpose on 06.06.2014, vide Official memorandum bearing No. ALN (A) (S) SR 79/2007-08, issued by the Deputy Commissioner, Bangalore District, **the Schedule Property herein.**
13. Thereafter the above said Padma Chandra Reddy along with her family members have executed a Joint Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13005/2024-25 and 396/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the Schedule Property into a Residential Apartment Complex and sell all the Flats to be constructed therein inf favour of the prospective Purchasers.
14. It is observed from the documents furnished to us that, the above said Kotamma and Venkatappa have executed Mortgage and Lease Deeds on 07.01.1937, 23/06.1947, 15.07.1961 and 17.12.1962. we had called upon the parties to clarify whether the said Mortgage and Lease deeds are discharged or not? It was informed to us that, the said Mortgage and Lease deeds are discharged but deeds are not registered.

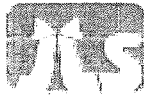




15. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
16. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
17. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
18. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 428/2 reflects the following transactions:
 - a. Lease Deed dated 07.01.1937
 - b. Lease Deed dated 23.06.1947
 - c. Mortgage Deed dated 15.07.1961
 - d. Loan Bond dated 17.12.1962
 - e. Sale Deed dated 04.07.1994
 - f. Sale Deed dated 13.08.1996
 - g. Sale Deed dated 24.06.1997
19. The Encumbrance Certificate for the period of 01.04.2004 to 01.08.2024 in respect of Survey Number 428/2 reflects the following transactions:
 - a. Confirmation Deed dated 04.06.2012
 - b. Sale Deed dated 20.07.2006
 - c. Sale Deed dated 20.07.2006
 - d. Sale Deed dated 24.04.2006
 - e. Sale Deed dated 16.02.2006
 - f. Sale Deed dated 07.07.2005
 - g. Sale Deed dated 16.11.2004

(Doc at Sl. No. a, b & f does not pertain to Schedule Property)





CERTIFICATE OF TITLE

We hereby certify that Smt. Padmapriya @ Padma Chandra Reddy holds good, valid marketable title over the Schedule Property and M/s. Fortune Primero LLP holds developmental rights over the Schedule Property and power to sell its share of Flats to be constructed in the Schedule Property in terms of the JDA dated 07.02.2025 subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 17.02.2025

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All the piece and parcel of Residentially converted land bearing Survey Number 426/2B measuring 01 Acre 12 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from Industrial to Residential purpose on 06.06.2014, Vide Official Memorandum No.ALN(A)(S)/SR/79/2007-08, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 615	Land in Survey Number 427 & 428/2	Land in Survey Number 428/2	Land in Survey Number 421/2

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
TITLE DEEDS			
1.	07.02.2025	General power of Attorney executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.396/2024-25
2.	07.02.2025	Joint Venture Agreement executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.13005/2024-25



3.	24.07.2006	Sale Deed executed by Gowramma and others in favour of Padmachandra Reddy and N.Chandra Reddy	Doc.No.13851/2006-07
REVENUE DOCUMENTS			
4.	22.08.2024	Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of Preliminary Records, Index of Land and Rights of Rights	
5.	30.08.2024	Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of RTC for the period of 1969-70 to 1972-73 and 1973	
6.		RTC for the period of 1989-90 to 2024-24	
7.		Mutation Register Extract	MR.No.17/2004-05
8.		Mutation Register Extract	MR No. 76/2005-06
9.		Mutation Register Extract	MR.No.185/2005-06
10.		Mutation Register Extract	MR.No.150/2006-07
11.		Mutation Register Extract	MR.No.33/2006-07
12.		Mutation Register Extract	MR.No.28/2007-08
13.		Mutation Register Extract	MR.No.124/2008-09
14.		Mutation Register Extract	MR.No.H66/2013-14
SURVEY RECORDS			
15.		Mula Tippani	
MISCELLANEOUS			
ENCUMBRANCE CERTIFICATE			
16.	03.08.2024	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004	S.A.No.6586/2024-25
17.	23.08.2024	Encumbrance Certificate for the period 01.04.2004 to 23.08.2024 in respect of Sy.No.58/12.	SRJ-EC-A-136432-2024-25



III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 426/2B measuring 01 Acre 12 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which are more fully described in the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 426, measuring 3 Acres 12 Guntas being Sarkari Gunduthopu, an extent of 1 Acre 12 guntas granted to one S.P. Nanjunda Reddy son of Papaiah. Thereafter the land granted to S.P. Nanjunda Reddy is assigned with 426/2B.
3. After the death of said S.P. Nanjunda Reddy, his wife B.K. Gowramma got mutated the katha in her name vide MR No. 185/2005-06.
4. Thereafter above said B.K. Gowramma along with her family members conveyed the land in Survey No. 426/2B, measuring 1 Acre 12 Guntas to Padmachandra Reddy on 22.07.2006, vide Document No. 13581/2006-07. She got mutated the katha in her name MR 33/2006-07.
5. Thereafter the above said Padmachandra Reddy obtained the conversion of the land in Survey Number 426/2B, measuring 1 measuring 01 Acre 12 Gunta from agricultural to non-agricultural Residential purpose on 06.06.2014, vide Official memorandum bearing No. ALN (A) (S) SR/79/2007-08, issued by the Deputy Commissioner, Bangalore District, the **Schedule Property herein**.
6. Thereafter the above said Padmachandra Reddy along with her family members have executed a Joint Development Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13005/2024-25 and 396/2024-25 in favour of M/s. Fortune



Primero LLP (Developer) for the development of the Item No.1 into a Residential Apartment Complex and sell all the Flats to be constructed therein.

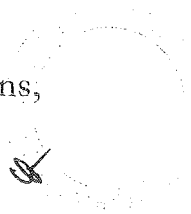
7. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
8. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
9. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
10. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 426/2B reflects Nil transactions:
11. The Encumbrance Certificate for the period of 01.04.2004 to 23.08.2024 in respect of Survey Number 426/2B reflects Sale Deed dated 22.07.2006.

CERTIFICATE OF TITLE

We hereby certify that Smt. Padmapriya @ Padma Chandra Reddy holds good, valid marketable title over the Schedule Property and M/s. Fortune Primero LLP holds developmental rights over the Schedule Property and power to sell all Flats to be constructed in Schedule Property in terms of Joint Venture Agreement dated 07.02.2025 subject to obtaining of up to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate



To,

Date: 17.02.2025

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All the piece and parcel of the Residentially converted land bearing Survey Number 427, measuring 36 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District duly from agricultural to non-agricultural Residential purpose on 12.02.2025, vide Official Memorandum bearing No. ALN/A/S/CR 28/2024-25, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 426/2B	Land in Survey Number 421/1	Land in Survey Number 428/2	Land in Survey Number 421/1 & 421/2

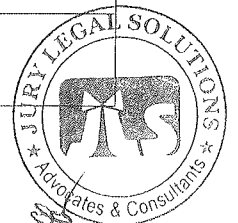
II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	12.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	No. ALN/A/S/CR 28/2024-25
TITLE DEEDS			





2.	07.02.2025	Joint Development Agreement executed by Vemi Reddy Indrasena Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.13027/2024-25
3.	07.02.2025	General Power of Attorney executed by Vemi Reddy Indrasena Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.397/2024-25
4.	02.05.2007	Sale Deed executed by K.T Nanjunda Reddy and others in favour of Vemi Reddy Indrasena	Doc.No.350/2007-08
5.	04.06.2007	Consent Deed executed by Shanthamma in favour of Vemi Reddy Indrasena	Doc.No.736/2007-08
6.	13.03.1933	Sale Deed executed by Chikka Sidda Reddy and others in favour of Venkatappa and Thimma Reddy	Doc.No.1032/1932-33
7.	28.07.1932	Partition Deed entered into between Thimma Reddy and Chikka Sidda Reddy	Doc.No.154/1932-33
REVENUE DOCUMENTS			
8.	22.08.2024	Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of Preliminary records, Index of Land and Records of Rights	
9.	30.08.2024	Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of RTC from 1969-70 to 1971-72	
10.	30.10.2024	Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of RTC from 1973-74, 1978-79, 1994-95, 1996-97	
11.		RTC for the period of 1979-80 to 1983-84	
12.		RTC for the period of 1989-90 to 2024-25	





13.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR.No 95/1983-84	
14.		Mutation Register Extract	MR.No.5/1997-98
15.		Mutation Register Extract	MR No. 172/2006-07
16.		Mutation Register Extract	MR.No.46/2010-11
SURVEY RECORDS			
17.		Mula Tippani	
18.		Akarband	
ENCUMBRANCE CERTIFICATE			
19.	30.08.2024	Encumbrance Certificate for the period 01.04.1920 to 31.03.20004	S.A.No.6587/2024-25
20.	26.08.2024	Encumbrance Certificate for the period 01.04.2004 to 23.08.2024	SRJ-EC-A-137361-2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 427, measuring 36 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District duly from agricultural to non-agricultural Residential purpose on 12.02.2025, vide Official Memorandum bearing No. ALN/A/S/CR 28/2024-25, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 427, measuring 36 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Kodige Munireddy.
3. After the death of the above said Kodige Munireddy, his sons Thimmareddy, Chikkasiddareddy and one Thippareddy, Son of Late Kondareddy, pre-deceased son of the said Kodige Munireddy have entered into a registered Partition Deed on 26.07.1932, vide document bearing No.154/1932-33. As per the said Partition, the land in Survey Number 427





measuring 36 Guntas is allotted to the share of Thippareddy, adopted Son of Late Kondareddy.

4. Thereafter the above said Chikkasiddareddy along with his grand-son Munishami, Son of Late Munishami, pre-deceased Son of Chikkasiddareddy have conveyed their share of land in Survey Number 427 to one Venkatappa and the above said Thippareddy, both Sons of Thimmareddy, grandsons of the above said Kodige Munireddy on 13.03.1933, vide document bearing No.1032/1932-33. As such the said Thippa Reddy, Son of Thimmareddy, adopted Son of Kondareddy and Venkatappa, Son of Thimmareddy became the owners of the entire extent of land in Survey Number 427, measuring 36 Guntas.
5. After the death of the above said Venkatappa. on the statement given by children of Venkatappa, one K.T. Nanjundareddy Son of Thippa Reddy inherited and got mutated the katha of the land in Survey Number 427, measuring 36 Guntas in his name vide IHC.No.5/1997-98.
6. Thereafter the above said K.T. Nanjundareddy along with his legal heirs and legal heirs of Late K.T. Venkatareddy, pre-deceased brother of the said K.T. Nanjundareddy have conveyed the land in Survey Number 427, measuring 36 Guntas to one Vemireddy Indrasena on 28.04.2007, vide document bearing No.350/2007-08. He got mutated the katha of the land in his name vide MR.No.172/2006-07.
7. Thereafter one Shanthamma, Wife of Late S.V. Srinivasreddy, pre-deceased Son of K.T. Venkatareddy has executed a Confirmation Deed on 04.06.2007, vide document bearing No.736/2007-08 in favour of Vemireddy Indrasena thereby confirming her right, title and interest over the land in Survey Number 427, measuring 36 Guntas.





8. Thereafter the above said Vemireddy Indrasena along with his family members have executed a Joint Development Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13027/2024-25 and 397/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the land in Survey Number 427, measuring 36 Guntas into a Residential Apartment Complex and sell all its share of Flats to be constructed therein.
9. Thereafter the above said Vemireddy Indrasena obtained the conversion of the land in Survey Number 427, measuring 36 Guntas, from agricultural to non-agricultural Residential purpose on 12.02.2015, vide Official memorandum bearing No. ALN /A/S/CR/28/2024-25, issued by the Deputy Commissioner, Bangalore District **the Schedule Property** herein. As such the said Vemireddy Indrasena became the absolute owner of the Schedule Property.
10. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
11. The Tippani and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
12. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
13. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 427 reflects the following transactions:
 - a. Partition Deed dated 28.07.1932
 - b. Sale Deed dated 13.03.1933






14. The Encumbrance Certificate for the period of 01.04.2004 to 01.08.2024 in respect of Survey Number 615 reflects the following transactions:

- a. Confirmation Deed dated 04.06.2007
- b. Sale Deed dated 02.05.2007

CERTIFICATE OF TITLE

We hereby certify that Smt. Vemireddy Indrasena holds good, valid marketable title over the **Schedule Property and M/s. Fortune Primero LLP** holds developmental rights over the Schedule Property and power to sell its share of Flats to be constructed therein in terms of Joint Development Agreement dated 07.02.2025, subject to obtaining of following documents:

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 17.02.2025

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

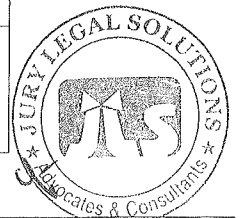
All the piece and parcel of Residentially converted land bearing Survey Number 428/2 measuring 01 Acres 0.12 Guntas situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District duly from agricultural to non-agricultural Residential purpose on 03.02.2025, vide Official Memorandum bearing No. ALN (AS)/CR/24/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

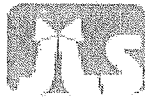
East by	West by	North by	South by
Land in Survey Number 432	Land in Survey Number 419	Land in Survey Number 428/1	Land in Survey Number 427, 615 & 426/2B

Item No.2:

All the piece and parcel of Residentially converted land bearing Survey Number 428/2 measuring 08.08 Guntas situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District duly from agricultural to non-agricultural Residential purpose on 03.02.2025, vide Official Memorandum bearing No. ALN (AS)/CR/24/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

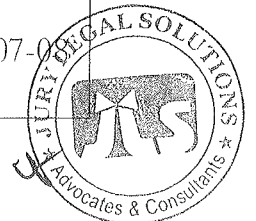
East by	West by	North by	South by
Remaining Land in same Sy.No 428/2 & 426/2B	Land in Survey Number 421/1	Remaining Land in same Sy.No 428/2	Land in Survey Number 421/1 & 421/2

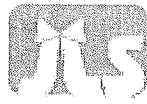




II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/Type Of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.428/2, measuring 16.04 Guntas.	ALN/A/S/CR 24/2024-25
2.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.428/2, measuring 08.08 Guntas.	ALN/A/S/CR 24/2024-25
3.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.428/2, measuring 20 Guntas.	ALN/A/S/CR 24/2024-25
4.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.428/2, measuring 04.08 Guntas.	ALN/A/S/CR 24/2024-25
TITLE DEEDS			
5.	07.02.2025	Joint Development Agreement executed by Vemi Reddy Indrasena Reddy and others in favour of M/s. Fortune Primero LLP.	Doc.No.13027/2024-25
6.	07.02.2025	General power of Attorney executed by Vemi Reddy Indrasena Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.397/2024-25
7.	07.02.2025	Joint Venture Agreement executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.13005/2024-25
8.	07.02.2025	General power of Attorney executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.396/2024-25
9.	18.03.2016	Deed of Absolute Conveyance executed by M/s. Confident Projects (India) PVT LTD in favour of M/s. GRS Infra	Doc.No.4938/2015-16
10.	04.06.2007	Consent Deed executed by Shanthamma in favour of Vemi Reddy Indrasena	Doc.No.736 /2007-0





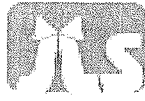
11.	02.05.2007	Sale Deed executed by K.T Nanjunda Reddy and others in favour of Vemi Reddy Indrasena	Doc.No.350/2007-08
12.	21.02.2007	Sale Deed executed by S.P Manjunath in favour of Padmapriya @ Padma Chandra Reddy	Doc.No.31599/2006-07
13.	13.09.2006	Gift Deed executed by Bhagyamma in favour of Lakshmi	Doc.No.20388/2006-07
14.	26.08.2006	Sale Deed executed by Narayanappa in favour of S.P Manjunath	Doc.No.18150 /2006-07
15.	27.03.2006	Sale Deed executed by Shanthamma and others in favour of Narayanappa	Doc.No.21584/2005-06
16.	29.12.2003	Sale Deed executed by Muniyyamma in favour of Padmapriya @ Padma Chandra Reddy	Doc.No.9817/2003-04
17.	29.12.2003	Sale Deed executed by K. Narayanaswami in favour of Padmapriya @ Padma Chandra Reddy	Doc.No.9822/2003-04
18.	06.07.1995	Sale Deed executed by Krishnappa in favour of R. Muthanna	Doc.No.1909/1995-96
19.	10.03.1967	Partition Deed entered between Muni Chinnappa and others	Doc.No.3501/1966-67
20.	26.08.1964	Sale Deed executed by Muniyappa in favour of K.T Nanjunda Shetty	Doc.No.1621/1964-65
21.	05.07.1962	Sale Deed executed by Munichinnappa in favour of Krishnappa	Doc.No.1038/1962-63
22.		Family Tree of Gunduru Nanjappa	
23.		Family Tree of Krishnappa	
REVENUE DOCUMENTS			
24.	02.08.2024	Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of Preliminary Records, Index of Land and Rights of Rights.	
25.		RTC for the period of 1969-70 to 2024-25.	
26.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR. No. 25/1962-63.	





27.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR. No. 28/1967-68.	
28.		Endorsement issued by the Tahsildar, Anekal Taluk stating the non-availability of MR. No 95/1983-84.	
29.		Mutation Register Extract	MR.No.10/1992-93
30.		Mutation Register Extract	MR No. 58/1995-96
31.		Mutation Register Extract	MR.No.85/2003-04
32.		Mutation Register Extract	MR.No.96/2003-04
33.		Mutation Register Extract	MR.No.97/2003-04
34.		Mutation Register Extract	MR.No.107/2004-05
35.		Mutation Register Extract	MR.No.198/2005-06
36.		Mutation Register Extract	MR.No.72/2006-07
37.		Mutation Register Extract	MR.No.142/2006-07
38.		Mutation Register Extract	MR.No.172/2006-07
39.		Mutation Register Extract	MR.No.201/2006-07
40.		Mutation Register Extract	MR.No.46/2010-11
41.		Mutation Register Extract	MR.No.215/2010-11
42.		Mutation Register Extract	MR.No.173/2010-11
43.		Mutation Register Extract	MR.No.H92/2015-16
SURVEY RECORDS			
44.		Mula Tippani	
45.		Hissa Tippani	
46.		Atlas	
47.		RR Edabaga & RR Balabaga	
48.		Akaraband	
ENCUMBRANCE CERTIFICATE			
49.	07.08.2024	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004	S.A.No.5564/2024-25
50.	03.08.2024	Encumbrance Certificate for the period 01.04.2004 to 01.08.2024	SRJ-EC-A-115759-2024-25





III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 428/2, measuring 01 Acres 0.12 Guntas and Residentially converted land bearing Survey Number 428/2 measuring 08.08 Guntas, both are situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District duly from agricultural to non-agricultural Residential purpose on 03.02.2025, vide Official Memorandum bearing No. ALN (AS)/CR/24/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore, which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 428/2, measuring 01 Acre 36 Guntas and 08 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Gunduru Munichinnappa.
3. Thereafter the above said Gunduru Munichinnappa along with one Muniyappa, Son of Late Gunduru Gundappa, who is the predeceased brother of the said Gunduru Munichinnappa had entered into an oral partition. As per the said oral Partition, the land in Survey Number 428/2, measuring 01 Acre 04 Guntas was allotted to the share of Gunduru Munichinnappa and the land in Survey Number 428/2, measuring 08.08 Guntas was allotted to the share of the above said Muniyappa and the balance extent of 23.08 Guntas was left out from the said oral partition.
4. Thereafter the above said Gunduru Munichinnappa conveyed his share of land in Survey Number 428/2, measuring 01 Acre 04 Guntas to one Krishnappa, Son of Bhajantri Munishamappa on 04.07.1962, vide document bearing No.1038/1962-63.
5. Thereafter the above said Munichinnappa, Muniyappa along with his brothers Doddagoopalappa and Chikkagoopalappa have entered into a

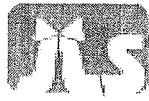




registered Partition Deed on 10.03.1967, vide document bearing No.3501/1966-67. As per the said Partition the left-out land in Survey Number 428/2 along with the kharab was allotted to the share of the said Muniyappa, Doddagoopalappa and Chikkagoopalappa. They got mutated the katha of the said in their names vide MR.No.28/1967-68. However, the Tahasildar, Anekal has issued an endorsement stating the non-availability of MR.No.28/1967-68.

6. Thereafter the above said Krishnappa, Son of Bhajantri Munishamappa along with his children entered into a family Partition and as per the said Partition, the land in Survey Number 428/2, measuring 04 Guntas was allotted to Krishnappa, the land in Survey Number 428/2, measuring 16.04 Guntas was allotted to the share of K. Narayanaswamy, Son of Krishnappa, the land in Survey Number 428/2, measuring 20 Guntas was allotted to the share of Munirathnamma, Daughter of Krishnappa, the land in Survey Number 428/2, measuring 01.04 Guntas each were allotted to the share of Shanthamma, Sharadamma and Bhagyamma, Daughters of Krishnappa. The said Munirathnamma, Shanthamma, Sharadamma and Bhagyamma got mutated the katha of their respective shares in their respective names vide MR.No.10/1992-93.
7. Thereafter the above said Krishnappa conveyed the land in Survey Number 428/2, measuring 02 Guntas to one R. Muttanna on 06.07.1995, vide document bearing No. 1909/1995-96.
8. Thereafter the above said Krishnappa along with his son K. Narayanaswamy conveyed land in Survey Number 428/2, measuring 16.04 Guntas to one Padmapriya @ Padma Chandra Reddy on 20.11.2003, vide document bearing No. 9822/2003-04.





9. Thereafter the above said Munirathamma conveyed land in Survey Number 428/2, measuring 16.04 Guntas to one Padmapriya @ Padma Chandra Reddy on 20.11.2003, vide document bearing No. 9817/2003-04.
10. Thereafter the above said Krishnappa along with his daughters Shanthamma and Sharadamma conveyed land in Survey Number 428/2, measuring 04.08 Guntas (1.04 Guntas of Shanthamma, 01.04 Guntas of Sharadamma and 02 Guntas of Krishnappa) to one Narayanappa on 27.05.2006, vide document bearing No. 21584/2005-06.
11. Thereafter the above said Narayanappa conveyed the land in Survey Number 428/2, measuring 04.08 Guntas to one Manjunath on 14.08.2006, vide document bearing No.18150/2006-07 and the said Manjunath conveyed the same to the above said Padmapriya @ Padma Reddy on 21.10.2006, vide document bearing No.31599/2006-07. She got mutated the land in Survey Number 428/2, measuring 16.04 Guntas in her name vide MR.No.97/2003-04, land in Survey Number 428/2, measuring 20 Guntas in her name vide MR.No.96/2003-04 and in Survey Number 428/2, measuring 04.08 Guntas in her name vide MR.No.142/2006-07. As such the said Padmapriya @ Padma Reddy became the absolute owner of the land in Survey Number 428/2, measuring 01 Acre 00.12 Gunta.
12. Thereafter the above said Muniyappa, Son of Gundappa conveyed his share of land in Survey Number 428/2, measuring 08.08 Guntas to one K.T. Nanjunda Reddy on 10.05.2004, vide document bearing No.1621/1964-65. He got mutated the katha of the same in his name vide MR.No.95/1983-84.
13. Thereafter the above said K.T. Nanjundareddy along with his family members conveyed the land in Survey Number 428/2, measuring 08.08 Guntas to one Vemireddy Indrasena on 28.04.2007, vide document bearing

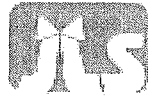




No.350/2007-08. She got mutated the katha of the same in her name vide MR.No.172/2006-07.

14. Thereafter one Shanthamma, daughter-in-law of K.T. Venkatareddy has executed a Confirmation Deed on 04.06.2007, vide document bearing No. 736/2007-08 in favour of Vemireddy Indrasena thereby confirming her right, title and interest over the land in Survey Number 428/2, measuring 08.08 Guntas.
15. Thereafter the above said Padmapriya @ Padma Reddy obtained the conversion of the land in Survey Number 428/2, measuring 16.04 Guntas, 20 Guntas and 04.08 Guntas, totally measuring 01 Acre 00.12 Gunta from agricultural to non-agricultural Residential purpose on 03.02.2015, vide Official memorandum bearing No. ALN /A/S/CR/24/2024-25, issued by the Deputy Commissioner, Bangalore District, **the Item No.1 herein.**
16. Thereafter the above said Vemireddy Indrasena obtained the conversion of the land in Survey Number 428/2, measuring 08.08 Guntas from agricultural to non-agricultural Residential purpose on 03.02.2015, vide Official memorandum bearing No. ALN/A/S/CR/24/2024-25, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein.**
17. Thereafter the above said Padmapriya @ Padma Reddy along with her family members have executed a Joint Development Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13005/2024-25 and 396/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the Item No.1 into a Residential Apartment Complex and sell all the Flats to be constructed therein.
18. Thereafter the above said Vemi Reddy Indrasena Reddy along with her family members have executed a Joint Development Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing





No.13027/2024-25 and 397/2024-25 in favour of M/s. Fortune Primero LLP (Developer) for the development of the Item No.2 into a Residential Apartment Complex and sell its share of Flats to be constructed therein.

19. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
20. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
21. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
22. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 428/2 reflects the following transactions:
 - a. Sale Deed dated 05.07.1962
 - b. Sale Deed dated 26.08.1964
 - c. Partition Deed dated 10.03.1967
 - d. Sale Deed dated 06.07.1995
 - e. Sale Deed dated 20.11.2003
 - f. Sale Deed dated 20.11.2003
23. The Encumbrance Certificate for the period of 01.04.2004 to 01.08.2024 in respect of Survey Number 428/2 reflects the following transactions:
 - a. Sale Deed dated 18.07.2024
 - b. Sale Deed dated 17.03.2016
 - c. Confirmation Deed dated 04.06.2007
 - d. Sale Deed dated 02.05.2007
 - e. Sale Deed dated 21.10.2006
 - f. Gift Deed dated 13.09.2006






g. Sale Deed dated 16.08.2006

h. Sale Deed dated 28.03.2006

CERTIFICATE OF TITLE

We hereby certify that **Smt. Padmapriya @ Padma Reddy** holds good, valid marketable title over the **Item No.1 to the Schedule Property** and **Smt. Vemireddy Indrasena Reddy** holds good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Fortune Primero LLP** holds developmental rights over the **Item No.1 & 2 to the Schedule Property** and power to sell all Flats to be constructed in **Item No.1** in terms of **Joint Venture Agreement** dated 07.02.2025 and power to sell its share of Flats to be constructed in **Item No.2** in terms of the **JDA** dated 07.02.2025 subject to obtaining of up to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



Date: 17.02.2025

To,

M/s. FORTUNE PRIMERO LLP,
Flat No.17, Sunning Dale,
30th Main Road, BTM Layout 2nd Stage,
Bangalore-560076,
Rep by its Designated Partner
Sri. Raahil Narayan Reddy.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land bearing Survey Number 615/1 (Old Survey Number 615), measuring 16 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District duly from Industrial to Residential purpose on 12.02.2025, vide Official Memorandum bearing No. ALN/A/S/CR/29/2024-25, issued by the Deputy Commissioner, Bangalore District and bounded on:

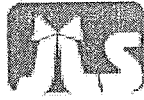
East by	West by	North by	South by
Land in Survey Number 615/2	Land in Survey Number 426/2B	Land in Survey Number 428/2	Land in Survey Number 421

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number 615/2 (Old Survey Number 615), measuring 24 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District duly from Industrial to Residential purpose on 12.02.2025, vide Official Memorandum bearing No. ALN/A/S/CR/202/2024-25, issued by the Deputy Commissioner, Bangalore District and bounded on:

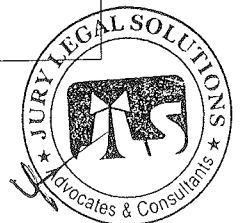
East by	West by	North by	South by
Land in Survey Number 426	Land in Survey Number 615/1	Land in Survey Number 432 & 428/2	Land in Survey Number 421

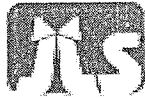




II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	12.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 615/1.	No. ALN/A/S/CR/29/2024-25
2.	12.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 615/2.	No. ALN/A/S/CR/202/2024-25
TITLE DEEDS			
3.	07.02.2025	Joint Venture Agreement executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.13005/2024-25
4.	07.02.2025	General power of Attorney executed by N. Chandra Reddy and others in favour of M/s. Fortune Primero LLP	Doc.No.396/2024-25
5.	13.10.2006	Sale Deed executed by S.C Nagaraju in favour of N. Chandra Reddy	Doc.No.23452/2006-07
6.	29.12.2004	Sale Deed executed by K. Munirathamma and others in favour of C. Nagaraju	Doc.No.20963/2004-05
7.	20.11.2003	Sale Deed executed by S.P Tyagaraju and others in favour of Padma Priya @ Padma Chandra Reddy	Doc.No.9816/2003-04
8.	20.01.1939	Mortgage Deed executed by Srinivasachar in favour of Venkatappa	Doc.No.897/1938-39
REVENUE DOCUMENTS			
9.	02.08.2024	Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of Preliminary records, Index of Land and Records of Rights	





10.	30.10.2024	Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of RTC from 1968-69 to 1978-79, 1988-1989	
11.		RTC for the period of 1989-90 to 1993- 94 to 2023-24 for Sy.No.615.	
12.		Endorsement issued by the Tahasildar, Anekal Taluk stating the non-availability of MR 29/1965-66	
13.		Mutation Register Extract	MR.No.39/1994-95
14.		Mutation Register Extract	MR No. 243/2004-05
15.		Mutation Register Extract	MR.No.141/2004-05
16.		Mutation Register Extract	MR.No.102/2006-07
17.		Mutation Register Extract	MR No. 19/2006-07
SURVEY RECORDS			
18.		Mula Tippani	
19.		Akaraband	
ENCUMBRANCE CERTIFICATE			
20.		Encumbrance Certificate for the period 01.04.1920 to 31.03.20004	S.A.No.5565/2024-25
21.	03.08.2024	Encumbrance Certificate for the period 01.04.2004 to 01.08.2024	SRJ-EC-A-115797-2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Residentially converted land bearing Survey Number 615/1 (Old Survey Number 615), measuring 16 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, duly from agricultural to non-agricultural Residential purpose on 12.02.2025, vide Official Memorandum bearing No. ALN (AS)/CR/29/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore and Residentially converted land bearing Survey Number 615/2 (Old Survey Number 615), measuring 24 Guntas, both are situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District





duly from agricultural to non-agricultural Residential purpose on 12.02.2005, vide Official Memorandum bearing No. ALN (AS)/CR/202/2024-25, issued by the Deputy Commissioner, Bangalore District, Bangalore, which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **Schedule Property**.

2. Originally the land in Survey Number 615, measuring 01 Acre, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Nagappa, Son of Gurappa.
3. Thereafter the above said Nagappa along with his brother Late Papanna's children namely Thyagaraju, Rajagopal, Muniraju and Ravichandra entered into an oral Partition and as per the said Partition, the land in Survey Number 615, measuring 16 Guntas was allotted to the share of Thyagaraju, Rajagopal, Muniraju and Ravichandra and remaining land in Survey Number 615, measuring 24 Guntas was allotted to the share of Nagappa. Thyagaraju and his brothers got mutated the katha of the land in their names vide MR.No.39/1994-95.
4. After the death of the above said Nagappa, his wife Munirathamma got mutated the katha in her name vide MR.No.1/2004-05.
5. Thereafter the above said Thyagaraju, Muniraju and Ravichandra along with wife and children of their brother Late Rajagopal conveyed the land in Survey Number 615, measuring 16 Guntas to Padma Chandra Reddy @ Padma Priya on 20.11.2003, vide document bearing No.9816/2003-04. She got mutated the katha of the land in her name vide MR.No.19/2006-07.
6. Thereafter the above said Munirathamma, Wife of Late Nagappa along with her children conveyed the land in Survey Number 615, measuring 24 Guntas to one S.C. Nagaraj on 29.12.2004, vide document bearing





No.20963/2004-05. He got mutated the katha of the land in his name vide MR.No.243/2004-05.

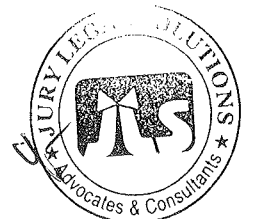
7. Thereafter the above said S.C. Nagaraj conveyed the land in Survey Number 615, measuring 24 Guntas in favor of N. Chandra Reddy on 12.10.2006, vide document bearing No.23452/2006-07. He got mutated the katha of the land in her name vide MR.No.102/2006-07.
8. Thereafter the land in Survey Number 615, measuring 24 Guntas purchased by N. Chandra Reddy is phoded and renumbered as Survey Number 615/2 and the land in Survey Number 615, measuring 16 Guntas purchased by the Padma Chandra Reddy is phoded and renumbered as Survey Number 615/1.
9. Thereafter the above said N. Chandra Reddy, Padmapriya @ Padma Reddy along with her family members have executed a Joint Development Venture Agreement and General Power of Attorney on 07.02.2025, vide document bearing No.13005/2024-25 and 396/2024-25 in favour of M/s. Fortune Primero LLP (**Developer**) for the development of the land in Survey Number 615/1, measuring 16 Guntas and Survey Number 615/2, measuring 24 Guntas into a Residential Apartment Complex and sell all the Flats to be constructed therein.
10. Thereafter the above said Padmapriya @ Padma Chandra Reddy obtained the conversion of the land in Survey Number 615/1, measuring 16 Guntas, from agricultural to non-agricultural Residential purpose on 07.02.2015, vide Official memorandum bearing No. ALN /A/S/CR/29/2024-25, issued by the Deputy Commissioner, Bangalore District and the above said N. Chandra Reddy obtained the conversion of the land in Survey Number 615/2, measuring 24 Guntas, from agricultural to non-agricultural Residential purpose on 07.02.2015, vide Official memorandum bearing No.





ALN/A/S/CR/202/2024-25, issued by the Deputy Commissioner, Bangalore District, the **Item No.1 & 2 to the Schedule Property** herein. As such the said Padmapriya @ Padma Chandra Reddy became the absolute owner of the Item No.1 and N. Chandra Reddy became the absolute owner of the Item No.2.

11. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
12. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
13. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
14. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Survey Number 615 reflects the following transactions:
 - a. Mortgage Deed dated 24.01.1939
 - b. Sale Deed dated 20.01.2003
15. The Encumbrance Certificate for the period of 01.04.2004 to 01.08.2024 in respect of Survey Number 615 reflects the following transactions:
 - a. Sale Deed dated 12.10.2006
 - b. Sale Deed dated 29.12.2004





CERTIFICATE OF TITLE

We hereby certify that Smt. Padmapriya @ Padma Chandra Reddy holds good, valid marketable title over the Item No.1 to the Schedule Property, Sri. N. Chandra Reddy holds good, valid marketable title over the Item No.2 to the Schedule Property and M/s. Fortune Primero LLP holds developmental rights over the Schedule Property and power to sell all Flats to be constructed therein in terms of Joint Venture Agreement dated 07.02.2025, subject to obtaining of up to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

