

To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the land in Survey Number 32/2 (Old Sy No. 32/2A) measuring 01 Acres 02 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220279 and bounded on:

East by	West by	North by	South by
Land in Sy No. 32/2	Land in Sy No. 30/3	Land in Sy No. 35/2 & 35/3	Land in Sy No. 30/5

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 32/2	No.220279
TITLE DEEDS			
2.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.1344/2024 -25





3.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s.	Doc.No.51/2024-25
4.	27.10.2023	Relinquishment Deed executed by B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023-24
5.	11.07.2023	Sale Deed executed by V. Nagesh represented by GPA holder B. Rajashekar in favour of Sri B.	Doc.No.3700/2023-24
6.	16.07.2010	GPA executed by V. Nagesh in favour of B. Rajashekar	Doc.No.35/2010-11
7.	16.07.2010	Sale Agreement executed by V. Nagesh in favour of B. Rajashekar	Doc.No.995/2010-11
8.	21.10.2006	Sale Deed executed by Basappa & his family members represented by GPA holder A. Armugam in favour	Doc.No.24151/2006-07
9.	21.10.2006	Sale Deed executed by Ramaiah & his family members represented by GPA holder A. Armugam in favour	Doc.No.24178/2006-07
10.	06.08.2006	GPA executed by Basappa & his family members in favour of A.	Doc.No.509/2005-06
11.	08.09.2005	GPA executed by Ramaiah & his family members in favour of A.	Doc.No.204/2005-06
12.	21.12.1956	Partition Deed entered between Dodda Munishamappa & Chikka	Doc.No.2343/1956-57
REVENUE RECORDS			
13.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
14.		Records of Rights	
15.		RTC for the period of 1962-63 to 1994-95 for Sy.No.32/2	
16.		RTC for the period of 1997-98 to 1999-2000 for Sy.No.32/2A	
17.		RTC for the period of 2001-02 to 2019-20 for Sy.No.32/2A	
18.		RTC for the period of 2019-20 to 2020-21 for Sy.No.32/2	
19.		Mutation Register extract	MR. No. 19/2009-10
20.		Mutation Register extract	MR. No. T6/2020-21
21.		Mutation Register extract	MR. No. T9/2020-21



22.		Mutation Register extract	MR. No. T11/2020-
SURVEY RECORDS			
23.		Mula Tippani	
24.		Hissa Tippani	
25.		RR Balabaga	
26.		Akarbandh	
ENDORSEMENTS			
27.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for	No.236201
28.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 32/2	RD0038026212742
29.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 32/2	No. KHB/LAO/Aneka 1/801/2020-21
30.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy	No. Bengaluru/SLAO- 2/428/2021-22
31.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 32/2	No. SLAO/ALN(A)/93 /2020-21
MISCELLANEOUS			
32.		Approved Plan	
33.	07.11.2023	Commencement Letter issued by STRR	STRRPA/TP/DP/ 05/2022-23
34.		E Katha	
35.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 32	No. NAE105/BMR/20 13
36.		Certificate of Registration of firm of M/s. Gravity Properties	
37.		GST Registration Certificate of Gravity Properties	29ABBFG2906R1 ZX
ENCUMBRANCE CERTIFICATE			
38.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004	SA.No.21261/ 2020-21





		for Sy No. 32/2	
39.	26.02.2021	Encumbrance Certificate for the period of 01.04.2004 to 26.02.2021 for Sy No. 32/2A	SA No. 27497/2020-21
40.	29.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 26.10.2024 for Sy No. 32/2	ABL-EC-A- 204754-2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 32/2 (Old Sy No: 32/2A) measuring 01 Acres 02 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 32/2, measuring 02 Acres 04 Guntas and 04 Guntas kharab, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was jointly owned by one Dodda Munishamappa and Chikka Munishamappa.
3. Thereafter the above Dodda Munishamappa and Chikka Munishamappa has entered Partition Deed on 21.12.1956, vide document No. 2343/1986-57. As per the partition land in Survey Number 32/2 measuring 01 Acres 04 Guntas each were allotted to the share of Dodda Munishamappa and Chikka Munishamappa.
4. Thereafter the land in Survey Number 32/2, allotted to the share of Doddamunishamappa is phoded and renumbered as Survey Number 32/2a, measuring 01 Acre 02 Guntas and 01 Gunta kharab and the land in Survey Number 32/2, allotted to the share of Chikkamunishappa is phoded and renumbered as Survey Number 32/2b, measuring 01 Acre 02 Guntas and 03 Guntas kharab.





5. After the death of the above said Doddamunishamappa, his sons namely Ramaiah and Basappa have got mutated the katha to an extent of 21 Guntas each in their names vide IHR.No.2/1992-93.
6. Thereafter Ramaiah, son of Chikka Munishamappa along with his family members have executed the General Power of Attorney on 08.09.2005, vide document bearing No. 204/2005-06 in favour of G.I. Giridhar in respect of land in Survey Number 32/2A measuring 21 Guntas.
7. Thereafter Basappa, son of Dodda Munishamappa along with his family members have executed the General Power of Attorney on 06.08.2006, vide document bearing No. 509/2005-06 in favour of A. Armugam in respect of land in Survey Number 32/2A measuring 21 Guntas.
8. There Ramaiah & his family members represented by GPA holder G.I. Giridhar has conveyed the land on 21.10.2006, vide document No. 24178/2006-07 in favour of Nagesh V in respect of land in Survey Number 32/2A measuring 21 Guntas. He got mutated the Katha of the land in his name vide MR. No. 19/2009-10.
9. Thereafter Basappa & his family members represented by GPA holder A. Armugam has conveyed the land on 21.10.2006, vide document No. 24151/2006-07 in favour of Nagesh V in respect of land in Survey Number 32/2A measuring 21 Guntas. He got mutated the Katha of the land in his name vide MR. No. 19/2009-10.
10. Thereafter the above said V. Nagesh has executed Sale Agreement on 16.07.2010, vide document bearing No. 995/2010-11, in favour of B. Rajashekar in respect of land in Survey Number 32/2A measuring 01 Acre 02 Guntas.
11. Thereafter the above said V. Nagesh has executed GPA on 16.07.2010, vide document bearing No. 35/2010-11, in favour B. Rajashekar in respect of land in Survey Number 32/2A measuring 01 Acre 02 Guntas.





12. Thereafter the land in Survey Number 32/2A, measuring 01 Acre 02 Guntas is amalgamated and ren-numbered as Survey Number 32/2 along with the other extent vide MR. No. T16/2019-20.
13. Thereafter the above said V. Nagesh obtained the conversion of the land in Survey Number 32/2 measuring 1 Acres 02 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220279, issued by the Deputy Commissioner, Bangalore District, **the Schedule Property herein.**
14. Thereafter the above said V. Nagesh represented by GPA holder B. Rajashekar has conveyed the Schedule Property on 11.07.2023, vide document No. 3700/2023-24 in favour of B. Rajashekar.
15. Thereafter the above said B. Rajashekar & another have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
16. Thereafter the above said B. Rajashekar & another have obtained Residential Housing Development Plan on 07.12.2023, vide documents No. STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority for development of Group Housing.
17. Thereafter the above said B. Rajashekar & another have executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
18. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 32/2 reflects the following transactions:





- a. Partition Deed dated 21.12.1956
 - b. Mortgage Deed dated 12.10.1983
 - c. Mortgage Deed dated 17.11.1983
 - d. Partition Deed dated 04.04.1996
19. The Encumbrance Certificate for the period of 01.04.2004 to 26.02.2021 in respect of Survey Number 32/2A reflects the following transactions:
- a. Sale Deed dated 21.10.2006
 - b. Sale Agreement dated 16.07.2010
20. The Encumbrance Certificate for the period of 01.04.2004 to 26.10.2024 in respect of Survey Number 32/2 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024

CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the land in Survey Number 32/4 (Old Sy No. 32/2B) measuring 14 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220283 and bounded on:

East by	West by	North by	South by
Land in Sy No. 32/5	Land in Sy No. 32/2	Land in Sy No. 32/1 & 35/2	Remaining Land in same Survey Number

Item No.2

All that piece and parcel of the land in Survey Number 32/5 (Old Sy No. 32/2B) measuring 14 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220278 and bounded on:

East by	West by	North by	South by
Land in Sy No. 32/6	Land in Sy No. 32/4	Land in Sy No. 32/1	Remaining Land in same Survey Number



Item No.3

All that piece and parcel of the land in Survey Number 32/6 (Old Sy No. 32/2B) measuring 14 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220269 and bounded on:

East by	West by	North by	South by
Road	Land in Sy No. 32/5	Land in Sy No. 32/1	Remaining Land in same Survey Number

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 32/4 measuring 14 Guntas	No.220283
2.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 32/5 measuring 14 Guntas	No.220278
3.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 32/6 measuring 14 Guntas	No.220269
TITLE DEEDS			
4.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity	Doc.No.1344/2024-25
5.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity	Doc.No.51/2024-25
6.	27.10.2023	Relinquishment Deed executed by B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023-24
7.	11.07.2023	Sale Deed executed by V. Ramesh, V. Raveendra Kumar & V. Shivashankar represented by GPA holder B. Rajashekar in favour of Sri B. Rajashekar	Doc.No.3709/2023-24





8.	11.07.2023	Sale Deed executed by V. Ramesh, V. Raveendra Kumar & V Shivakumar and his children represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar	Doc.No.3712/2023-24
9.	21.08.2019	GPA executed by V. Ramesh & V. Raveendra Kumar in favour of B. Rajashekar, Partner representing Standard	Doc.No.160/2019-20
10.	21.08.2019	Sale Agreement executed by V. Ramesh, V. Raveendra Kumar & his children in favour of Standard Infrastructure Company, represented by its partner B. Rajashekar	Doc.No.3605/2019-20
11.	11.09.2019	GPA executed by V. Shivashankar & his children in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company represented by SPA holder M.R.	Doc.No.197/2019-20
12.	11.09.2019	Sale Agreement executed by V. Shivashankar & his children in favour of Standard Infrastructure Company, represented by its Partner B.N Sadhana represented by SPA holder M.R. Janardhan	Doc.No.4190/2019-20
13.	03.04.2017	Discharge Deed executed by Syndicate Ryathara Seva Sahakara Sangha in favour of	Doc.No.26/2017-18
14.	30.05.2011	GPA executed by V. Ramesh, V. Shivashankar & V. Raveendra Kumar in favour of B. Rajashekar	Doc.No.45/2011-12
15.	30.05.2011	Sale Agreement by V. Ramesh, V. Shivashankar & V. Raveendra Kumar in favour of B. Rajashekar	Doc.No.746/2011-12
16.	02.01.2008	Mortgage Deed executed by V. Ramesh in favour of Syndicate Ryathara Seva Sahakari Bank Niyamita	Doc.No.4446/2007-08
17.	01.10.2003	Mortgage Deed executed by V. Ramesh in favour of Ryathara Seva Sahakara Bank Niyamita	Doc.No.7718/2003-04
18.	02.07.2003	Mortgage Deed executed by V. Ramesh in favour of Ryathara Seva Sahakara Bank Niyamita	Doc.No.3576/2003-04
19.	16.12.2000	Partition Deed between Veeramallayya, Paapacchamma, V. Ramesh, V Shivashankar, V. Ravindra Kumar & V. Kantamma	Doc.No.4661/2000-01



20.	04.04.1996	Partition Deed between Veeramallayya, V. Ramesh, V Shivashankar & V. Ravindra	Doc.No.48/1996-97
21.	19.07.1994	Sale Deed executed by Nanjappa in favour of Veeramallayya	Doc.No.1434/1994-95
22.	07.10.1992	Sale Deed executed by M. Ramaiah in favour of Nanjappa	Doc.No.1826/1992-93
23.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
24.		Records of Rights	
25.		RTC for the period of 1962-63 to 1994-95 for Sy.No.32/2	
26.		RTC for the period of 1997-97 to 1999-2000 for Sy.No.32/2B	
27.		RTC for the period of 2002-03 to 2015-16 for Sy.No.32/2B	
28.		RTC from the period of 2020-21 to 2024-25 for Sy.No.32/4	
29.		RTC from the period of 2020-21 to 2024-25 for Sy.No.32/5	
30.		RTC from the period of 2021-22 to 2024-25 for Sy.No.32/6	
31.		Mutation Register extract	MR. No. 19/2007-08
32.		Mutation Register extract	MR. No. T6/2020-21
33.		Mutation Register extract	MR. No. T9/2020-21
34.		Mutation Register extract	MR. No. T11/2020-21
35.		Mutation Register extract	MR. No. T27/2020-21
SURVEY RECORDS			
36.		Mula Tippani	
37.		Hissa Tippani	
38.		RR Balabaga	
39.		Akarbandh	
ENDORSEMENTS			
40.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 32/4	No.236205



41.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 32/6	No.236194
42.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 32/5	RD0038026212744
43.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 32/6	RD0038026212745
44.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 32/4	No. KHB/LAO/Anekal /798/2020-21
45.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 32/6	No. KHIB/LAO/Anekal /805/2020-21
46.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 32/4	No. Bengaluru/SLAO- 2/427/2021-22
47.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 32/6	No. Bengaluru/SLAO- 2/420/2021-22
48.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 32/4	No. SLAO/ALN(A)/100 /2020-21
49.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 32/5	No. SLAO/ALN(A)/103 /2020-21
50.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 32/6	No. SLAO/ALN(A)/106 /2020-21
MISCELLANEOUS			
51.		Approved Plan	
52.	07.11.2023	Commencement Letter issued by STRR	STRRPA/IP/DP/0 5/2022-23
53.		E Katha	
54.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 36	No. NAE105/BMR/201 3
55.		Certificate of Registration of firm of M/s. Gravity Properties	
56.		GST Registration Certificate of Gravity	29ABBFG2906R1Z





		Properties	X
ENCUMBRANCE CERTIFICATE			
57.	30.01.2021	Encumbrance Certificate for the period of 01.04.2004 to 31.03.2004 for Sy No. 32/2B	SA.No.21267/ 2020-21
58.	26.02.2021	Encumbrance Certificate for the period of 01.04.2004 to 26.02.2021 for Sy No. 32/2B	SA.No.27495/ 2020-21
59.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 32/4	ABL-EC-A-203690- 2024-25
60.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 32/5	ABL-EC-A-204312- 2024-25
61.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 32/6	ABL-EC-A-203732- 2024-25

III. DESCRIPTION OF TITLE:

1. The residentially converted land bearing Survey Number 32/4 (Old Sy No. 32/2B) measuring 14 Guntas, Survey Number 32/5 (Old Sy No. 32/2B) measuring 14 Guntas, Survey Number 32/6 (Old Sy No. 32/2B) measuring 14 Guntas situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the **Item No. 1 & Item No. 3** to the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 32/2, measuring 02 Acres 04 Guntas and 04 Guntas kharab, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was jointly owned by one Dodda Munishamappa and Chikka Munishamappa.
3. Thereafter the above Dodda Munishamappa and Chikka Munishamappa has entered Partition Deed on 21.12.1956, vide document No. 2343/1986-57. As per the partition land in Survey Number 32/2 measuring 01 Acres 04 Guntas each were allotted to the share of Dodda Munishamappa and Chikka Munishamappa.
4. Thereafter the land in Survey Number 32/2, allotted to the share of Doddamunishamappa is phoded and renumbered as Survey Number 32/2a,





- measuring 01 Acre 02 Guntas and 01 Gunta kharab and the land in Survey Number 32/2, allotted to the share of Chikkamunishappa is phoded and renumbered as Survey Number 32/2b, measuring 01 Acre 02 Guntas and 03 Guntas kharab.
5. After the death of the above said Chikkamunishamappa, his son Ramaiah conveyed the land in Survey Number 32/2b, measuring 01 Acre 02 Guntas and 03 Guntas kharab to one Nanjappa on 07.10.1992, vide document bearing No.1826/1992-93.
 6. Thereafter the above said Nanjappa conveyed the land in Survey Number 32/2B measuring 01 Acre 02 Guntas and 03 Guntas Karab on 19.07.1994, vide document bearing No. 1434/1994-95 in favour of Veeramallayya.
 7. Thereafter Veeramallayya and his sons entered into a registered Partition Deed on 04.04.1996, vide document No. 48/1996-97. As per Partition Deed land in Survey Number 32/2B measuring 01 Acre 02 Guntas and 03 Guntas Karab jointly allotted to the share of V. Ramesh, V. Shivashankar & V. Raveendra Kumar.
 8. Thereafter above said Veeramallayya along with his wife Papachamma, sons V. Ramesh, V. Shivashankar, V. Raveendra Kumar and daughter V. Kantamma have entered into a registered Partition Deed on 16.12.2000, vide document No. 4661/2000-01. As per the partition deed land in Survey Number 32/2B measuring 14 Guntas allotted to the share of V. Ramesh, land measuring 14 Guntas allotted to the share of V Shivashankar and land measuring 14 Guntas allotted to the share of V. Raveendra Kumar out of 01 Acre 12 Guntas.
 9. Thereafter V. Ramesh, V. Shivashankar & V. Raveendra Kumar has executed Sale Agreement on 30.05.2011, vide document No. 746/2011-12 in favour of B. Rajashekar in respect of land in Survey Number 32/2B





measuring 39 Guntas (13 Guntas of each Party's share) out of 01 Acre 02 Guntas.

10. Thereafter V. Ramesh, V. Shivashankar & V. Raveendra Kumar has executed General Power of Attorney on 30.05.2011, vide document No. 45/2011-12 in favour of B. Rajashekar in respect of land in Survey Number 32/2B measuring 39 Guntas (13 Guntas of each Party's share) out of 01 Acre 02 Guntas.
11. Thereafter V. Shivashankar & his children have executed Sale Agreement on 11.09.2019, vide document No. 4190/2019-20 in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan in respect of land in Survey Number 32/2B measuring 01 Gunta out of 01 Acre 02 Guntas.
12. Thereafter V. Shivashankar & his children has executed General Power of Attorney on 11.09.2019, vide document No.197/2019-20 in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Survey Number 32/2B measuring 01 Gunta out of 01 Acre 02 Guntas.
13. Thereafter V. Ramesh, V. Raveendra Kumar & his children has executed Sale Agreement on 21.08.2019, vide document No. 3605/2019-20 in favour of Standard Infrastructure Company, represented by its partner B. Rajashekar in respect of land in Survey Number 32/2B measuring 02 Guntas (01 Gunta of each Party's share) out of 01 Acre 02 Guntas.
14. Thereafter V. Ramesh, V. Raveendra Kumar & his children has executed General Power of Attorney on 21.08.2019, vide document No. 160/2019-20 in favour of B. Rajashekar, Partner representing Standard Infrastructure Company in respect of land in Survey Number 32/2B measuring 02 Guntas (01 Gunta of each Party's share) out of 01 Acre 02 Guntas.





15. Thereafter the land in Survey Number 32/2A, measuring 01 Acre 02 Guntas is amalgamated and re-numbered as Survey Number 32/2 along with the other extent vide MR. No. T16/2019-20.
16. Thereafter the land in Survey Number 32/2, measuring 14 Guntas allotted to the share of V. Ramesh is phoded and Re-numbered as Survey No. 32/4, the land in Survey Number 32/2, measuring 14 Guntas allotted to the share of V. Shivashankar is phoded and Re-numbered as Survey No. 32/6 and the land in Survey Number 32/2, measuring 14 Guntas allotted to the share of V. Ravindra Kumar is phoded and Re-numbered as Survey No. 32/5, vide MR. No. T6/2020/21.
17. Thereafter the above said V. Ramesh obtained the conversion of the land in Survey Number 32/4, measuring 14 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220283, issued by the Deputy Commissioner, Bangalore District, **the Item No. 1 herein.**
18. Thereafter the above said V. Raveendra Kumar obtained the conversion of the land in Survey Number 32/5, measuring 14 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220278, issued by the Deputy Commissioner, Bangalore District, **the Item No. 2 herein.**
19. Thereafter the above said V. Shivashankar obtained the conversion of the land in Survey Number 30/6, measuring 14 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220269, issued by the Deputy Commissioner, Bangalore District, **the Item No. 3 herein.**
20. Thereafter the above said V. Ramesh, V. Raveendra Kumar, V. Shivakumar represented by their GPA holder B. Rajashekar on 11.07.2023, vide document No. 3709/2023-24 in favour of B. Rajashekar in respect of land





in Survey Number 32/4, measuring 13 Guntas, Survey Number 32/5, measuring 13 Guntas and Survey Number 32/6, measuring 13 Guntas.

21. Thereafter the above said V. Ramesh, V. Raveendra Kumar, V Shivakumar and his children represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company has conveyed the land on 11.07.2023, vide document No. 3712/2023-24 in favour of B. Rajashekar in respect of land in Survey Number 32/4, measuring 01 Guntas, Survey Number 32/5, measuring 01 Guntas and Survey Number 32/6, measuring 01 Guntas.
22. Thereafter the above said B. Rajashekar & another has executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
23. Thereafter the above said B. Rajashekar & another has obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
24. Thereafter the above said B. Rajashekar & another executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
25. It is observed that, the above said V. Ramesh has executed Mortgage Deed on 02.07.2003, vide document bearing No. 3576/2003-04 and on 01.10.2003, vide document No. 7718/2003-04 and on 02.10.2008, vide document No. 4446/2007-08, vide MR. No. 19/2007-08 in favour of Syndicate Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 32/2B measuring 14 Guntas and thereafter Syndicate Ryathara Seva Sahakara Sangha has executed Discharge Deed on



- 03.04.2017, vide document bearing No. 26/2017-18 in favour of V. Ramesh, vide MR. No. T27/2020-21.
26. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 32/2B reflects the following transactions:
- a. Sale Deed dated 07.10.1992
 - b. Sale Deed dated 19.07.1994
 - c. Partition Deed dated 16.12.2000
 - d. Mortgage Deed dated 02.07.2003
 - e. Mortgage Deed dated 01.10.2003
27. The Encumbrance Certificate for the period of 01.04.2004 to 26.02.2021 in respect of Survey Number 32/2B reflects the following transactions:
- a. Mortgage Deed dated 02.01.2008
 - b. Sale Agreement dated 27.05.2011
 - c. Discharge Deed dated 31.03.2017
 - d. Sale Agreement dated 21.08.2019
28. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 32/4 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024
29. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 32/5 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024
30. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 32/6 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024

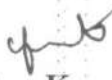




CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the Residentially converted land in Survey Number 36/1(old survey number 36), measuring 03 Acres 17 Guntas, situated at Manchanalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agriculture to non-agriculture residential purpose on 08.10.2021, vide Official Memorandum bearing No.220291, issued by Deputy Commissioner, Bangalore District, and bounded on:

East by	West by	North by	South by
Land in Sy No.35/1, 35/2 and 35/3	Land in Sy No. 29/1	Land in Sy No. 36/2	Land in Sy No. 30/1, 30/2, & 30/10

Item No.2

All that piece and parcel of the Residentially converted land in Survey Number 36/2 (old survey number 36), measuring 1 Acre, situated at Manchanalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agriculture to non-agriculture residential purpose on 08.10.2021, vide Official Memorandum bearing No.220284, issued by Deputy Commissioner, Bangalore District, and bounded on:





East by	West by	North by	South by
Land in Sy No. 34/3 and 35/1	Land in Sy No. 29/1	Land in Sy No. 37/2B	Land in Sy No. 36/1

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 36/1 measuring 3 Acre 17 Guntas	No.220291
2.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 36/2 measuring 1 Acre	No.220284
TITLE DEEDS			
3.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.1344/2024-25
4.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.51/2024-25
5.	27.10.2023	Relinquishment Deed executed by B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023-24
6.	11.07.2023	Sale Deed executed by Venkatamma & others represented by their GPA holder B. Rajashekar, partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy No. 36/1	Doc.No.3715/2023-24
7.	11.07.2023	Sale Deed executed by Lakshamma & Gowramma represented by GPA holders B. Rajashekar & B.N. Sadhana, partners of Standard Infrastructure Company in favour of B.N. Sadhana for Sy No. 36/2	Doc.No.3699/2023-24
8.	03.04.2019	Release Deed executed by Venkatamma in favour of Gowramma for Sy No. 36	Doc.No.72/2019-20
9.	14.02.2019	Sale Agreement executed by Venkatamma & others in favour of Sri B. Rajashekar, partner of Standard Infrastructure Company represented by SPA holder M.R. Janardhan for Sy No. 36	Doc.No.8360/2018-19
10.	14.02.2019	GPA executed by Venkatamma & others in favour of B. Rajashekar, partner of Standard Infrastructure Company represented by SPA holder M.R. Janardhan for Sy No. 36	Doc.No.453/2018-19





11.	07.08.2014	Sale Agreement executed by Lakshamma & Gowramma in favour of B. Rajashekar & B.N. Sadhana, partners of Standard Infrastructure Company for Sy No. 36	Doc.No.2099/2014-15
12.	07.08.2014	GPA executed by Lakshamma & Gowramma in favour of B. Rajashekar & B.N. Sadhana, partners of Standard Infrastructure Company for Sy No. 36	Doc.No.166/2014-15
13.	22.03.1971	Gift Deed executed by Mariyappa in favour of Venkatamma & Sampangappa for Sy No. 36	Doc.No.3162/1970-71
REVENUE DOCUMENTS			
14.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
15.		Records of Rights	
16.		RTC for the period of 1962-63 to 2019-20 for Sy.No.36	
17.		RTC for the period of 2020-21 to 2024-25 for Sy.No.36/1	
18.		RTC for the period of 2020-21 to 2024-25 for Sy.No.36/2	
19.		Mutation Register extract	MR. No. 79/2004-05
20.		Mutation Register extract	MR. No. H3/2013-19
21.		Mutation Register extract	MR. No. T19/2019-20
SURVEY RECORDS			
22.		Mula Tippani	
23.		Hissa Tippani	
24.		RR Balabaga	
25.		Akarbandh	
ENDORSEMENTS			
26.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 36/1	No.236211
27.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 36/2	No.236206
28.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 36/1	RD0038026212746





29.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 36/2	RD0038026212747
30.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 36/1	No. KHB/LAO/Anekal/7 96/2020-21
31.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 36/2	No. KHB/LAO/Anekal/8 10/2020-21
32.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 36/1	No. Bengaluru/SLAO- 2/429/2021-22
33.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 36/2	No. Bengaluru/SLAO- 2/431/2021-22
MISCELLANEOUS			
34.		Approved Plan	
35.	07.11.2023	Commencement Letter issued by STRR	STRRPA/TP/DP/05 /2022-23
36.		E Katha	
37.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 36	No. NAE105/BMR/2013
38.		Certificate of Registration of firm of M/s. Gravity Properties	
39.		GST Registration Certificate of Gravity Properties	29ABBF2906R1ZX
ENCUMBRANCE CERTIFICATE			
40.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 for Sy No. 36	SA.No.21266/ 2020-21
41.	17.12.2020	Encumbrance Certificate for the period of 01.04.2004 to 26.02.2011 for Sy No. 36	S.A.No.16315/ 2020-21
42.	28.10.2024	Encumbrance Certificate for the period of 01.04.2011 to 31.03.2020 for Sy No. 36	ABL-EC-A-203828- 2024-25
43.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 26.10.2024 for Sy No. 36/1	ABL-EC-A-203858- 2024-25
44.	20.07.2021	Encumbrance Certificate for the period of 01.04.2011 to 20.07.2021 for Sy No. 36/2	SA.No.1646A/21-22
45.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 26.10.2024 for Sy No. 36/2	ABL-EC-A-203853- 2024-25





III. DESCRIPTION OF TITLE:

1. The residentially converted land bearing Survey Number 36/1, measuring 03 Acres 17 Guntas and Survey Number 36/2, measuring 1 Acre, situated at Manchanalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the **Item No. 1 & Item No. 2** to the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 36, measuring 04 Acres 17 Guntas, situated at Manchanalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one Mariyappa.
3. Thereafter the above said Mariyappa has executed Gift deed on 22.03.1971, vide document bearing No. 3162/1970-71 in favour of Venkatamma in respect of Land in Survey Number 36 measuring to an extent of 3 Acres 17 Guntas out of 4 Acres 17 Guntas. She got mutated the Katha of the land in her name vide MR.No.79/2004-05.
4. After the death of above said Mariyappa, his wife Lakshamma got inherited the remaining extent of the land in Survey Number 36, measuring 1 Acre and got mutated katha in her name vide MR.No.77/2005-06.
5. Thereafter the above said Venkatamma and her family members have executed General Power of Attorney on 14.02.2019, vide document bearing No. 453/2018-19, in favour B. Rajashekar, partner of Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Survey Number 36, measuring 3 Acres 17 Guntas.
6. Thereafter the above said Venkatamma and her family members have executed Sale Agreement on 14.02.2019, vide document bearing No. 8360/2018-19, in favour of B. Rajashekar, partner of Standard





Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Survey Number 36, measuring 3 Acres 17 Guntas.

7. Thereafter the above said Venkatamma has executed Release Deed on 03.04.2019, vide document bearing No. 72/2019-20, in favour of her grand-daughter Gowramma in respect of land in Survey Number 36, measuring 1/2 share in 01 Acre.
8. Thereafter the above said Lakshamma and her family members has executed General Power of Attorney on 07.08.2014, vide document bearing No. 166/2014-15, in favour of B. Rajashekar & B.N. Sadhana, partners of Standard Infrastructure Company in respect of the land in Survey Number 36, measuring 1 Acre.
9. Thereafter the above said Lakshamma and her family members have executed Sale Agreement on 07.08.2014, vide document bearing No. 2099/2014-15, in favour of B. Rajashekar & B.N. Sadhana, partners of Standard Infrastructure Company in respect of the land in Survey Number 36, measuring 1 Acre.
10. Thereafter the land in Survey Number 36, measuring 3 Acres 17 Guntas, was phoded and re-numbered as Survey No. 36/1 land in Survey Number 36, measuring 1 Acre was phoded and re-numbered he got mutated in the name of Venkatamma vide MR.No.T19/2019-20.
11. Thereafter the above said Venkatamma obtained the conversion of the land in Survey Number 36/1, measuring 03 Acres 17 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220291, issued by the Deputy Commissioner, Bangalore District, **the Item No. 1 herein.**
12. Thereafter the above said Gowramma obtained the conversion of the land in Survey Number 36/2, measuring 01 Acres from agricultural to





non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220284, issued by the Deputy Commissioner, Bangalore District, **the Item No. 2 herein.**

13. Thereafter the above said Venkatamma & family members represented by GPA holder B. Rajashekar, partner of Standard Infrastructure Company conveyed the land on 11.07.2023, vide document bearing No. 3715/2023-24, in favour of B. Rajashekar in respect of land in Survey Number 36/1, measuring 3 Acres 17 Guntas, **the Item No.1 herein.**
14. Thereafter the above said Lakshamma & Gowramma represented by GPA holders B. Rajashekar & B.N. Sadhana, partner of Standard Infrastructure Company conveyed the land on 11.07.2023, vide document bearing No. 3699/2023-24, in favour of B.N. Sadhana in respect of land in Survey Number 36/2, measuring 1 Acre, **the Item No.2 herein.**
15. Thereafter the above said B. Rajashekar & B.N. Sadhana have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
16. Thereafter the above said B. Rajashekar & B.N. Sadhana has obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
17. Thereafter the above said B. Rajashekar & B.N. Sadhana got mutated the katha of the land in their name in the revenue records of Mayasandra Grama Panchayat and the Mayasandra Grama Panchayat has issued Amalgamated Katha bearing No. 1150/30/1, PID No. 150200101700320799. As such the B. Rajashekar & B.N. Sadhana became the absolute owner of the **Item No. 1 & Item No. 2.**



18. Thereafter the above said B. Rajashekar & B.N. Sadhana executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
19. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 36 reflects the Gift Deed dated 22.03.1971
20. The Encumbrance Certificate for the period of 01.04.2004 to 31.03.2011 in respect of Survey Number 36 reflects nil transactions.
21. The Encumbrance Certificate for the period of 01.04.2011 to 31.03.2020 in respect of Survey Number 36 reflects nil transactions.
22. The Encumbrance Certificate for the period of 01.04.2004 to 26.10.2024 in respect of Survey Number 36/1 reflects the following transactions:
 - a. Sale Agreement dated 04.11.2021
 - b. Sale Deed dated 04.07.2023
 - c. JDA dated 29.04.2024
23. The Encumbrance Certificate for the period of 01.04.2011 to 20.07.2021 in respect of Survey Number 36/2 reflects nil transactions.
24. The Encumbrance Certificate for the period of 01.04.2004 to 26.10.2024 in respect of Survey Number 36/2 reflects the following transactions:
 - a. Sale Deed dated 04.07.2023
 - b. Consent Deed dated 12.07.2023
 - c. JDA dated 29.04.2024





CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Item no.1 to the Schedule Property**, **Smt. Sadhana B.N** holds the good, valid marketable title over the **Item no.1 to the Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate



To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the Residentially converted land in Survey Number 37/2B, measuring 01 Acres 14 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agriculture to non-agriculture residential purpose on 08.10.2021, vide Official Memorandum bearing No.220263, issued by Deputy Commissioner, Bangalore District, and bounded on:

East by	West by	North by	South by
Land in Survey No.34/3	Land in Survey No.37/1	Land in Survey No.37/2A	Land in Survey No.36/2

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 37/2B measuring 01 Acre 14 Guntas	No.220263
TITLE DEEDS			
2.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.1344/2024-25





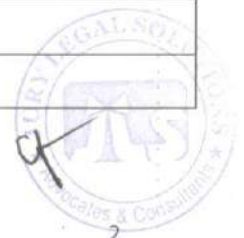
3.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.51/2024-25
4.	27.10.2023	Relinquishment Deed executed by. B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023-24
5.	11.07.2023	Sale Deed executed by Venkatesh represented by their GPA holder B. Rajashekar in favour of Sri B. Rajashekar	Doc.No.3701/2023-24
6.	13.08.2018	Consent Deed executed by Narayana Swamy & Sanjeevamma in favour of B. Rajashekar	Doc.No.2834/2018-19
7.	28.03.2008	Sale Agreement executed by Venkatesh in favour of Sri B. Rajashekar	Doc.No.128/2007-08
8.	06.02.2008	Sale Agreement executed by Venkatesh in favour of Sri B. Rajashekar	Doc.No.3865/2007-08
9.	31.12.2005	GPA executed by Venkatesh in favour of Sri B. Rajashekar	Doc.No.380/2005-06
10.	30.08.2005	Sale Deed executed by Abheeb Khan & Akalulla Basha in favour of Venkatesh	Doc.No.7688/2005-06
11.	13.02.2004	Sale Deed executed by Thimmayya & T. Nagaraju in favour of Abheeb Khan	Doc.No.13926/2003-04
12.	02.05.1986	Mortgage Deed executed by Thimmayya & T. Nagaraju in favour of Ryathara Seva Sahakari Sangha, Niyamita	Doc.No.187/1986-87

REVENUE RECORDS

13.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
14.		Records of Rights	
15.		RTC for the period of 1962-63 RTC for the period of 1966-67	
16.		RTC for the period of 1968-69 to 2024-25	
17.		Mutation Register extract	MR. No. 20/1985-86
18.		Mutation Register extract	MR. No. 41/2003-04
19.		Mutation Register extract	MR. No. 22/2005-06

SURVEY RECORDS

20.		Mula Tippani	
21.		RR Edabaga Balabaga	
22.		Akarbandh	





ENDORSEMENTS			
23.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR Act	No.236189
24.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A)	RD0038026212748
25.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land	No. SLAO/ALN(A)/98/2 0-21
26.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land	No. KHB/LAO/Anekal/7 97/2020-21
MISCELLANEOUS			
27.		Approved Plan	
28.	07.11.2023	Commencement Letter issued by STRR	STRRPA/IP/DP/05 /2022-23
29.		E Katha	
30.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 36	No. NAE105/BMR/2013
31.		Certificate of Registration of firm of M/s. Gravity Properties	
32.		GST Registration Certificate of Gravity Properties	29ABBFG2906R1ZX
ENCUMBRANCE CERTIFICATE			
33.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004	SA.No.21262/ 2020-21
34.	28.11.2019	Encumbrance Certificate for the period of 01.04.2004 to 28.11.2019	S.A.No.33555/2019- 20
35.	28.10.2024	Encumbrance Certificate for the period of 01.04.2019 to 20.07.2021	S.A.No.1645/2021-22

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 37/2B, measuring 01 Acres 14 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY.**





2. Originally the land in Survey Number 37/2B, measuring 01 Acres 14 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one Thimmayya.
3. Thereafter the above said Thimmayya along with his son T. Nagaraju conveyed the land on 13.02.2004, vide document bearing No. 13926/2003-04 in favour of Abheeb Khan. He got mutated the Katha of the land in his name vide MR. No. 41/2003-04.
4. Thereafter the above said Abheeb Khan & his son Akalulla Basha conveyed the land on 30.08.2005, vide document bearing No. 7668/2005-06 in favour of Venkatesh. He got mutated the Katha of the land in his name vide MR. No. 22/2005-06.
5. Thereafter the above said Venkatesh has executed General Power of Attorney on 31.12.2005, vide document bearing No. 380/2005-06 in favour of B. Rajashekar.
6. Thereafter the above said Venkatesh has executed Sale agreement on 06.02.2008, vide document bearing No. 3865/2007-08 & on 28.03.2008, vide document bearing No. 128/2007-08 in favour B. Rajashekar.
7. Thereafter the above said Venkatesh obtained the conversion of the land in Survey Number 37/2B, measuring 01 Acres 14 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220263, issued by the Deputy Commissioner, Bangalore District, the **Schedule Property herein**.
8. Thereafter the other family members of the above said Thimmayya have executed Consent deed on 13.08.2018, vide document bearing No. 2834/2018-19 in favour of B. Rajashekar, thereby confirming his right, title and interest over the land in Survey Number 37/2, measuring 01 Acre 14 Guntas.





9. Thereafter the above said Venkatesh represented by GPA holder B. Rajashekar conveyed the Schedule Property in favour of B. Rajashekar on 11.07.2023, vide document bearing No. 3701/2023-24.
10. Thereafter the above said B. Rajashekar & another have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
11. Thereafter the above said B. Rajashekar & & another have obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/IP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
12. Thereafter the above said B. Rajashekar & B.N. Sadhana executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
13. It is observed from the documents furnished to us that, the above said Thimmayya and his son T. Nagaraju have executed Mortgage deed on 02.05.1986, vide document bearing No. 187/1986-87, vide MR. No. 20/1985-86 in favour of Ryathara Seva Sahakari Sangha, Niyamita. We had called upon the Parties to clarify whether the said Mortgage is discharged or not? It is informed to us that the said Mortgage Deed is discharged and Deed is not registered.
14. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 37/2B reflects the following transactions:
 - a. Mortgage Deed dated 02.05.1986
 - b. Mortgage Deed dated 26.09.1986
 - c. Sale Deed dated 13.02.2024






15. The Encumbrance Certificate for the period of 01.04.2004 to 28.11.2019 in respect of Survey Number 37/2B reflects the following transactions:
- a. Sale Deed dated 30.08.2005
 - b. Sale Agreement dated 26.10.2005
 - c. Sale Agreement dated 28.03.2008
 - d. Consent Deed dated 13.08.2018
16. The Encumbrance Certificate for the period of 01.04.2004 to 31.03.2011 in respect of Survey Number 37/2B reflects the following transactions:
- a. Sale Deed dated 30.08.2005
 - b. Sale Agreement dated 26.10.2005
 - c. Sale Agreement dated 28.03.2008
17. The Encumbrance Certificate for the period of 01.04.2019 to 20.07.2021 in respect of Survey Number 37/2B reflects nil transactions.

CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,




Uday Kumar P
Advocate

To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the land in Survey Number 30/1 measuring 16 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220258 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/2	Land in Sy No. 29/1	Land in Sy No. 36/1	Land in Sy No. 30/14

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl. No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/1 measuring 16 Guntas	No.220258
TITLE DEEDS			
2.	29.04.2024	JDA for Revenue Sharing executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties.	Doc.No.1344/2024-25





3.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties.	Doc.No.51/2024-25
4.	27.10.2023	Relinquishment Deed executed by B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR.	Doc.No.9220/2023-24
5.	11.07.2023	Sale Deed executed by V. Raveendra Kumar represented by their GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar.	Doc.No.3705/2023-24
6.	08.08.2016	Sale Agreement executed by V. Raveendra Kumar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan	Doc.No.2263/2016-17
7.	08.08.2016	GPA executed by V. Raveendra Kumar in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R.	Doc.No.74/2016-17
8.	15.11.2012	Sale Deed executed by T. Gopala Reddy & his family in favour of V. Raveendra Kumar	Doc.No.4779/2012-13
9.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
10.		Records of Rights	
11.		RTC for the period of 1962-63 to 1968-69 for Sy.No.30/1	
12.		RTC for the period of 1974-75 to 2024-25 for Sy.No.30/1	
13.		Mutation Register extract	MR. No. H41/2011-12
14.		Mutation Register extract	MR. No. H6/2012-13
SURVEY RECORDS			
15.		Mula Tippani	
16.		Hissa Tippani	
17.		Akarbandh	
ENDORSEMENTS			





18.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL. for Sy No. 30/1	No.236188
19.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 30/1	RD0038026212699
20.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/1	No. KHB/LAO/Anekal/8 03/2020-21
21.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 30/1	No. Bengaluru/SLAO- 2/418/2021-22
22.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 30/1	No. SLAO/ALN(A)/95/2 020-21
23.		Approved Plan	
24.	07.11.2023	Commencement Letter issued by STRR	STRRPA/TP/DP/05 /2022-23
25.		E Katha	
26.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 30/1	No. NAE105/BMR/2013
27.		Certificate of Registration of firm of M/s. Gravity Properties	
28.		GST Registration Certificate of Gravity Properties	29ABBFG2906R1ZX
29.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 for Sy No. 30/1	SA.No.21260/ 2020-21
30.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/1	ABL-EC-A-204306- 2024-25

III. DESCRIPTION OF TITLE:

1. The residentially converted land bearing Survey Number 30/1 measuring 16 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.





2. Originally the land in Survey Number 30/1 measuring 16 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one Thimmayya.
3. Thereafter after the death of the above said Thimmayya, his son T. Gopal Reddy got mutated the Katha of the land in his name vide MR.No.H41/2011-12.
4. Thereafter above said T. Gopal Reddy along with his children and his sisters conveyed the land on 15.11.2012, vide document No. 4799/2012-13 in favour of V. Raveendra Kumar. He got mutated the Katha of the land in his name vide MR.No.H6/2012-13.
5. Thereafter V. Raveendra Kumar has executed General Power of Attorney on 08.08.2016, vide document bearing No. 74/2016-17 in favour of B.N. Sadhana, partner of Standard Infrastructure Company represented by SPA holder M.R. Janardhan.
6. Thereafter V. Raveendra and his children has executed Sale Agreement on 08.08.2016, vide document No. 2263/2016-17 in favour of Standard Infrastructure Company represented by SPA holder M.R. Janardhan.
7. Thereafter the above said V. Raveendra obtained the conversion of the land in Survey Number 30/1, measuring 16 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220258, issued by the Deputy Commissioner, Bangalore District, **the Schedule Property herein.**
8. Thereafter the above said V. Raveendra Kumar represented by GPA holder B.N. Sadhana, partner of Standard Infrastructure Company has conveyed the Schedule Property on 11.07.2023, vide document No. 3705/2023-24 in favour of B. Rajashekar.
9. Thereafter the above said B. Rajashekar along with another have executed Relinquishment deed on 27.10.2023, vide document bearing No.





9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.

10. Thereafter the above said B. Rajashekar & another have obtained Residential Housing Development Plan on 07.12.2023, vide document No.STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority for development of Group Housing.
11. Thereafter the above said B. Rajashekar got mutated the Katha of the land in their name in the revenue records of Mayasandra Grama Panchayat and the Mayasandra Grama Panchayat has issued Amalgamated Katha bearing No. 1150/30/1, PID No. 150200101700320799. As such the B. Rajashekar became the absolute owner of the **Schedule Property**.
12. Thereafter the above said B. Rajashekar and another have executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties (**Developer**).
13. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 30/1 reflects nil transactions.
14. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/1 reflects the following transactions:
 - a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024





CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate



To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the land in Survey Number 30/2 measuring 01 Acres 7.12 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220268 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/10	Land in Sy No. 30/1, 30/6, 30/1, 30/14	Land in Sy No. 36/1	Land in Sy No. 30/12

Item No.2

All that piece and parcel of the land in Survey Number 30/12 (Old Survey No. 30/2) measuring 05.08 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220265 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/10	Land in Sy No. 30/6	Land in Sy No. 30/2	Land in Sy No. 30/13



Item No.3

All that piece and parcel of the land in Survey Number 30/13 (Old Survey No. 30/2) measuring 05.12 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220280 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/10	Land in Sy No. 30/6	Land in Sy No. 30/12	8 Feet Road

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/2 measuring 01 Acre 07.12 Guntas	No.220268
2.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/12 measuring 05.08 Guntas	No.220265
3.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/12 measuring 05.12 Guntas	No.220280
TITLE DEEDS			
4.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.1344/2024-25
5.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.51/2024-25
6.	27.10.2023	Relinquishment Deed executed by. B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023-24





7.	11.07.2023	Sale Deed executed by V. Ramesh represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy No. 30/13	Doc.No.3710/2023-24
8.	11.07.2023	Sale Deed executed by V. Ramesh, V. Raveendra Kumar, V Shivakumar and his children represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy No. 30/12	Doc.No.3712/2023-24
9.	11.07.2023	Sale Deed executed by V. Raveendra Kumar represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B.N. Sadhana for Sy No. 30/2	Doc.No.3707/2023-24
10.	08.06.2018	Discharge Deed executed by Syndicate RSSSN Attibele in favour of V. Raveendra Kumar	Doc.No.1114/2018-19
11.	16.01.2017	Discharge Deed executed by Kaveri Gramena Bank, Anekal in favour of V.	Doc.No.6180/2016-17
12.	08.08.2016	Sale Agreement executed by V. Shivashankar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan for Sy No. 30/2	Doc.No.2265/2016-17
13.	08.08.2016	Sale Agreement executed by V. Ramesh in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan for Sy No. 30/2	Doc.No.2264/2016-17
14.	08.08.2016	Sale Agreement executed by V. Raveendra Kumar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan for Sy No. 30/2	Doc.No.2263/2016-17





15.	08.08.2016	GPA executed by V. Shivashankar & his children in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company represented by SPA Holder M.R. Janardhan for Sy No. 30/2	Doc.No.78/2016-17
16.	08.08.2016	GPA executed by V. Ramesh in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company represented by SPA Holder Janardhan M.R. for Sy No. 30/2	Doc.No.77/2016-17
17.	08.08.2016	GPA executed by V. Raveendra Kumar & family members in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company represented by SPA Holder M.R. Janardhan for Sy No. 30/2	Doc.No.77/2016-17
18.	28.04.2016	Mortgage Deed executed by v. Raveendra Kumar in favour of Syndicate Ryathara Seva Sahakara Bank Niyamita, Attibele	Doc.No.405/2016-17
19.	17.10.2014	Mortgage Deed executed by V. Shivashankar in favour of Kaveri Gramena Bank, Anekal	Doc.No.3222/2014-15
20.	05.02.2014	Mortgage Deed executed by V. Ramesh in favour of Syndicate Bank	Doc.No.4790/2013-14
21.	07.01.2012	Discharge Deed executed by Syndicate RSSS, Attibele in favour of V. Shivashankar	Doc.No.4187/2011-12
22.	17.06.2010	Mortgage Deed executed by V. Raveendra Kumar in favour of Syndicate RSSN, Attibele	Doc.No.641/2010-11
23.	12.11.2009	Mortgage Deed executed by V. Shivashankar in favour of Syndicate RSSN, Attibele	Doc.No.1744/2009-10
24.	16.12.2000	Partition Deed between Veeramallayya, Paapacchamma, V. Ramesh, V Shivashankar, V. Ravindra Kumar & V. Kantamma	Doc.No.4661/2000-01
25.	04.04.1996	Partition Deed between Veeramallayya, V. Ramesh, V Shivashankar & V. Ravindra Kumar	Doc.No.48/1996-97





26.	08.09.1995	Mortgage Deed executed by V. Shivashankar in favour of Syndicate RSSS Attibele	Doc.No.3903/1995-96
27.	27.04.1995	Mortgage Deed executed by V. Ramesh in favour of Syndicate RSSS Attibele	Doc.No.347/1995-96
28.	29.08.1989	Sale Deed executed by Annayyappa @ Annayya in favour of V. Ramesh	Doc.No.708/1989-90
29.	01.02.1989	Sale Deed executed by Nagarathnamma & Sadashiva in favour of Annayyappa @ Annayya	Doc.No.1859/1988-89
30.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
31.		Records of Rights	
32.		RTC for the period of 1962-63 to 2024-25 for Sy.No.30/2	
33.		RTC for the period of 2021-22 to 2024-25 for Sy.No.30/12	
34.		RTC for the period of 2021-22 to 2024-25 for Sy.No.30/13	
35.		Endorsement issued by Tahsildar for Non-availability of IIC 120/1987-88	
36.		Endorsement issued by Tahsildar for Non-availability of MR 7/1984-85 & MR 8/1984-85	
37.		Mutation Register extract	MR. No. T7/2020-21
38.		Mutation Register extract	MR. No. T29/2020-21
SURVEY RECORDS			
39.		Mula Tippani	
40.		Hissa Tippani	
41.		RR Balabaga	
42.		Atlas	
43.		Akarbandh	
ENDORSEMENTS			
44.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 30/2	No.236193
45.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 30/12	No.236192





46.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 30/13	No.236203
47.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 30/2	RD0038026212700
48.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 30/12	RD0038026212727
49.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 30/12	RD0038026212740
50.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/2	No. KHB/LAO/Anekal/8 04/2020-21
51.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/12	No. KHB/LAO/Anekal/7 94/2020-21
52.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/13	No. KHB/LAO/Anekal/8 00/2020-21
53.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 30/2	No. Bengaluru/SLAO- 2/424/2021-22
54.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 30/13	No. Bengaluru/SLAO- 2/423/2021-22
55.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 30/12	No. SLAO/ALN(A)/108/ 2020-21
56.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 30/13	No. SLAO/ALN(A)/102/ 2020-21
57.		Approved Plan	
58.	07.11.2023	Commencement Letter issued by STRR	STRRPA/TP/DP/05 /2022-23
59.		E Katha	
60.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban	No. NAE105/BAR/2013





		Development to Commissioner BMRDA for Sy No. 30/2	
61.		Certificate of Registration of firm of M/s. Gravity Properties	
62.		GST Registration Certificate of Gravity Properties	29ABBFG2906R1ZX
ENCUMBRANCE CERTIFICATE			
63.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 for Sy No. 30/2	SA.No.21265/2020-21
64.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/2	ABL-EC-A-203683-2024-25
65.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/12	ABL-EC-A-204304-2024-25
66.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/13	ABL-EC-A-204301-2024-25

III. DESCRIPTION OF TITLE:

1. The residentially converted land bearing Survey Number 30/2 measuring 01 Acres 7.12 Guntas, Survey Number 30/12 (Old Survey No. 30/2) measuring 05.08 Guntas, Survey Number 30/13 (Old Survey No. 30/2) measuring 05.12 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the **Item No. 1 & Item No. 3** to the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 30/2 measuring 01 Acre 19 Guntas and 01 Gunta Karab, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one Thimmaiah, Son of Munishamappa.
3. After the death of the above said Thimmaiah @ Thimmareddy, his wife Nanjamma along with her children conveyed the land to one Parvathamma on 04.06.1962, vide document bearing No.736/1962-63 and subsequently has executed a Rectification Deed on 12.07.1962, vide document bearing No.1129/1962-63 rectifying the Survey Number 32 as Survey Number 30/2.





4. Thereafter the above said Parvathamma conveyed the land in Survey Number 30/1, measuring 01 Acre 19 Guntas to the above said Nanjamma on 17.02.1964, vide document bearing No.2626/1963-64 and the said Nanjamma in turn conveyed the same to the above said Parvathamma on 17.02.1964, vide document bearing No.2637/1963-64.
5. After the death of the above said Parvathamma, her only daughter Nagarathamma along with her Son Sadashiva have conveyed the land in Survey Number 30/1, measuring 01 Acre 19 Guntas to one Annayyappa @ Annayya on 01.02.1989, vide document bearing No. 1859/1988-89.
6. Thereafter the above said Annayyappa @ Annayya conveyed the land on 29.08.1989, vide document bearing No. 708/1989-90 in favour of V. Ramesh, Son of Veeramallaiah in respect of land in Survey Number 30/2 measuring 01 Acre 19 Guntas and 01 Gunta Karab.
7. Thereafter the above said Ramesh and his brothers entered into a registered Partition Deed on 04.04.1996, vide document No. 48/1996-97. As per Partition Deed land in Survey No. 30/2 measuring 01 acre 19 Guntas jointly allotted to the share of Veeramallaiah, V. Shivashankar & V. Raveendra Kumar.
8. Thereafter above said Veeramallayya, his wife Papachamma, sons V. Ramesh, V. Shivashankar, V. Raveendra Kumar and daughter V. Kantamma entered into a registered Partition Deed on 16.12.2000, vide document No. 4661/2000-01. As per the partition deed land in Survey Number 30/2 measuring 05.12 Guntas allotted to the share of V. Ramesh, land measuring 05.08 Guntas allotted to the share of V Shivashankar and land measuring 1 Acre 07.12 Guntas allotted to the share of V. Raveendra Kumar.
9. Thereafter above said V. Ramesh has executed an Agreement to Sell on 08.08.2016, vide document bearing No.2264/2016-17 and General Power of Attorney on 08.08.2016, vide document bearing No. 77/2016-17 in favour of B.N. Sadhana, partner of Standard Infrastructure Company represented by





SPA holder M.R. Janardhan in respect of land in Survey Number 30/2 measuring 05.12 Guntas.

10. Thereafter above said V. Shivashankar & his children have executed an Agreement to Sell on 08.08.2016, vide document bearing No.2265/2016-17 and General Power of Attorney on 08.08.2016, vide document bearing No. 78/2016-17 in favour of B.N. Sadhana, partner representing Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Survey Number 30/2 measuring 05.08 Guntas.
11. Thereafter above said V. Raveendra Kumar & his children have executed an Agreement to Sell on 08.08.2016, vide document bearing No.2263/2016-17 and General Power of Attorney on 08.08.2016, vide document bearing No. 74/2016-17 in favour of B.N. Sadhana, partner representing Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Survey Number 30/2 measuring 01 Acre 07.12 Guntas.
12. Thereafter the land in Survey Number 30/2, measuring 05.12 Guntas allotted to the share of V. Ramesh is phoded and renumbered as Survey Number 30/13, land in Survey Number 30/2, measuring 05.08 Guntas allotted to the share of V. Shivashankar is phoded and renumbered as Survey Number 30/12 and the land in Survey Number 30/2, measuring 01 Acre 07.12 Guntas allotted to the share of V. Raveendra Kumar is remained as Survey Number 30/2 vide MR. No. T7/2020-21.
13. It is observed from the documents furnished to us that, the above said V. Raveendra Kumar has executed Mortgage Deed on 17.06.2010, vide document bearing No. 641/2010-11, Mortgage Deed on 28.04.2016 vide document bearing No. 405/2016-17 and Mortgage Deed on 31.12.2014, vide document bearing No.4661/2014-15 in favour of Syndicate Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 30/2 measuring 01 Acre 07.12 Guntas and it is also observed that the said Mortgages were discharged on 08.06.2018, vide document bearing No.





1114/2018-19 in favour of V. Raveendra Kumar, Vide MR. No. 129/2020-21.

14. Thereafter the above said V. Raveendra Kumar obtained the conversion of the land in Survey Number 30/2, measuring 01 Acres 07.12 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220268, issued by the Deputy Commissioner, Bangalore District, **the Item No. 1 herein.**
15. Thereafter the above said V. Shivashankar obtained the conversion of the land in Survey Number 30/12, measuring 05.08 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220265, issued by the Deputy Commissioner, Bangalore District, **the Item No. 2 herein.**
16. Thereafter the above said V. Shivashankar obtained the conversion of the land in Survey Number 30/13, measuring 05.12 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220280, issued by the Deputy Commissioner, Bangalore District, **the Item No. 3 herein.**
17. Thereafter the above said V. Raveendra Kumar represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company has conveyed the Item No.1 on 11.07.2023, vide document No. 3707/2023-24 in favour of B.N. Sadhana.
18. Thereafter the above said V Shivakumar and his children represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company has conveyed the Item No.2 on 11.07.2023, vide document No. 3712/2023-24 in favour of B. Rajashekar.
19. Thereafter the above said V. Ramesh represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company has conveyed the Item No.3 on 11.07.2023, vide document No. 3710/2023-24 in favour of B. Rajashekar.





20. Thereafter the above said B. Rajashekar & B.N. Sadhana have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
21. Thereafter the above said B. Rajashekar & B.N. Sadhana has obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/IP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
22. Thereafter the above said B. Rajashekar & B.N. Sadhana got mutated the katha of the land in their name in the revenue records of Mayasandra Grama Panchayat and the Mayasandra Grama Panchayat has issued Amalgamated Katha bearing No. 1150/30/1, PID No. 150200101700320799. As such the B. Rajashekar & B.N. Sadhana became the absolute owner of the **Item No. 1, Item No. 2 & Item No. 3.**
23. Thereafter the above said B. Rajashekar & B.N. Sadhana executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
24. It is observed from the documents furnished to us that, the above said V. Shivashankar has executed Mortgage Deed on 12.11.2009, vide document bearing No. 1744/2009-10, in favour of Syndicate Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 30/2 measuring 05.12 Guntas and it is also observed that, the said Mortgage was discharged on 07.10.2012, Vide document bearing No. 4187/2011-12 in favour of V. Shivashankar.
25. It is observed from the documents furnished to us that, the above said V. Shivashankar has executed Mortgage Deed on 17.10.2014, vide document bearing No. 3222/2014-15, in favour of Kaveri Gramena Bank in respect of land in Survey Number 30/2 measuring 05.12 Guntas and it is also observed





that, the said Mortgage was discharged Deed on 16.01.2017, vide document No. 6180/2016-17 in favour of V. Shivashankar.

26. Thereafter the above said V. Ramesh has executed Mortgage Deed on 27.04.1995, 347/1995-96 in favour of Syndicate Ryathara Seva Sahakara Sangha, Niyamita. We had called upon the Parties to clarify whether the said Mortgage is discharged or not? It is informed to us that the said Mortgage Deed is discharged and Deed is not registered.
27. Thereafter V. Shivashankar has executed Mortgage Deed on 08.09.1995, vide document bearing No. 3903/1995-96, in favour of Syndicate Ryathara Seva Sahakara Sangha, Attibele in respect of land in Survey Number 30/2 measuring 01 Acres 20 Guntas. We had called upon the Parties to clarify whether the said Mortgage is discharged or not? It is informed to us that the said Mortgage Deed is discharged and Deed is not registered.
28. Thereafter V. Ramesh has executed Mortgage Deed on 05.02.2014, vide document bearing No. 4790/2013-14, in favour of Syndicate Bank in respect of land in Survey Number 30/2 measuring 05.12 Guntas. We had called upon the Parties to clarify whether the said Mortgage is discharged or not? It is informed to us that the said Mortgage Deed is discharged and Deed is not registered.
29. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 30/2 reflects the following transactions:
 - a. Sale Deed dated 15.12.1952
 - b. Lease Deed dated 15.12.1952
 - c. Rectification Deed dated 12.7.1962
 - d. Sale Deeds dated 17.02.1964
 - e. Sale Deed dated 21.02.1989
 - f. Sale Deed dated 29.08.1989
 - g. Sale Deed dated 27.04.1995
 - h. Mortgage Deed dated 08.09.1995
 - i. Partition Deed dated 04.04.1996
 - j. Partition Deed dated 16.12.2000
30. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/2 reflects the following transactions:






- a. Mortgage Deed dated 12.11.2009
 - b. Mortgage Deed dated 17.06.2010
 - c. Discharge Deed dated 07.01.2012
 - d. Sale Agreement dated 08.08.2016
 - e. Discharge Deed dated 16.01.2017
 - f. Discharge Deed dated 27.01.2017
 - g. Discharge Deed dated 31.03.2017
 - h. Discharge Deed dated 08.06.2018
 - i. Sale Deed dated 04.07.2023
 - j. JDA dated 29.04.2024
31. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/12 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024
32. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/13 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024

CERTIFICATE OF TITLE

We hereby certify that **Smt. B. N. Sadhana** holds the good, valid marketable title over the **Item No.1 to the Schedule Property, Sri. B. Rajashekar** holds the good, valid marketable title over the **Item No.2 & 3 to the Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

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 that piece and parcel of the land in Survey Number 30/3 measuring 11.12 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220285 and bounded on:

East by	West by	North by	South by
Land in Sy No. 32/2 & 30/5	Land in Sy No. 30/10	Land in Sy No. 35/3	Land in Sy No. 30/5

Item No.2:

All that piece and parcel of the land in Survey Number 30/10 (Old Survey No. 30/3) measuring 05.08 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220272 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/3	Land in Sy No. 30/2, 30/12, 30/13	Land in Sy No. 36/1	8 Feet Road



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

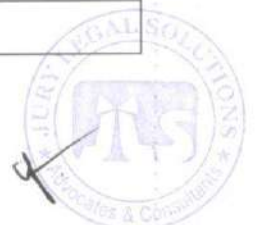
Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/3	No.220285
2.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/10	No.220272
TITLE DEEDS			
3.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.1344/2024 -25
4.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.51/2024- 25
5.	27.10.2023	Relinquishment Deed executed by B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023 -24
6.	11.07.2023	Sale Deed executed by V. Ramesh, V. Raveendra Kumar, V Shivakumar and his children represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy	Doc.No.3712/2023 -24
7.	11.07.2023	Sale Deed executed by V. Shivashankar & his children represented by B.N. Sadhana, partner of Standard Infrastructure Company	Doc.No.3706/2023 -24
8.	14.10.2019	Discharge Deed executed by Syndicate Bank, Attibele in favour of V. Shivashankar for Sy No. 30/3	Doc.No.4998/2019 -20
9.	11.09.2019	GPA executed by V. Shivashankar & his children in favour of B.N. Sadhana, partner representing Standard Infrastructure Company represented by SPA holder M.R.	Doc.No.197/2019- 20





10.	11.09.2019	Sale Agreement executed by V. Shivashankar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA	Doc.No.4190/2019 -20
11.	29.07.2019	GPA executed by V. Ramesh & V. Raveendra Kumar in favour of B.N. Sadhana, partner representing Standard Infrastructure Company represented by SPA holder M.R.	Doc.No.130/2019- 20
12.	29.07.2019	Sale Agreement executed by V. Ramesh, V. Raveendra Kumar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R.	Doc.No.3061/2019 -20
13.	07.02.2019	Consent Deed executed by Ammayamma & others in favour of V. Shivashankar for Sy No. 30/3	Doc.No.8113/2018 -19
14.	11.10.2018	Consent Deed executed by Yellamma & others in favour of V. Shivashankar for Sy No. 30/3	Doc.No.4586/2018 -19
15.	20.03.2012	Mortgage Deed executed by V. Shivashankar in favour of Syndicate	Doc.No.5514/2011 -12
16.	07.01.2012	Discharge Deed executed by Syndicate Ryathara Seva Sahakara Sangha, Attibele in favour of V.	Doc.No.4187/2011 -12
17.	12.11.2009	Mortgage Deed executed by V. Shivashankar in favour of Syndicate Ryathara Seva Sahakara Bank	Doc.No.1744/2009 -10
18.	16.12.2000	Partition Deed between Veeramallayya, Paapacchamma, V. Ramesh, V Shivashankar, V.	Doc.No.4661/2000 -01
19.	04.04.1996	Partition Deed between Veeramallayya, V. Ramesh, V Shivashankar & V. Ravindra Kumar	Doc.No.48/1996- 97
20.	12.10.1992	Sale Deed executed by Paapanna & others in favour of V. Shivashankar	Doc.No.1101/1992 -93

REVENUE RECORDS





21.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
22.		RTC for the period of 1969-70 to 2024-25 for Sy.No.30/3	
23.		RTC for the period of 2021-22 to 2024-25 for Sy.No.30/13	
24.		Mutation Register extract	MR. No. T2/2020-21
25.		Mutation Register extract	MR. No. T28/2020-
SURVEY RECORDS			
26.		Mula Tippani	
27.		Hissa Tippani	
28.		RR Balabaga	
29.		Akarbandh	
ENDORSEMENTS			
30.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for	No.236208
31.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for	No.236195
32.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and	RD0038026212701
33.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and	RD0038026212703
34.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/3	No. KHB/LAO/Aneka 1/795/2020-21
35.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/10	No. KHB/LAO/Aneka 1/806/2020-21
36.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy	No. Bengaluru/SLAO- 2/425/2021-22
37.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy	No. Bengaluru/SLAO- 2/419/2021-22

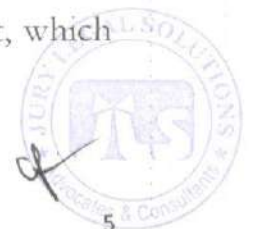




38.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 30/3	No. SLAO/ALN(A)/9 7/2020-21
39.	31.03.2021	Endorsement issued by Special Land Acquisition Office for Non-Acquisition of land in Sy No. 30/10	No. SLAO/ALN(A)/9 4/2020-21
MISCELLANEOUS			
40.		Approved Plan	
41.	07.11.2023	Commencement Letter issued by STRR	STRRPA/IP/DP/ 05/2022-23
42.		E Katha	
43.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 30/3	No. NAE105/BMR/20 13
44.		Certificate of Registration of firm of M/s. Gravity Properties	
45.		GST Registration Certificate of Gravity Properties	29ABBFG2906R1 ZX
ENCUMBRANCE CERTIFICATES			
1.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 for Sy No. 30/3	SA.No.21264/ 2020-21
2.	17.12.2020	Encumbrance Certificate for the period of 01.04.2004 to 31.03.2011 for Sy No. 30/3	SA.No.36329/2020 -21
3.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/3	ABL-EC-A- 204307-2024-25
4.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/10	ABL-EC-A- 204308-2024-25

III. DESCRIPTION OF TITLE:

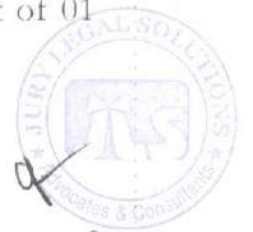
1. The residentially converted land bearing Survey Number 30/3 measuring 11.12 Guntas and Survey Number 30/10 (Old Survey No. 30/3) measuring 01 Acre 02.04 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which





is more fully described in the **Item No. 1 & 2** hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

2. Originally the land in Survey Number 30/3, measuring 1 Acre 14 Guntas and 01 Gunta Karab, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one Payappa.
3. After the death of the above said Payappa, his sons Papanna, Yallappa, Rajappa and P. Yallappa inherited and got mutated the katha of the land in their names vide IHC.No.1/1992-93.
4. Thereafter the legal heirs of the above said Payappa have conveyed the land in Survey Number 30/3, measuring 1 Acre 14 Guntas and 01 Gunta Karab to one V. Shivashankar, Son of Veeramallaiah on 12.10.1992, vide document bearing No. 1101/1992-93.
5. Thereafter the above said V. Shivashankar along with his brothers entered into a registered Partition Deed on 27.03.1996, vide document No. 48/1996-97, in respect of land in Survey Number 30/3 measuring 01 Acres 14 Guntas and 01 Gunta Karab. As per the Partition Deed land in Survey No. 30/3 measuring 01 Acres 14 Guntas and 01 Gunta Karab jointly allotted to the share of Veeramallaiah, V. Shivashankar & V. Raveendra Kumar.
6. Thereafter above said Veeramallayya, his wife Papachamma, sons V. Ramesh, V. Shivashankar, V. Raveendra Kumar and daughter V. Kantamma entered into a registered Partition Deed on 16.12.2000, vide document No. 4661/2000-01. As per the partition deed land in Survey Number 30/3 measuring 01 Acre 02.04 Guntas allotted to the share of V. Shivashankar and land measuring 11.12 Guntas allotted to the share of V. Ramesh, V. Shivashankar & V. Raveendra Kumar jointly out of 01 Acre 14 Guntas and 01 Gunta Karab.





7. Thereafter the other family members of the above said Payyappa have executed a Consent Deed on 11.10.2018, vide document bearing No. 4586/2018-19 in favour of V. Shivashankar in respect of land in Survey Number 30/3 measuring 01 Acre 14 Guntas and 01 Gunta Karab and Consent Deed on 07.02.2019, vide document bearing No. 8113/2018-19 in favour of V. Shivashankar in respect of land in Survey Number 30/3 measuring 01 Acre 14 Guntas and 01 Guntas Karab.
8. Thereafter V. Ramesh, V. Raveendra Kumar & his children have executed Sale Agreement on 29.07.2019, vide document No. 3061/2019-20 in favour of Standard Infrastructure Company in respect of land in Survey Number 30/3 measuring 11.12 Guntas (2/3rd Share).
9. Thereafter V. Ramesh & V. Raveendra Kumar have executed General Power of Attorney on 29.07.2019, vide document No. 130/2019-20 in favour of B.N. Sadhana, partner of Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Survey Number 30/3 measuring 11.12 Guntas (2/3rd Share).
10. Thereafter V. Shivashankar & his children has executed Sale Agreement 11.09.2019, vide document No. 4190/2019-20 in favour of Standard Infrastructure Company in respect of land in Survey Number 30/3 measuring 01 Acre 02.04 Guntas and land measuring 11.12 Guntas (1/3rd Share).
11. Thereafter V. Shivashankar & his children has executed General Power of Attorney on 11.09.2019, vide document No. 197/2019-20 in favour of B.N. Sadhana, partner of Standard Infrastructure Company in respect of land in Survey Number 30/3 measuring 01 Acre 02.04 Guntas and land measuring 11.12 Guntas (1/3rd Share).
12. Thereafter the land in Survey Number 30/3, measuring 11.12 Guntas allotted to the share of the above said V. Ramesh, V. Shivashankar & V.





Raveendra Kumar is remained as Survey Number 30/3 and the land in Survey Number 30/3 is phoded and renumbered as Survey Number 30/10, vide MR. No. T2/2020-21.

13. Thereafter the above said V. Ramesh, V. Shivashankar & V. Raveendra Kumar obtained the conversion of the land in Survey Number 30/3, measuring 11.12 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220285, issued by the Deputy Commissioner, Bangalore District, **the Item No. 1 herein.**
14. Thereafter the above said V. Shivashankar obtained the conversion of the land in Survey Number 30/10, measuring 01 Acres 02.04 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220272, issued by the Deputy Commissioner, Bangalore District, **the Item No. 2 herein.**
15. Thereafter the above said V. Ramesh, V. Raveendra Kumar, V Shivakumar and his children represented by GPA holder B.N. Sadhana, partner of Standard Infrastructure Company has conveyed the Item No.1 on 11.07.2023, vide document No. 3712/2023-24 in favour of B. Rajashekar and the above said V. Shivakumar & his children represented by GPA holder B.N. Sadhana, partner of Standard Infrastructure Company has conveyed the Item No.2 on 11.07.2023, vide document No. 3706/2023-24 in favour of B.N. Sadhana in respect of land in Survey Number 30/10 measuring 01 Acres 02.04 Guntas.
16. Thereafter the above said B.N. Sadhana and B. Rajashekar have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.





17. Thereafter the above said B.N. Sadhana and B. Rajashekar have obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
18. Thereafter the above said B.N. Sadhana and B. Rajashekar have executed a Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties (**Developer**).
19. It is observed from the documents furnished to us that, the above said V. Shivashankar had executed a Mortgage Deed on 12.11.2009, vide document bearing No. 1744/2009-10, in favour of Syndicate Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 30/3 measuring 01 Acre 02.04 Guntas and it is also observed that, the said Mortgage was discharged on 07.01.2012, vide document No. 4187/2011-12 in favour of V. Shivashankar.
20. It is observed from the documents furnished to us that, the above said V. Shivashankar had executed Mortgage Deed on 20.03.2012, vide document No. 5514/2011-12 in favour of Syndicate Bank in respect of land in Survey Number 30/3 measuring 01 Acre 02.04 Guntas and it is also observed that, the said Mortgage was discharged on 14.10.2019, vide document No. 4998/2019-20 in favour of V. Shivashankar, Vide MR. No. T28/2020-21.
21. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 30/3 reflects the following transactions:
 - a. Sale Deed dated 18.05.1951
 - b. Sale Deed dated 13.07.1953





- c. Sale Deed dated 25.06.1956
- d. Sale Deed dated 11.09.1956
- e. Mortgage Deed dated 27.04.1995
- f. Mortgage Deed dated 08.09.1995
- g. Partition Deed dated 04.04.1996
- h. Partition Deed dated 16.12.2000

22. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/2 reflects the following transactions:

- a. Mortgage Deed dated 12.11.2009
- b. Mortgage Deed dated 17.06.2010
- c. Discharge Deed dated 07.01.2012
- d. Sale Agreement dated 08.08.2016
- e. Discharge Deed dated 16.01.2017
- f. Discharge Deed dated 27.01.2017
- g. Discharge Deed dated 31.03.2017
- h. Discharge Deed dated 08.06.2018
- i. Sale Deed dated 04.07.2023
- j. JDA dated 29.04.2024

23. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/12 reflects the following transactions:

- a. Sale Deed dated 06.07.2023
- b. JDA dated 29.04.2024

24. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/13 reflects the following transactions:

- a. Sale Deed dated 06.07.2023
- b. JDA dated 29.04.2024






CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Item No.1 to the Schedule Property**, **Smt. B. N. Sadhana** holds the good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date F.C.

For Jury Legal Solutions,




Uday Kumar P
Advocate

To,

Date: 22.07.2025

M/s. Gravity Properties,
No.18/B, Bharath Apartment,
39th A Cross, 5th Block,
5th Main Road, Jayanagar,
Bangalore-560041.

Sir,

Sub: Legal Scrutiny Report

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

I. DESCRIPTION OF THE PROPERTY:

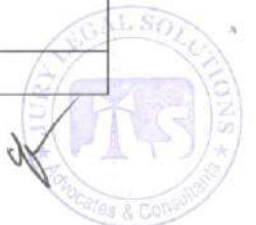
SCHEDULE PROPERTY

All that piece and parcel of the land in Survey Number 30/6 measuring 23.04 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220277 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/2, 30/12 & 30/12	Land in Sy No. 29	Land in Sy No. 30/4	Land in Sy No. 30/11

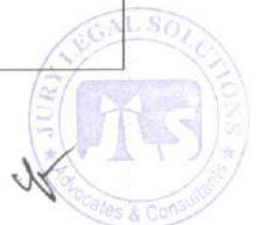
II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/6	No.220277
2.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/11	No.220274
TITLE DEEDS			



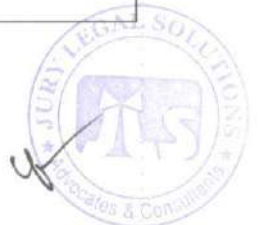


3.	29.04.2024	JDA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.1344/2024-25
4.	29.04.2024	GPA executed by B.N. Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc.No.51/2024-25
5.	27.10.2023	Relinquishment Deed executed by. B.N. Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc.No.9220/2023-24
6.	11.07.2023	Sale Deed executed by V. Ramesh represented by their GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy No. 30/6	Doc.No.3708/2023-24
7.	11.07.2023	Sale Deed executed by V. Ramesh, V. Raveendra Kumar & V. Shivashankar & his children represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy No. 30/11	Doc.No.3712/2023-24
8.	11.09.2019	Sale Agreement executed by V. Shivashankar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan	Doc.No.4190/2019-20
9.	11.09.2019	GPA executed by V. Shivashankar & his children in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company, represented by SPA holder M.R. Janardhan.	Doc.No.197/2019-20
10.	29.07.2019	Sale Agreement executed by V. Ramesh, V. Raveendra Kumar & his children in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder M.R. Janardhan	Doc.No.3061/2019-20





11.	29.07.2019	GPA executed by V. Ramesh, V. Raveendra Kumar in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company, represented by SPA holder M.R. Janardhan	Doc.No.130/2019-20
12.	07.02.2019	Consent Deed executed by Ammayamma & others in favour of V. Shivashankar	Doc.No.8113/2018-19
13.	11.10.2018	Consent Deed executed by Yellamma & others in favour of V. Shivashankar	Doc.No.4586/2018-19
14.	03.04.2017	Discharge Deed executed by Syndicate RSSSN Attibele in favour of V. Ramesh	Doc.No.26/2017-18
15.	01.02.2017	Discharge Deed executed by Syndicate Bank in favour of V. Ramesh	Doc.No.6520/2016-17
16.	05.02.2014	Mortgage Deed executed by V. Ramesh in favour of Syndicate Bank	Doc.No.4790/2013-14
17.	02.01.2008	Mortgage Deed executed by V. Ramesh in favour of Syndicate RSSSN, Attibele	Doc.No.4446/2007-08
18.	01.10.2003	Mortgage Deed executed by V. Ramesh in favour of Ryathara Seva Sahakara Bank Niyamita, Attibele	Doc.No.7718/2003-04
19.	26.08.2003	Mortgage Deed executed by V. Ramesh in favour of Ryathara Seva Sahakara Bank Niyamita, Attibele	Doc.No.3576/2003-04
20.	14.12.2001	Mortgage Deed executed by V. Ramesh in favour of Ryathara Seva Sahakara Bank Niyamita, Attibele	Doc.No.5795/2001-02
21.	16.12.2000	Partition Deed between Veeramallayya, Paapacchamma, V. Ramesh, V. Shivashankar, V. Ravindra Kumar & V. Kantamma	Doc.No.4661/2000-01
22.	04.04.1996	Partition Deed between Veeramallayya, V. Ramesh, V. Shivashankar & V. Ravindra Kumar	Doc.No.48/1996-97





23.	19.09.1995	Mortgage Deed executed by V. Shivashankar in favour of Syndicate Rsss, Attibele	Doc.No.3905/1995-96
24.	12.10.1992	Sale Deed executed by Paapanna & others in favour of V. Shivashankar	Doc.No.1101/1992-93
REVENUE RECORDS			
25.		Endorsement issued by Tahsildar for Non-Availability of Index of	
26.		Records of Rights	
27.		RTC for the period of 1966-67 to 2000-01 for Sy.No.30/6	
28.		RTC for the period of 2007-08 to 2024-25 for Sy.No.30/6	
29.		Endorsement issued by Tahsildar for Non-availability of IHC	
30.		Endorsement issued by Tahsildar for Non-availability of MR 7/1984-	
31.		IHR	IHR. No. 1/1992-93
32.		Mutation Register extract	MR. No. T1/2020-21
SURVEY RECORDS			
33.		Mula Tippani	
34.		Hissa Tippani	
35.		RR Balabaga	
36.		Atlas	
37.		Akarbandh	
ENDORSEMENTS			
38.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 30/6	No.236197
39.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 30/6	RD0038026212702
40.	26.03.2021	Endorsement issued by Karnataka Housing Board for Non-Acquisition of land in Sy No. 30/6	No. KHB/LAO/Anekal /809/2020-21

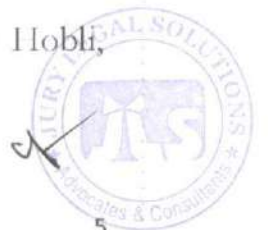




41.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 30/6	No. Bengaluru/SLAO- 2/430/2021-22
MISCELLANEOUS			
42.		Approved Plan	
43.	07.11.2023	Commencement Letter issued by STRR	STRRPA/IP/DP/0 5/2022-23
44.		E Katha	
45.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 30/6	No. NAE105/BMR/201 3
46.		Certificate of Registration of firm of M/s. Gravity Properties	
47.		GST Registration Certificate of Gravity Properties	29ABBFG2906R1Z X
ENCUMBRANCE CERTIFICATES			
48.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 for Sy No. 30/6	SA.No.21263/ 2020-21
49.	17.12.2020	Encumbrance Certificate for the period of 01.04.2004 to 31.03.2011 for Sy No. 30/6	SA.No.16329/ 2020-21
50.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/6	ABL-EC-A-204299- 2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 30/6 measuring 23.04 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 30/6, measuring 25 Guntas and 01 Gunta Kharab, situated at Manchanahalli Village, Attibele Hobli,





Anekal Taluk, Bangalore Urban District was owned by one Kaverappa @ Payyappa having purchased the same through a registered Sale Deed dated 06.01.1953, vide document bearing No.2105/1952-53.

3. After the death of the above said Payappa, his sons Papanna, Yallappa, Rajappa and P. Yallappa inherited and got mutated the katha of the land in their names vide IHC.No.1/1992-93.
4. Thereafter the legal heirs of the above said Payappa have conveyed the land in Survey Number 30/6, measuring 25 Guntas and 01 Gunta Karab to one V. Shivashankar, Son of Veeramallaiah on 12.10.1992, vide document bearing No. 1101/1992-93.
5. Thereafter the above said V. Shivashankar along with his brothers entered into a registered Partition Deed on 27.03.1996, vide document No. 48/1996-97. As per the Partition Deed land in Survey No. 30/6 measuring 25 Guntas and 01 Gunta Karab was allotted to the share of Veeramallaiah, V. Shivashankar & V. Raveendra Kumar jointly.
6. Thereafter above said Veeramallaiah, his wife Papachamma, his sons V. Ramesh, V. Shivashankar, V. Raveendra Kumar, his daughter V. Kantamma entered Partition Deed on 16.12.2000, vide document No. 4661/2000-01. As per the partition deed land in Survey Number 30/6 measuring 23.04 Guntas allotted to the share of V. Ramesh.
7. Thereafter the other family members of the above said Payyappa have executed a Consent Deed on 11.10.2018, vide document bearing No. 4586/2018-19 in favour of V. Shivashankar in respect of land in Survey Number 30/3 measuring 01 Acre 14 Guntas and 01 Gunta Karab and Consent Deed on 07.02.2019, vide document bearing No. 8113/2018-19 in favour of V. Shivashankar in respect of land in Survey Number 30/3 measuring 01 Acre 14 Guntas and 01 Guntas Karab.





8. Thereafter V. Ramesh and V. Raveendra Kumar have executed General power of Attorney on 29.07.2019, vide document bearing No. 130/2019-20 in favour of B.N. Sadhana, Partner representing Standard Infrastructure Company represented by SPA holder M.R. Janardhan and also executed Sale Agreement on 29.07.2019, vide document No. 3061/2019-20 in favour of M/s. Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of land in Sy No. 30/6 measuring 23.04 Guntas and their 2/3rd Share of land measuring 01.12 Guntas in Survey No. 30/6.
9. Thereafter V. Shivashankar & his children have executed General power of Attorney on 11.09.2019, vide document bearing No. 197/2019-20 in favour of B.N. Sadhana of M/s. Standard Infrastructure Company represented by SPA holder M.R. Janardhan and also executed Sale Agreement on 11.09.2019, vide document bearing No. 4190/2019-20 in favour of M/s. Standard Infrastructure Company represented by SPA holder M.R. Janardhan in respect of their 1/3rd share of land measuring 01.12 Guntas in Survey Number 30/6.
10. Thereafter the land in Survey No. 30/6 measuring 1.12 Guntas is phoded and re-numbered survey No. 30/11 and land in Survey No. 30/6, measuring 23.04 Guntas allotted to the share of V. Ramesh is retained as Survey No. 30/6, vide MR. No. T1/2020-21.
11. Thereafter the above said V. Ramesh obtained the conversion of the land in Survey Number 30/6, measuring 23.04 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220277, issued by the Deputy Commissioner, Bangalore District, **the Schedule Proeprty herein.**
12. Thereafter the above said V. Ramesh represented by GPA holder B.N. Sadhana, partner of Standard Infrastructure Company has conveyed the





- land on 11.07.2023, vide document No. 3708/2023-24 in favour of B. Rajashekar in respect of land in Survey Number 30/6 measuring 23.04 Guntas.
13. Thereafter the above said V. Ramesh, V. Raveendra Kumar & V. Shivashankar and his children represented by GPA holder B.N. Sadhana, partner of Standard Infrastructure Company has conveyed the land on 11.07.2023, vide document No. 3712/2023-24 in favour of B. Rajashekar in respect of land in Survey Number 30/11 measuring 01.12 Guntas.
 14. Thereafter the above said B. Rajashekar & another have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
 15. Thereafter the above said B. Rajashekar & another have obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
 16. Thereafter the above said B. Rajashekar & another have executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
 17. It is observed from the documents that, the above said V. Shivashankar has executed Mortgage Deed on 19.09.1995, vide document bearing No. 3905/1995-96 in favour of Syndicate Ryathara Seva Sahakara Sangha, Attibele. We had called upon the Parties to clarify whether the said Mortgage is discharged or not? It is informed to us that the said Mortgage Deed is discharged and Deed is not registered.





18. It is observed from the documents that, the above said V. Ramesh has executed Mortgage Deed on 14.12.2001, vide document bearing No. 5795/2001-02 and on 14.11.2003, vide document bearing No. 7718/2003-04 in favour of Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 30/6 measuring 23.05 Guntas. We had called upon the Parties to clarify whether the said Mortgages are discharged or not? It is informed to us that the said Mortgage Deeds are discharged and Deeds are not registered.
19. It is observed from the documents that, the above said V. Ramesh has executed Mortgage Deed on 26.08.2003, vide document bearing No. 3576/2003-04, in favour of Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 30/6 measuring 23.05 Guntas and thereafter above said Ryathara Seva Sahakara Bank, Niyamita has executed Discharge Deed on 03.04.2017, vide document No. 26/2017-18 in favour of V. Ramesh.
20. Thereafter V. Ramesh has executed Mortgage Deed on 02.01.2008, vide document bearing No. 4446/2007-08 in favour of Syndicate Ryathara Seva Sahakara Bank Niyamita in respect of land in Survey Number 30/6 measuring 23.05 Guntas. We had called upon the Parties to clarify whether the said Mortgage is discharged or not? It is informed to us that the said Mortgage Deed is discharged and Deed is not registered.
21. Thereafter V. Ramesh has executed Mortgage Deed on 05.02.2014, vide document No.4790/2013-14 in favour of Syndicate Bank in respect of land in Survey Number 30/6 measuring 23.05 Guntas and thereafter above said Syndicate Bank executed Discharge Deed on 01.02.2017, vide document No. 6520/2016-17 in favour of V. Ramesh.





22. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 30/6 reflects the following transactions:
- a. Sale Deed dated 06.01.1953
 - b. Sale Deed dated 12.10.1992
 - c. Mortgage Deed dated 27.04.1995
 - d. Mortgage Deed dated 08.09.1995
 - e. Partition Deed dated 04.04.1996
 - f. Partition Deed dated 16.12.2000
23. The Encumbrance Certificate for the period of 01.04.2004 to 31.03.2011 in respect of Survey Number 30/6 reflects the Mortgage Deed dated 02.01.2008.
24. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/6 reflects the following transactions:
- a. Discharge Deed dated 27.01.2017
 - b. Discharge Deed dated 31.03.2017
 - c. Consent Deed dated 11.10.2018
 - d. Consent Deed dated 07.02.2019
 - e. Sale Agreement dated 29.07.2019
 - f. Sale Agreement dated 11.09.2019
 - g. Sale Deed dated 04.07.2023
 - h. JDA dated 29.04.2024






CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions,




Uday Kumar P
Advocate

To,

Date: 18.01.2025

The Manager,
HDFC Limited,
Bangalore.

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 that piece and parcel of the land in Survey Number 30/14 (Old Survey number (30/4) measuring 19 Guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Industrial purpose on 08.10.2021, vide Official Memorandum bearing No. 220282 and bounded on:

East by	West by	North by	South by
Land in Sy No. 30/2	Land in Sy No. 29/1 & 39/2	Land in Sy No. 30/14	Land in Sy No. 30/1

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
1.	08.10.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District for Survey No. 30/14 measuring 19 Guntas	No.220282
TITLE DEEDS			
2.	29.04.2024	JDA executed by B.N Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc. No. 1344/2024-25
3.	29.04.2024	GPA executed by B.N Sadhana & B. Rajashekar in favour of M/s. Gravity Properties	Doc. No. 51/2024-25





4.	27.04.2024	Relinquishment Deed executed by B.N Sadhana & B. Rajashekar in favour of Chief Secretary, STRR	Doc. No. 9220/2023-24
5.	11.07.2023	Sale Deed executed by V. Ramesh represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company in favour of Sri B. Rajashekar for Sy No. 30/14	Doc.No.3710/2023-24
6.	03.04.2017	Discharge Deed executed by Syndicate RSSSN, Attibele in favour of V. Ramesh	Doc.No.26/2017-18
7.	01.02.2017	Discharge Deed executed by Syndicate Bank, Attibele in favour of V. Ramesh	Doc.No.6520/2016-17
8.	08.08.2016	Sale Agreement executed by V. Ramesh in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder Janardhan M. R.	Doc.No.2264/2016-17
9.	08.08.2016	GPA executed by V. Ramesh in favour of Standard Infrastructure Company, represented by its partner B.N. Sadhana represented by SPA holder Janardhan M. R.	Doc.No.77/2016-17
10.	01.10.2003	Mortgage Deed executed V. Ramesh in favour of Ryathara Seva Sahakara Nank Niyamita, Attibele	Doc.No.7718/2003-04
11.	26.08.2003	Mortgage Deed executed V. Ramesh in favour of Ryathara Seva Sahakara Nank Niyamita, Attibele	Doc.No.3576/2003-04
12.	14.12.2001	Mortgage Deed executed V. Ramesh in favour of Ryathara Seva Sahakara Nank Niyamita, Attibele	Doc.No.5795/2001-02
13.	16.12.2000	Partition Deed entered between Veeramallayya, Paapachamma, V. Ramesh, V Shivashankar, V. Ravindra Kumar & V. Kantamma	Doc.No.4661/2000-01
14.	04.04.1996	Partition Deed entered between Veeramallayya, V. Ramesh, V Shivashankar & V. Ravindra Kumar	Doc.No.48/1996-97
15.	28.09.1984	Sale Deed executed by Venkatamma & others in favour of V. Ramesh	Doc.No.1178/1984-85





16.		Endorsement issued by Tahsildar for Non-Availability of Index of Land	
17.		Records of Rights	
18.		RTC for the period of 1964-65 to 1968-69 for Sy.No.30/4	
19.		RTC for the period of 2001-02 to 2024-25 for Sy.No.30/4	
20.		RTC for the period of 2020-21 to 2024-25 for Sy.No.30/14	
21.		Mutation Register extract	MR. No. H15/2018-19
22.		Mutation Register extract	MR. No. T10/2020-21
23.		Mutation Register extract	MR. No. T20/2021-22
SURVEY RECORDS			
24.		Mula Tippani	
25.		Hissa Tippani	
26.		RR Balabaga	
27.		Atlas	
28.		Akarbandh	
ENDORSEMENTS			
29.		Endorsement issued by Assistant Commissioner under column 79(A)(B) of KLR act and PTCL for Sy No. 30/14	No.236204
30.	20.02.2021	Endorsement issued by Tahsildar that no proceedings are pending U/S 48(A) of KLR act (form No 7 and 7A) for Sy No. 30/14	RD0038026212741
31.	20.04.2021	Endorsement issued by Karnataka Industrial Areas Development Board for Non-Acquisition of land in Sy No. 30/14	No. Bengaluru/SLAO-2/442/2021-22
32.	31.03.2021	Endorsement issued by Special land Acquisition office for non-acquisition of land in Sy No. 30/14	No. SLAO/ALN(A)/10/2020-21
MISCELLANEOUS			
33.		Approved Plan	
34.	07.11.2023	Commencement Letter issued by STRR	STRRPA/IP/DP/05/2022-23
35.		E Katha	





36.	10.05.2013	Change of Land Use letter issued by Chief Secretary, Department of Urban Development to Commissioner BMRDA for Sy No. 30/4	No. NAE105/BMR/2013
37.		Certificate of Registration of firm of M/s. Gravity Properties	
38.		GST Registration Certificate of Gravity Properties	
ENCUMBRANCE CERTIFICATES			
39.	30.01.2021	Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 for Sy No. 30/4	SA.No.21268/2020-21
40.	26.02.2021	Encumbrance Certificate for the period of 01.04.2004 to 26.02.2021 for Sy No. 30/14	SA.No.27493/2021-22
41.	28.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 for Sy No. 30/14	ABL-EC-A-204278-2024-25

III. DESCRIPTION OF TITLE:

1. The residentially converted land bearing Survey Number 30/4 measuring 19 Guntas (Old Survey No. 30/4) situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one V. Ramesh, Son of Veeramallaiah, having acquired the same through a registered Sale Deed dated 28.09.1984, vide document bearing No. 1178/1984-85.
3. Thereafter the above said V. Ramesh along with his father Veeramallaiah, brothers V. Shivashankar and V. Raveendra Kumar entered Partition Deed on 27.03.1996, vide document No. 48/1996-97. Ap per the partition deed land in Survey Number 30/4, measuring 20





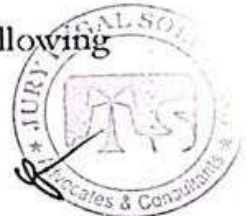
Guntas jointly allotted to the share of Veeramallaiah, V. Shivashankar & V. Raveendra Kumar.

4. Thereafter above said Veeramallaiah along with his wife Papachamma, sons V. Ramesh, V. Shivashankar, V. Raveendra Kumar and daughter V. Kantamma entered Partition Deed on 16.12.2000, vide document No. 4661/2000-01. As per the partition deed land in Survey Number 30/4 measuring 19 Guntas allotted to the share of V. Ramesh.
5. Thereafter above said V. Ramesh has executed General Power of Attorney on 08.08.2016, vide document bearing No. 77/2016-17 in favour of B.N. Sadhana, Partner of Standard Infrastructure Company represented by SPA holder Janardhan M.R in respect of land in Survey Number 30/4 measuring 19 Guntas.
6. Thereafter V. Ramesh has executed Sale Agreement on 08.08.2016, vide document bearing No. 2264/2016-17 in favour of Standard Infrastructure Company, represented by its partner B.N Sadhana represented by SPA holder Janardhan M.R in respect of land in Survey Number 30/4 measuring 19 Guntas.
7. Thereafter the land in Survey Number 30/4, measuring 19 Guntas allotted to the share of V. Ramesh is phoded and renumbered as Survey Number 30/14 and balance extent measuring 01 Gunta is remained as Survey No 30/4, vide MR No. T10/2020-21.
8. Thereafter the above said V. Ramesh obtained the conversion of the land in Survey Number 30/14, measuring 19 Guntas from agricultural to non-agricultural Residential purpose on 08.10.2021, vide Official Memorandum bearing No. 220282, issued by the Deputy Commissioner, Bangalore District, vide MR No T20/2021-22 **the Schedule Property herein.**





9. Thereafter the above said V. Ramesh represented by GPA holder B.N. Sadhana, Partner of Standard Infrastructure Company has conveyed the Schedule Property on 11.07.2023, vide document No. 3710/2023-24 in favour of B. Rajashekar.
10. Thereafter the above said B. Rajashekar and another have executed Relinquishment deed on 27.10.2023, vide document bearing No. 9220/2023-24 in favour of Chief Secretary, STRR thereby relinquishing the land for civil amenities.
11. Thereafter the above said B. Rajashekar and another have obtained Residential Housing Development Plan on 07.12.2023, vide documents No.STRRPA/TP/DP/05/2022-23 issued by Satellite Town Ring Road Authority.
12. Thereafter the above said B. Rajashekar and another have executed Joint Development Agreement on 29.04.2024, vide document bearing No. 1344/2024-25 and also executed General Power of Attorney on 29.04.2024, vide document bearing No. 51/2024-25 in favour of M/s. Gravity Properties.
13. It is observed from the documents furnished to us that, the above said V. Ramesh has executed Mortgage Deed on 14.12.2001, vide document bearing No. 5795/2001-02 and on 02.07.2003, vide document bearing No. 3576/2003-04 and on 01.10.2003, vide document No. 7718/2003-04 in favour of Ryathara Seva Sahakara Bank, Niyamita in respect of land in Survey Number 30/4 measuring 19 Guntas and thereafter the Ryathara Seva Sahakara Bank, Niyamita executed Discharge Deed on 03.04.2017, vide document No. 26/2017-18 in favour of V. Ramesh.
14. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 in respect of Survey Number 30/4 reflects the following transactions:






- a. Release Deed dated 09.06.1959
 - b. Sale Deed dated 26.10.1984
 - c. Partition Deed dated 04.04.1996
 - d. Partition Deed dated 16.12.2000
 - e. Mortgage Deed dated 14.12.2001
 - f. Mortgage Deed dated 02.07.2003
 - g. Mortgage Deed dated 01.10.2003
15. The Encumbrance Certificate for the period of 01.04.2004 to 26.02.2021 in respect of Survey Number 30/14 reflects the following transactions:
- a. Mortgage Deed dated 02.01.2008
 - b. Mortgage Deed dated 04.02.2014
 - c. Sale Agreement dated 08.08.2016
 - d. Discharge Deed dated 27.01.2017
 - e. Discharge Deed dated 31.03.2017
16. The Encumbrance Certificate for the period of 01.04.2004 to 25.10.2024 in respect of Survey Number 30/14 reflects the following transactions:
- a. Sale Deed dated 06.07.2023
 - b. JDA dated 29.04.2024

CERTIFICATE OF TITLE

We hereby certify that **Sri. B. Rajashekar** holds the good, valid marketable title over the **Schedule Property** and **M/s. Gravity Properties** holds developmental rights over the Schedule Property and power to Sell the entire built up area to be constructed in the Schedule Property the subject to obtaining up to date EC.

For Jury Legal Solutions




Uday Kumar P
Advocate