

TITLE SEARCH REPORT

Dated: 19.05.2025

To,
M/s Modern Projects
Bangalore.

Dear Sir,

Sub:- Title due diligence report related to Project **"NEON"** of M/s Modern Projects represented by its Partner Sri. Shravanth P, in respect of Residential Property bearing Katha No.2377/2377, E-katha No. 150200102201021627, in the layout known as **"NEON"** formed in land bearing Sy. No. 87/3 measuring 2 Acre 02.08 Guntas {duly converted for non-agricultural residential purposes vide Official Memorandum dated 21.12.2023 bearing O.M No. ALN(A)(S) SR:97/23-24 issued by the office of Deputy Commissioner, Bangalore Urban, District, Bangalore}, Sy. No.87/4 measuring 0-14 Guntas {duly converted for non-agricultural residential purposes vide Official Memorandum dated 26.03.2024 bearing O.M No. ALN(A)(S)SR:160/23-24 issued by The Deputy Commissioner, Bangalore Urban, District, Bangalore}, and Sy.No. 87/4 measuring 01 Acre 31 Guntas {duly converted for non-agricultural residential purposes vide Official Memorandum dated 26.03.2024 bearing O.M No. ALN(A)(S)SR:161/23-24 issued by The Deputy Commissioner, Bangalore Urban, District, Bangalore} situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, and Bangalore Urban District.

Sl. No.	Description	Details
1.	Name of the project:	"NEON"
2.	Name of the title holders:	M/s. Modern Space
3.	Name of the builder	M/s. Modern Space
4.	RERA registration number:	Awaited.
5.	Subject:	Title due diligence report related to Project "NEON" of M/s Modern Projects represented by its Partner Sri. Shravanth P, in respect of Residential Property bearing Katha No.2377/2377, E-katha No. 150200102201021627, in the layout known as "NEON" formed in land bearing Sy.

		No. 87/3 measuring 2 Acre 02.08 Guntas {duly converted for non-agricultural residential purposes vide Official Memorandum dated 21.12.2023 bearing O.M No. ALN(A)(S) SR:97/23-24 issued by the office of Deputy Commissioner, Bangalore Urban, District, Bangalore}, Sy. No.87/4 measuring 0-14 Guntas {duly converted for non-agricultural residential purposes vide Official Memorandum dated 26.03.2024 bearing O.M No. ALN(A)(S)SR:160/23-24 issued by The Deputy Commissioner, Bangalore Urban, District, Bangalore}, and Sy.No. 87/4 measuring 01 Acre 31 Guntas {duly converted for non-agricultural residential purposes vide Official Memorandum dated 26.03.2024 bearing O.M No. ALN(A)(S)SR:161/23-24 issued by The Deputy Commissioner, Bangalore Urban, District, Bangalore} situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, and Bangalore Urban District.
--	--	---

I. DESCRIPTION OF THE PROPERTY:

Item No.1: All that piece and parcel of the Residentially Converted land bearing **Sy.No. 87/3 (old Sy.No.87/1)**, measuring **2 Acres 02.08 Guntas**, Converted from vide Official Memorandum dated 21.12.2023 bearing no. **ALN(A)(S)SR:97/23-24** situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	:	Land bearing Sy. No. 84 and 85;
West by	:	Land bearing Sy. No. 89;
North by	:	Road;
South by	:	Land bearing Sy. No. 87/4;

Item No. 02:- All that piece and parcel of the Commercially and Residentially Converted land bearing **Sy.No. 87/4 (old Sy.No.87/1)**, measuring **2 Acres 05 Guntas**, under which,

- a) **1 Acre 31 Guntas** converted from Agriculture purpose Commercial Purpose vide Official Memorandum dated 26.03.2024 bearing no. **ALN(A)(S)SR:161/23-24**
- b) **0-14 Guntas** converted from Agriculture purpose Residential Purpose vide Official Memorandum dated 26.03.2024 bearing no. **ALN(A)(S)SR:160/23-24**
- situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by	:	Land bearing Sy. No. 85 and 86;
West by	:	Land bearing Sy. No. 88 and 89;
North by	:	Land bearing Sy. No. 87/3;
South by	:	Land bearing Sy. No. 87/5;

II. LIST OF DOCUMENTS EXAMINED/PERUSED (All Photo-copies):

Sl. No.	Date of the Document	NATURE OF THE DOCUMENT
		<u>In respect of Sy. No.87/3</u>
1.	21.12.2023	Official Memorandum bearing no. ALN(A)(S) SR:97/23-24 issued by the Deputy Commissioner, Bangalore District, for the conversion of purpose of land from Agriculture to Residential
2.	--	RTC/s for the period 2023-24 and 2024-25
3.	-	M.R No. T18/2023-24
4.	--	Karnataka Revision Settlement Akarband
5.	03.11.2023	Non-Acquisition Endorsements issued by KHB
6.	07.11.2023	Non-Acquisition Endorsements issued by KIADB
7.	27.11.2023	Non-Acquisition Endorsements issued by office of Special land Acquisition, Bangalore
		<u>In respect of Sy. No.87/4</u>

1.	26.03.2024	Official Memorandum bearing no. ALN(A)(S) SR:160/23-24 issued by the Deputy Commissioner, Bangalore District, for the conversion of purpose of land from Agriculture to Residential in respect of Sy. No. 87/4 measuring 0-14 Guntas.
2.	26.03.2024	Official Memorandum bearing no. ALN(A)(S) SR:161/23-24 issued by the Deputy Commissioner, Bangalore District, for the conversion of purpose of land from Agriculture to Commercial in respect of Sy. No. 87/4 measuring 1 Acre 31 Guntas.
3.	--	M.R No. T36/2023-24
4.	--	M.R No. T37/2023-24
5.	--	RTC/s for the period 2023-24 and 2024-25
6.	--	Karnataka Revision Settlement Akarband
7.	03.11.2023	Non-Acquisition Endorsements issued by KHB
8.	07.11.2023	Non-Acquisition Endorsements issued by KIADB
9.	27.11.2023	Non-Acquisition Endorsements issued by office of Special land Acquisition, Bangalore
		<u>Common Documents</u>
1.	01.01.1981	Grant orders bearing No. VOA35/80-81 issued by Tahsildhar, Anekal.
2.	11.02.1984	Registered Medium Term Mortgage Deed executed by Sri. Kaverappa <i>in favour of</i> Sericulturists's Cum Farmers Service Co-operative Society Limited (Doc.No.1880/83-84).
3.	27.10.1988	Registered Medium Term Mortgage Deed executed by Sri. Venkatappa <i>in favour of</i> Sericulturists's Cum Farmers Service Co-operative Society Limited (Doc.No.1213/1988-89).
4.	25.09.1995	Death Certificate of Sri. Hanumappa issued by competent authority (died on 24.06.1995).

5.	18.08.1997	Genealogical Tree of Sri. Kaverappa issued by Village Accountant
6.	18.08.1997	Genealogical Tree of Sri. Hanumappa issued by Village Accountant
7.	18.08.1997	Genealogical Tree of Sri. Venkatappa issued by Village Accountant
8.	18.08.1997	Genealogical Tree of Sri. Byalappa issued by Village Accountant
9.	--	Genealogical Tree of Sri. Papanna issued by Village Accountant
10.	23.08.1997	Registered Sale Deed executed by Late Venkatappa's legal Heirs, Smt. Channamma, Sri. Muniyappa and his Minor sons Master. Ashoka and Master. Ravi represented by their natural guardian and Father Sri. Muniyappa, Sri. Ramachandra and his Minor son Master. Shivarajkumar represented by his natural guardian and Father Sri. Ramachandra <i>in favour of</i> Sri. P.Shivaraj (Doc.No.2311/1997-98).
11.	23.08.1997	Registered Sale Deed executed by Late. Hanumappa's legal Heirs, Smt. Sakamma, Sri. Yallappa, Sri. Venkataswamy and his Minor son Master. Ramesha represented by his natural guardian and Father Sri. Venkataswamy, Sri. Muniswamy and his Minor son Master. Ashoka represented by his natural guardian and Father Sri. Muniswamy, Sri. Narayanappa and his Minor children Master. Muniraju and Master. Manjunatha both represented by their natural guardian and Father Sri. Narayanappa <i>in favour of</i> Sri.P.Shivaraj (Doc.No.2312/1997-98).
12.	05.09.1997	Registered Sale Deed executed by Late. Byalappa's legal Heirs Smt. Muniyamma and Sri. B Krishnappa <i>in favour of</i> Sri. P Nagaraju (Doc.No.2528/1997-98).
13.	06.09.1997	Registered Sale Deed executed by Late. Kaverappa's legal Heirs Smt. Thopamma, Sri. Muniyallappa, Sri.M.Venugopal <i>in favour of</i> Sri. P Nagaraju (Doc.No.2529/1997-98).

14.	--	M.R No. 09/96-97.
15.	--	M.R No. 10/96-97.
16.	--	M.R No. 11/96-97.
17.	--	M.R No. 12/96-97.
18.	02.02.1998	Registered Mortgage deed executed by Sri. P Nagaraju <i>in favour of</i> Primary Cooperative Agriculture and Rural Development Bank Limited (Sl.No.36/1998-99).
19.	02.02.1998	Registered Mortgage deed executed by Sri. P Shivaraju <i>in favour of</i> Primary Cooperative Agriculture and Rural Development Bank Limited (Sl.No.37/1998-99).
20.	--	M.R No. 1/97-98.
21.	17.06.2002	Death Certificate of Sri. Venkatappa issued by competent authority (died on 10.07.1993).
22.	31.12.2004	Death Certificate of Sri. Kaverappa issued by competent authority (died on 06.11.1994)
23.	--	M.R No. 34/04-05.
24.	09.01.2008	Registered Partition Deed entered into between Smt. Muniyamma, Sri. P Rangaswamy, Smt. P Saraswathamma, Sri. P Nagaraju, Sri. P Venkatesh, Smt. Jayamma, Sri. P Shivaraj and Smt. Meenakshi (Doc.No.00986/2008-09).
25.	12.08.2010	Discharge Deed executed by Primary Cooperative Agriculture and Rural Development Bank Limited <i>in favour of</i> Sri. P Nagaraju (Doc.No.1766/2010-11).
26.	--	M.R No. 05/2010-11.
27.	23.12.2011	Registered Deed of Confirmation executed by Smt. Ammaiah D/o Late.Hanumappa <i>in favour of</i> Sri. P Shivaraju (Doc.No.4736/2011-12).

28.	23.12.2011	Registered Deed of Confirmation executed by Smt. Nagamma D/o Late. Byalappa <i>in favour of</i> Sri. P Nagaraju (Doc.No.4735/2011-12).
29.	23.12.2011	Registered Deed of Confirmation executed by Smt. Sunandamma @ Puttamma D/o Late. Kaverappa <i>in favour of</i> Sri. P Nagaraju (Doc.No.4734/2011-12).
30.	23.11.2012	Registered Sale Deed executed by Sri. P Nagaraju <i>in favour of</i> Sri.P.Venkatesh (Doc.No.4539/2012-13).
31.	--	M.R No. H7/2020-21.
32.	--	M.R No. T54/2022-23
33.	10.11.2022	Partnership Deed of M/s Modern Projects.
34.	26/10/2024	Reconstitution Deed dated 26/10/2024 of M/s Modern Projects.
35.	13.12.2022	Certificate of registration bearing No. SJN-F-835-2022-23 of M/s Modern Projects.
36.	05.04.2023	Registered Sale Deed executed by Sri. P Venkatesh, Sri. Ishan C.V, Sri. Umesh C.V and Smt. Nirmala C.V <i>in favour of</i> M/s Modern Projects represented by its Partner Sri. Shravanth P (Doc.No.111/2023-24).
37.	--	M.R No. T11/2023-24.
38.	07.10.2024	No Objection Certificate issued by <u>Airport Authority of India</u> giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.
39.	07.11.2024	No Objection Certificate issued by <u>Bangalore Electricity Supply Company Limited</u> giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.
40.	24.01.2025	No Objection Certificate issued by <u>Bharath Sanchar Nigam Limited</u> giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.

41.	26.09.2024	No Objection Certificate issued by <u>Karnataka State Fire & Emergency Services</u> , giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.
42.	06.02.2025	No Objection Certificate issued by <u>State Level Environment Impact Assessment Authority (SEIAA)</u> , giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.
43.	15.07.2024	No Objection Certificate issued by <u>PDO, Mugaluru Gram Panchayath</u> giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.
44.	27.03.2025	Registered Relinquishment Deed executed by M/s Modern Projects represented by its partner Sri. Shravanth P <i>in favour of</i> Governor of Karnataka represented by Executive Member, STRR Planning Authority (Doc. No. 11408/2024-25).
45.	29.03.2025	Commencement Certificate and Sanction Plan for construction of Apartment Building, bearing STRRPA/TP/DP-03/2024-25, issued by STRR Planning Authority, Bangalore.
46.	09.04.2025	E-Katha Certificate bearing Property Unique ID 150200102201021627 in the name of M/s Modern Projects represented by Sri.Shravanth.P issued by PDO, Gram Panchayath, Muguru.
47.	17.04.2025	Tax paid receipt for the period 2025-26 in respect of Subject property issued by PDO, Gram Panchayath, Muguru.
48.	17.05.2025	No due Certificate issued by Sericulturists's Cum Farmers Service Co-operative Society Limited in favour of Sri. Shravanth P stating no loans are pending in respect of aforesaid subject property.
49.	21.04.2025	Endorsement issued by Shirastedar, stating non-availability of MR Nos. 11/82-83, 12/82-83, 13/82-83 and 14/82-83.
50.	--	Genealogical Tree of Sri. Yallappa issued by Village Accountant

51.	--	Death Certificate of Sri. Byalappa issued by competent authority (died on 06.12.1994)
52.	--	RTC/s for the period from 1969-70 to 2001-02 in respect of land in Sy.No. 87
53.	--	RTC/s for the period from 2001-02 to 2022-23 in respect of land in Sy.No. 87/1.
54.	--	RR No. 604 in respect of land in Sy.No.87
55.	--	RR No. 605 in respect of land in Sy.No.87
56.	--	RR No. 606 in respect of land in Sy.No.87
57.	--	RR No. 607 in respect of land in Sy.No.87
58.	--	Index of Land in respect of land in Sy.No.87
59.	--	RRT order bearing no. RRT/CR:1252/2022-23 issued by Special Tahsildhar, Anekal Taluk.
60.	--	Moola Survey Tippani Book, Hissa Tippani Book, Hissa Survey Pakka Book
61.	--	Karnataka Revision Settlement Akarband.
62.	--	Podi sketch issued by the Revenue Authorities in respect of property bearing Sy. No. 87/1
63.	--	Village Map of Mahal Chowdadenahalli Village
64.	--	Encumbrance Certificates : a) Dated 13.06.2023 from 01.04.1920 to 31.03.2004 in respect of land in Sy.No. 87. b) Dated 14.05.2025 from 01.01.2004 to 14.05.2025 in respect of land in Sy.No. 87/1 and 87/3. c) EC from 01.01.2004 to 18.05.2025 in respect of land in Sy.No. 87/4 (only for information copy furnished).

III. DEVOLUTION OF TITLE:

THE CONVERTED LAND IN SY.NO. 87/3 and 87/4 (old Sy.No.87/1),

On perusal of the documents produced for scrutiny it is noticed that, the agricultural land bearing Survey Number 87, measuring 06 Acres 05 Guntas, situated at Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore was owned and possessed by Sri. Kaverappa, Sri. Hanumappa, Sri. Venkatappa and Sri. Byalappa, they having acquired the same from Service Inam Grant order dated 01.01.1981 bearing No. VOA35/80-81 issued by Tahsildhar, Anekal, underwhich,

- a) 01 Acre 21¼ Guntas granted in the name of Sri. Kaverappa as referred in RR604.
- b) 01 Acre 21¼ Guntas granted in the name of Sri. Hanumappa as referred in RR605.
- c) 01 Acre 21¼ Guntas granted in the name of Sri. Venkatappa as referred in RR606.
- d) 01 Acre 21¼ Guntas granted in the name of Sri. Byalappa as referred in RR607.

Later, the property bearing Sy.No.87 measuring 01 Acre 21¼ Guntas was mortgaged by Sri. Kaverappa to Sericulturists's Cum Farmers Service Co-operative Society Limited vide Registered Medium Term Mortgage deed dated 11.02.1984 (Doc.No.1880/83-84)

Further, the property bearing Sy.No.87 measuring 01 Acre 21¼ Guntas was mortgaged by Sri. Venkatappa to Sericulturists's Cum Farmers Service Co-operative Society Limited vide Registered Medium Term Mortgage deed dated 27.10.1988 (Doc.No.1213/1988-89).

No due Certificate dated 17.05.2025 issued by Sericulturists's Cum Farmers Service Co-operative Society Limited in favour of Sri. Shravanth P stating no loans are due in respect of aforesaid subject property.

It is noticed from the Death Certificate of Sri. Byalappa that, Sri. Byalappa died intestate on 06.12.1994 leaving behind his wife Smt. Muniyamma and his son Sri. Krishnappa as legal heirs to succeed to his estates.

It is noticed from the death Certificate dated 25.09.1995 of Sri Hanumappa that, Sri Hanumappa died intestate on 24.06.1995 leaving behind his wife Smt. Sakamma and his Children Sri. Yallappa, Sri. Venkataswamy, Sri. Venkataswamy's son Master. Ramesh, Sri. Muniswamy, Sri. Muniswamy's son Master. Ashoka, Sri. Narayanappa and Sri. Narayanappa's children Master.Muniraju and Master.Manjunatha as legal heirs to succeed to his estates.

It is noticed from the death Certificate dated 17.06.2002 of Sri. Venkatappa that, Sri. Venkatappa died intestate on 10.07.1993 leaving behind his wife Smt.Channamma, and his children Sri.

Muniyappa, Sri. Muniyappa's Children Master.Ravi and Master.Ashoka, Sri. Ramachandra and Sri. Ramachandra's son Master.Shivarajkumar as legal heirs to succeed to his estates.

It is noticed from the death Certificate dated 31.12.2004 of Sri. Kaverappa that, Sri. Kaverappa died intestate on 06.11.1994 leaving behind his wife Smt. Thopamma, his Son Sri. Muniyallappa and Sri. Muniyallappa's son Sri. M Venugopal as legal heirs to succeed to his estates.

Later, Late Venkatappa's legal Heirs, Smt. Channamma, Sri. Muniyappa and his Minor sons Master. Ashoka and Master. Ravi represented by their natural guardian and Father Sri. Muniyappa, Sri. Ramachandra and his Minor son Master. Shivarajkumar represented by his natural guardian and Father Sri. Ramachandra sold and conveyed the land bearing Sy.No. 87 measuring 01 Acre 21¼ Guntas in favour of **Sri. P.Shivaraj** Vide sale deed dated 23.08.1997 (Doc.No.2311/1997-98), as per the factum of Sale deed the katha and other revenue records were mutated in the name of Sri. P.Shivaraj vide M.R no. 12/96-97.

Thereafter, Late. Hanumappa's legal Heirs, Smt. Sakamma, Sri. Yallappa, Sri. Venkataswamy and his Minor son Master. Ramesha represented by his natural guardian and Father Sri. Venkataswamy, Sri. Muniswamy and his Minor son Master. Ashoka represented by his natural guardian and Father Sri. Muniswamy, Sri. Narayanappa and his Minor children Master. Muniraju and Master. Manjunatha both represented by their natural guardian and Father Sri. Narayanappa sold and conveyed the land bearing Sy.No.87 measuring 01 Acre 21¼ Guntas in favour of **Sri.P.Shivaraj** Vide sale deed dated 23.08.1997 (Doc.No.2312/1997-98), as per the factum of Sale deed the katha and other revenue records were mutated in the name of Sri. P.Shivaraj vide M.R no. 11/96-97.

Later, Late. Byalappa's legal Heirs Smt. Muniyamma and Sri. B Krishnappa sold and conveyed the land bearing Sy.No. 87 measuring 01 Acre 21¼ Guntas in favour of **Sri. P Nagaraju** Vide sale deed dated 05.09.1997 (Doc.No.2528/1997-98), as per the factum of Sale deed the katha and other revenue records were mutated in the name of Sri. P Nagaraju vide M.R no. 9/96-97.

Thereafter, Late. Kaverappa's legal Heirs Smt. Thopamma, Sri. Muniyallappa, Sri.M.Venugopal sold and conveyed the land bearing Sy.No. 87 measuring 0-31 ¼ Guntas in favour of **Sri.P.Nagaraju** Vide sale deed dated 23.08.1997 (Doc.No.2529/1997-98), as per the factum of Sale deed the katha and other revenue records were mutated in the name of Sri. P Nagaraju vide M.R no. 10/96-97.

Then, the land bearing Sy.No.87 measuring 03 Acres 02.08 Guntas in the name of Sri.P.Shivaraju and 2 Acres 12 ½ Guntas in the name of Sri.P.Nagaraju resurveyed and phoded into a new Hissa number as 87/1 vide M.R No.34/2004-05.

Later, the property bearing Sy.No.87 measuring 0-31 ¼ Guntas and 01 Acre 21¼ Guntas was mortgaged by Sri. P Nagaraju to Primary Cooperative Agriculture and Rural Development Bank Limited vide mortgage deed dated 02.02.1998 (Sl.No.36/1998-99) and the same was discharged vide Discharge deed dated 12.08.2010 (Doc.No.1766/2010-11).

Thereafter, the property bearing Sy.No.87 measuring 01 Acre 21¼ Guntas and 01 Acre 21¼ Guntas was mortgaged by Sri. P Shivaraju to Primary Cooperative Agriculture and Rural Development Bank Limited vide mortgage deed dated 02.02.1998 (Sl.No.37/1998-99).

Later, Smt. Muniyamma, Sri. P Rangaswamy, Smt. P Saraswathamma, Sri. P Nagaraju, Sri. P Venkatesh, Smt. Jayamma, Sri. P Shivaraj and Smt. Meenakshi entered into partition deed dated 09.01.2008 (Doc.No.00986/2008-09) for division of property by metes and bounds, under which the property purchased by Sri. Shivaraju i.e., land bearing Sy.No.87 measuring 01 Acre 21¼ Guntas and 01 Acre 21¼ Guntas totally measuring **03 Acres 02.08 Guntas** was allotted to the share of Sri.P.Venkatesh.

Thereafter, Registered Confirmation Deed dated 23.12.2011 (Doc.No.4736/2011-12) executed by Smt. Ammaiah D/o Late.Hanumappa in favour of Sri. P Shivaraju, confirming and ratifying sale deed dated 23.08.1997 (Doc.No.1212/1997-98) as she was not included in the aforesaid sale deed.

Later, Registered Confirmation Deed dated 23.12.2011 (Doc.No.4735/2011-12) executed by Smt. Nagamma D/o Late. Byalappa in favour of Sri. P Nagaraju, confirming and ratifying sale deed dated 05.09.1997 (Doc.No.2528/1997-98) as she was not included in the aforesaid sale deed.

Thereafter, Registered Confirmation Deed dated 23.12.2011 (Doc.No.4734/2011-12) executed by Smt. Sunandamma @ Puttamma D/o Late. Kaverappa in favour of Sri. P Nagaraju, confirming and ratifying sale deed dated 05.09.1997 (Doc.No.2529/1997-98) as she was not included in the aforesaid sale deed.

Later, Sri. P Nagaraju sold and conveyed the land bearing Sy.No.87 measuring 2 Acres 05 Guntas out of 2 Acres 12 ½ Guntas in favour of Sri.P.Venkatesh Vide sale deed dated 23.11.2012 (Doc.No.4539/2012-13).

Thereafter, Sri. P Venkatesh along with his children Sri. Ishan C.V, Sri. Umesh C.V and Smt. Nirmala C.V sold and conveyed the land bearing Sy.No.87/1 measuring 02 Acres 02 ½ Guntas and 2 Acres 05 Guntas totally 4 Acres 07 ½ Guntas out of 05 Acres 07 ½ Guntas in favour of M/s Modern Projects represented by its Partner Sri. Shravanth P Vide sale deed dated 05.04.2023 (Doc.No.111/2023-24). Later, as per the factum of Sale deed dated 05.04.2023 the katha and other revenue records were transferred in the name of M/s Modern Projects represented by its Partner Sri. Shravanth P under RRT order bearing No. RRT/CR:1252/2022-23 issued by Special Tahsildhar, Anekal and the same was effected vide M.R no. H7/2020-21.

Further, the land bearing Sy.No.87/1 measuring 02 Acres 02.08 Guntas resurveyed and phoded into a new Hissa number as 87/3 and Sy.No.87/1 measuring 02 Acres 05 Guntas resurveyed and phoded into a new Hissa number as 87/4 vide M.R No. T11/2023-24.

The land bearing Sy.No.87/3 measuring 02 Acres 02.08 Guntas was converted from agriculture to non-agriculture residential purpose vide Official Memorandum dated 21.12.2023 bearing No ALN(A)(S) SR:97/23-24 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The land bearing Sy.No.87/4 measuring 0-14 Guntas was converted from agriculture to non-agriculture Residential purpose vide Official Memorandum dated 26.03.2024 bearing No ALN(A)(S)SR:160/23-24 issued by the office of Deputy Commissioner, Bangalore.

The land bearing Sy. No. 87/4 measuring 01 Acre 0-31 Guntas was converted from agriculture to non-agriculture commercial purpose vide Official Memorandum dated 26.03.2024 bearing No ALN(A)(S)SR:161/23-24 issued by the office of Deputy Commissioner, Bangalore.

The land owner M/s Modern Projects represented by its partner Sri. Shravanth P executed Relinquishment Deed dated 27.03.2025 (Doc. No 11408/2024-25) relinquishing land measuring 04 Acres 07 ½ Guntas comprised in Sy.No. 87/3 and 87/4 for Park and Road in favour of Governor of Karnataka represented by Executive Member, STRR Planning Authority.

The said M/s Modern Projects represented by its partner Sri. Shravanth P obtained Commencement Certificate and Sanction Plan dated 29.03.2025 No. STRRPA/TP/DP-03/2024-25 from STRR Planning Authority and for construction of residential Apartment consisting of lower basement, upper basement, ground and 14 floors on the subject property.

No Objection Certificate/s issued by Airport Authority of India, Bangalore Electricity Supply Company Limited, Bharath Sanchar Nigam Limited, Karnataka State Fire & Emergency Services, State Level Environment Impact Assessment Authority (SEIAA) and PDO, Mugaluru Gram Panchayath giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 87/3 and 87/4.

The office of PDO, Gram Panchayath, Muguru has issued E-Katha certificate dated 09.04.2025 bearing Property Unique ID 150200102201021627 recognizing M/s Modern Projects represented by Sri.Shravanth.P as kathedar of the subject property and the property tax is paid up-to the period 2025-26 vide receipt dated 17.04.2025.

Endorsement dated 21.04.2025 issued by Shirastedar, stating non-availability of MR Nos. 11/82-83, 12/82-83, 13/82-83 and 14/82-83.

Perused the re-survey tippani and Akarband confirming that Survey No 87/1 is assigned new resurvey No 87/3 measuring 02 Acres 02 ½ Guntas and 87/4 measuring 02 Acres 05 Guntas issued by the office of Tahsildar, Anekal.

Perused the re-survey tippani and Akarband confirming that Survey No 87/1 is assigned new resurvey No 87/4 issued by the office of Tahsildar, Anekal.

Details related to partnership Firm - M/s Modern Projects:

Partnership Firm M/s Modern Projects was floated with an object to venture into real estate activities vide Partnership Deed dated 10.11.2022 and the same comprises of its represented by Sri.Shravanth.P, Sri.Novin Pilla Reddy and Sri.Vinay Gurudatt. Form C / Certificate of registration bearing No. SJN-F-835-2022-23 dated 13.12.2022 issued by registrar of firm, Shivajinagar indicates that the partnership Firm M/s Modern Projects is registered with it. **Clause 13** of the Partnership deed dated 10.11.2022 enables the firm to avail loan facility by it.

Further, Partnership Firm M/s Modern Projects has undergone reconstitution vide Reconstitution Deed dated 26/10/2024, wherein Reconstitution Deed dated 26/10/2024, Yarramada Manikhanta Reddy and Mr. Nagulavancha Laxmi Narasimha Rao have inducted themselves as new partners. Hence, prevailing partners of the loan applicant firm as per the documents made available for perusal are Sri.Shravanth.P, Sri.Novin Pilla Reddy and Sri.Vinay Gurudatt, Mr. Yarramada Manikhanta Reddy and Mr. Nagulavancha Laxmi Narasimha Rao.

IV. EVIDENCE OF POSSESSION:

All the documents produced for scrutiny evidence the possession of subject property in favour of M/s Modern Projects represented by its Partner Sri. Shravanth P.

V. OPINION:

On the basis of documents scrutinized & information furnished, SUBJECT TO PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS:

1. Discharge Deed executed by Primary Cooperative Agriculture and Rural Development Bank Limited represented by Secretary *in favour of* Sri. P Shivaraju in respect of mortgage deed dated 02.02.1998 (Sl.No.37/1998-99) (*However, the Loan amount is only Rs.2,70,000/- and it surpasses the time period i.e. there is efflux of more than 27 years*).
2. PTCL in respect of land bearing the land in Sy.No.87/3 and 87/4 issued by Assistant Commissioner.
3. Nil Tenancy Endorsement in respect of land bearing the land in Sy.No.87.
4. RERA Certificate.

5. Digitally signed by concerned Sub-registrar of E.C from 01.04.2004 to 18.05.2025 in respect of Sy. No 87/4 needs to be furnished *(as the furnished one if for information copy)*.

We hereby certify that the title of M/s Modern Projects represented by its Partner Sri. Shravanth P its title to the same is legally valid, clear and marketable title over the same.

NOTE:

- I. COPIES OF DOCUMENTS PERUSED FOR THIS FILE ARE BONAFIDE BELIEVED TO BE GENUINE PHOTO-COPIES OF ORIGINALS.
- II. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you.

For M&G Associates

H.K. GIRISH

Managing Partner / Advocate