



Dated 28.11.2023

LEGAL SCRUTINY REPORT

File No.435/20

We are required to give Legal Scrutiny Report in respect of all that piece and parcel of undeveloped converted property bearing Sy.No.34/2, BBMP Khata No.2797/Sy.No.34/2, measuring 2 Acres 20 Guntas, converted from agricultural purpose to non-agricultural residential purpose vide the Order dated 11.05.2022 in Official Memorandum bearing No.ALN (V2P) SR 185/2021-22 and No.ALN (E) VB/SR.57/2004-05, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk which property is hereunder and hereinafter referred to as the **"SUBJECT PROPERTY"** In this regard we are furnished with the photo copies of the following documents for scrutiny and opinion thereof.

I) LIST OF DOCUMENTS SCRUTINISED:

1. Village Map of Junnasandra Village, Varthur Hobli, Bangalore South Taluk.
2. Secondary Re-class Tippani in respect of Survey Number 34 situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk and showing 11 bifurcations, as per Akarbandh measuring 46 Acres 14 Guntas including 1 Acre 10 Guntas Kharab, as per Secondary Re class Tippani measuring 1 Acre 10 Guntas Kharab land and Survey Number 34/2 in the name of Sri.Muniyappa Reddy son of Sri.Venkatashamappa.
3. Hissa Survey Tippani in respect of Survey Number 34 situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk and showing 11 bifurcations, as per Akarbandh measuring 44 Acres 30 Guntas including 1 Acre 10 Guntas Kharab, as per Hissa Survey measuring 46 Acres 14 Guntas including 1 Acre Kharab land and Survey Number 34/2 in the name of Sri.Muniyappa Reddy son of Sri.Venkatashamappa.
4. RR Balabagada Nakalu in respect of Survey Number 34 measuring 46 Acres 14 Guntas including 1 Acre 10 Guntas, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk and showing 11 bifurcations, Survey Number 34/2 measuring 10 Acre 04 Guntas including 18 Guntas in the name of Sri.Muniyappa Reddy son of Sri.Venkatashamappa.
5. Atlas in respect of Survey Number 34/2 measuring 10 Acre 04 Guntas including 18 Guntas Kharab, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
6. Inam Abolition Order in Case No.5 dated issued by the Special Deputy Commissioner, Banagalore, in the name of Sri.Muniyappa Reddy son of Sri.Venkatashamappa, in respect of Survey Number 34/2 measuring 9 Acres 26 Guntas and other lands situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.

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7. Endorsement dated 06.08.1959 issued by Special Deputy Commissioner, Bangalore, in the name of Sri.Muniyappa Reddy son of Sri.Venkatashamappa, in respect of Survey Number 34/2 measuring 9 Acres 26 Guntas and other lands, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
8. Sale Deed dated 18.08.1995 executed by Sri.Muniyappa Reddy.H.V son of late.Sri.Venkatashamappa and his sons Sri.Ramakrishna Reddy, Sri.Mohana Reddy and Sri.Prakasha Reddy, Sri.Venu and Master.Anil sons of Sri.Ramakrishna Reddy (Master.Anil, minor represented by his father and natural guardian Sri.Ramakrishana Reddy, Master.Chetan, Sri.Ramappa Reddy son of late.Sri.Venkatashamappa, Sri.H.V.Narayana Reddy son of late.Venkatashamappa Reddy, Jagadeesh N son of Sri.Narayana Reddy in favour of Sri.Y.Gangi Reddy son of Sri.Y.Narayana Reddy registered as document No.10266/1995-96, Volume 4190, at pages 125-144, in the office of Sub-Registrar Bangalore South Taluk in respect of Survey Number 34/2 measuring 4 Acre and 18 Guntas Kharab situated at Junnasandra Village, Varthur Hobli, Bangalore South Taluk.
9. Mutation Register Extract bearing MR.No.2/1995-96 made out in the name of Sri.Y.Gangi Reddy son of Sri.Y.Narayana Reddy in respect of Survey Number 34/2 measuring 4 Acre and 18 Guntas Kharab situated at Junnasandra Village, Varthur Hobli, Bangalore South Taluk. Pursuant to the Sale Deed dated 18.08.1995 registered as document No.10266/1995-96.
10. RTCs for 1969-70 to 1993-94, 1994-95 to 2002-03, 2003-04, 2006-07 to 2007-08, 2009-10 to 2010-11, in respect of Survey Number 34/2 measuring 9 Acre 26 Guntas and 18 Guntas Kharab land situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
11. Karnataka Revision Settlement Akarbandh in respect of Survey Number 34/2 measuring 10 Acre 04 Guntas including 18 Guntas Kharab situated at Junnasandra Village, Varthur Hobli, Bangalore South Taluk.
12. Intimation Letter bearing No.BDS.ALN (E)VB:SR57/2004-05 dated 30.05.2004, issued by Special Deputy Commissioner, Bangalore in respect of Survey Number 34/2 measuring 4 Acres situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk from agricultural to non-agricultural public/ Semi public in the name of Sri.Y.Gangi Reddy.
13. Conversion Sketch in respect of Survey Number 34/2 measuring 4 Acres situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
14. Conversion Charges dated 30.08.2004 in respect of Survey Number 34/2 measuring 4 Acres situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, from agricultural to non-agricultural public/ Semi public in the name of Sri.Y.Gangi Reddy.



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15. Official Memorandum bearing No.BDS.ALN (E)VB:SR57/2004-05 dated 02.09.2004 issued by Deputy Commissioner, Bangalore, converting Survey Number 34/2 measuring 4 Acres situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, from agricultural to non-agricultural public/ Semi public in the name of Sri.Y.Gangi Reddy son of Sri.Narayana Reddy.
16. Rectified official Memorandum bearing No.ALN (E)V.B/SR 57/2004-05 dated 09.06.2005 issued by Special Deputy Commissioner, Bangalore, converting Survey Number 34/2 measuring 4 Acres situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, from agricultural to non-agricultural public/ Semi public in the name of Sri.Y.Gangi Reddy son of Sri.Narayana Reddy.
17. Sale Deed dated 27.09.2004 executed by Sri.Y.Gangi Reddy son of late.Sri.Y.Narayana Reddy (represented by his GPA holder Sri.Y.Achyuth Reddy son of late.Sri.Y.R.Reddy in favour of Sri.K.Sathish Kumar son of late.Sri.K.Krishnappa registered as document No.16735/2004-05 stored in C.D.No.BASD99 of Book-I, in the office of Sub-Registrar Bangalore South Taluk, in respect of Survey Number 34/2 measuring 4 Acre 18 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk).
(GPA holder Sri.Y.Achyuth Reddy son of late.Sri.Y.R.Reddy is not furnished).
18. House/Land Tax Assessment List for the year 2004-05, issued by Doddakanneli Village Panchayath, in the name of Sri.K.Sathish Kumar son of Sri.K.Krishnappa in respect of Khata No.1480/34/2 measuring 19,38,425 Sq.feet.
19. Demand Register for the year 2004-05, issued by Doddakanneli Village Panchayath, in the name of Sri.K.Sathish Kumar son of Sri.K.Krishnappa in respect of Khata No.1480/34/2.
20. Memorandum of Deposit of Title Deeds to secure credit facilities dated 12.10.2004 executed by Sri.K.Satish Kumar son of late.Sri.K.Krishnappa in favour of Sir.M.Visvesvaraya Co-operative Bank Limited registered as document No.17834/2004-05 stored in C.D.No.BASD103 of Book-I, in the office of Sub-Registrar Bangalore South Taluk, in respect of Survey Number 34/2 measuring 4 Acre 18 Guntas and other lands situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk .
21. Receipt dated 25.06.2005 executed by Sir.M.Visvesharaiah Co-operative Bank, in favour of Sri.K.Sathish Kumar son of late.K.Krishnappa registered as document No.BAS-1-04663/2005-06 stored in C.D.No.BASD173 of Book-I, in the Office of Sub-Registrar Bangalore South Taluk, being part discharge of loan account in respect of Sy.No.34/2 measuring 16.145 Guntas and Sy.No.34/2 measuring 12.497 Sq.feet situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.



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22. Discharge Deed dated 20.01.2007 executed by Sir.M.Visvesvaraya Co-operative Bank Limited in favour of Sri.K.Satish Kumar son of late.Sri.K.Krishnappa registered as document No.BAS-1-26079/2006-07 stored in C.D.No.BASD301 of Book-I, in the Office of Sub-Registrar Bangalore South Taluk, in respect of Survey Number 34/2 measuring 4 Acre 18 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk .
23. Gift Deed dated 22.01.2007 executed by Sri.K.Satish Kumar son of late.Sri.K.Krishnappa in favour of his daughter of Miss.S.Shalini registered as document No.26217/2006-07 stored in BASD301 of Book-I, in the office of Sub-Registrar Bangalore South Taluk, in respect of Survey Number 34/2 measuring 3 Acre 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
24. Deed of Exchange dated 23.03.2007 executed by Miss.S.Shalini daughter of Sri.K.Satish Kumar in favour of Sri.P.Ramprasad son of late.A.C.Prakash Reddy (represented by his GPA holder K.V.Reddy son of late.Sri.Krishnappa) registered as document No.BAS-1-30326/2006-07 of Book-I, stored in C.D.No.BASD314, stored in C.D.No.BASD314 of Book-I, in the office of Sub-Registrar Bangalore South Taluk, exchanging in respect of Survey Numbers 34/2 measuring 3 Acre 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk and Survey Number 61/2 measuring 3 Acre 05 Guntas situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk.
25. Gift Deed dated 03.10.2012 executed by Sri.P.Ramprasad son of late.A.C.Prakash Reddy in favour of Smt.P.Rajitha wife of Sri.B.K.Sudhakar and daughter of late.Sri.A.C.Prabhakar Reddy registered as document No.SHV-1-1515/2012-13 of Book-I, stored in C.D.No.SHVD156, in the office of Sub-Registrar Shivajinagar, Bangalore, in respect of Survey Number 34/2 measuring 3 Acre 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
26. Change of land Usage Sketch in respect of Sy.No.34/2 measuring 3 Acre 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, from Industrial (Hi-Tech) to residential purpose.
27. Change of land Usage bearing No.BDA/NPS/CLU-134/2020-21/1966/2021-22, dated 09.03.2022, issued by Bangalore Development Authority, in respect of Sy.No.34/2 measuring 3 Acre 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, from Industrial (Hi-Tech) to residential purpose.
28. Official Memorandum bearing No.ALN (V2P)SR/185/2021-22 and ALN (E)VB/SR/572004-05, dated 11.05.2022, issued by Deputy Commissioner, Bangalore, converting Sy.No.34/2 measuring 2 Acre 20 Guntas from Public and Semi Public to residential purpose, in the name of Smt.P.Rajitha.

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29. Improvement charges dated 16.02.2023, issued by Bruhat Bangalore Mahanagar Palike in the name of Smt.P.Rajitha, in respect of Khata No.2797/Sy.No.34/2 of Junnasandra Village.
30. Joint Development Agreement dated 29.09.2023 entered into between Smt.P.Rajitha wife of Sri.B.K.Sudhakar and daughter of late.A.C.Prabhakar Reddy and M/s.Parth Estates, (represented by its partners, Sri.K.Ramakrishna Reddy and Smt.M.Nagajyothi) registered as document No.BNS-1-13382/2023-04 of Book-I, in the Office of Sub-Registrar Shivajinagar (Banaswadi) Bangalore, in respect of the vacant, undeveloped and converted land bearing Sy.No.34/2 measuring 2 Acres 20 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Sri.S.Charan and Sri.Sri.S.Nihal (minor represented by his father and natural guardian Sri.B.K.Sudhakar) signed as consenting witnesses).
31. General Power of Attorney dated 29.09.2023 executed by Smt.P.Rajitha wife of Sri.B.K.Sudhakar and daughter of late.A.C.Prabhakar Reddy in favour of M/s.Parth Estates,(represented by its partners, Sri.K.Ramakrishna Reddy and Smt.M.Nagajyothi) registered as document No.BNS-4-00731/2023-24 of Book-I, in the Office of Sub-Registrar Shivajinagar (Banaswadi) in respect of the vacant, undeveloped and converted land bearing Sy.No.34/2 measuring 2 Acres 20 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Sri.S.Charan and Sri.Sri.S.Nihal (minor represented by his father and natural guardian Sri.B.K.Sudhakar) signed as consenting witnesses).
32. Khata Certificate dated 07.10.2023, issued by Bruhat Bangalore Mahanagar Palike in the name of Smt.P.Rajitha, in respect of Khata No.2797/Sy.No.34/2.
33. Khata Extract dated 07.10.2023, issued by Bruhat Bangalore Mahanagar Palike in the name of Smt.P.Rajitha, in respect of Khata No.2797/Sy.No.34/2 measuring 2 Acre 20 Guntas.
34. Endorsement dated 20.04.2005 issued by Karnataka Industrial Development Board, stating that no acquisition of land in Survey Number 34/2, 34/4 and other survey numbers situated at Junnasandra Village, Vathur Hobli, Bangalore East Taluk.
35. Endorsement dated 20.04.2003 issued by Special Tahsildar, Bangalore East Taluk, stating that no applications pending under section 48 (A) and form 7 in respect of Survey Number 34/2 situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
36. Endorsement dated 08.04.2004 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that no cases pending under section 79A and B of KLR Act, in respect of Survey Number 34/2 measuring 4 Acres situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
37. Tax paid receipt dated 24.07.2004 in respect of Survey Number 34/2 situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.

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38. Encumbrance Certificate for the period from 15.02.1957 to 31.03.2004 in respect of Survey Number 34/2 measuring 4 Acres, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
39. Encumbrance Certificate for the period from 01.04.1989 to 23.09.2004 in respect of Survey Number 34/2 measuring 4 Acres, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
40. Encumbrance Certificate for the period from 01.04.2004 to 20.01.2007 in respect of Survey Number 34/2 measuring 4 Acre and 18 Guntas Kharab land situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
41. Encumbrance Certificate for the period from 01.04.2004 to 05.03.2023 in respect of Survey Number 34/2 measuring 3 Acre and 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.
42. Encumbrance Certificate for the period from 01.04.2006 to 12.11.2023 in respect of Survey Number 34/2 measuring 3 Acre and 11 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk.

II. DESCRIPTION OF THE SUBJECT PROPERTY:

All that piece and parcel of undeveloped converted property bearing Sy.No.34/2, BBMP Khata No. 2797/Sy.No.34/2, measuring 2 Acres 20 Guntas, converted from agricultural purpose to non-agricultural residential purpose vide the Order dated 11.05.2022 in Official Memorandum bearing No.ALN (V2P) SR 185/2021-22 and No.ALN (E) VB/SR.57/2004-05, situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk and bounded on: -

East by	:	Land bearing Sy.No.34/3 and 34/4 ;
West by	:	Road formed out of land in Sy.No.34/2 belonging to Sri.K.Satish Kumar;
North by	:	Road formed out of land in Sy.No.34/2 ;
South by	:	Remaining land in Sy.No.34/2 belonging to owner.

III. GENESIS OF TITLE:

A perusal of the documents referred to above would indicate that one Sri.Muniyappa Reddy son of Sri.Venkatashamappa, was the owner of the land bearing Survey Number 34/2 measuring 9 Acres 26 Guntas, situated at Junnasandra Village, VarthurHobli, Bangalore East Taluk, he having been granted the same vide the Order in Case No.5, passed by the Special Deputy Commissioner for Abolition of Inams.

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ever since the date of grant Sri.Muniyappa Reddy, son of Sri.Venkatashamappa, was in peaceful possession and enjoyment of the land bearing Survey Number 34/2 measuring 9 Acres 26 Guntas, situated at Junnasandra Village, VarthurHobli, Bangalore East Taluk, and the revenue records came to be transferred to his name.

Pursuant thereto, the said Sri.Muniyappa Reddy.H.V, son of Sri.Venkatashamappa, along with his children Sri.RamakrishnappaReddy.H.M, Sri.MohanReddy.H.M, Sri.Prakasha Reddy H.M, Sri.Venu and Master.Anil sons of Sri.Ramakrishnappa.H.M (minor represented by his father and natural guardian Sri.Ramakrishnappa.H.M), Master.Chetan son of Sri.Prakash Reddy, (minor, represented by his father and natural guardian Sri.Prakash Reddy), Sri.RamappaReddy.H son of late.Sri.Venkatashamappa, Sri.H.V.Narayana Reddy son of Sri.Venkatashamappa and his son Sri.Jagadeesh N, had inturn sold the portion of agricultural land measuring 4 Acres together with appertaining kharab of 18 Guntas in Survey Number 34/2 of Junnasandra Village, VarthurHobli, Bangalore South Taluk, in favour of Sri.Y.Gangi Reddy, son of Sri.Y.Narayana Reddy vide the Deed of Absolute Sale dated 18.08.1995, registered as Document No.10266/1995-96, Volume 4190, at pages 125-144 of Book-I, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore.

Pursuant thereof, the said Sri.Y.Gangi Reddy, son of Sri.Y.Narayana Reddy was in peaceful possession and enjoyment of the property and the revenue records came to be transferred to his name vide Mutation Register Extract bearing MR.No.2/1995-95.

The land bearing Survey Number 34/2- measuring 4 Acres, situated at Junnasandra Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, came to be converted from agricultural purpose to non-agricultural public and semi-public purpose vide the Order dated 02.09.2004 in Official Memorandum bearing No.BDS.ALN (E) SR 57/2004-05, passed by the Special Deputy Commissioner, Bangalore District, Bangalore and came to be rectified vide the Order dated 09.06.2005 in Official Memorandum bearing No.BDS.ALN (E) SR 57/2004-05, passed by the Special Deputy Commissioner, Bangalore District, Bangalore.

Subsequently, the said Sri.Y.Gangi Reddy son of late.Sri.Y.Narayana Reddy (represented by his GPA holder Sri.Y.Achyuth Reddy, son of Late.Y.R.Reddy) sold the land bearing Survey Number 34/2 of Junnasandra Village, VarthurHobli, Bangalore South Taluk, measuring 4 Acres together with appertaining Kharab of 18 Guntas in favour of Sri.K.Satish Kumar son of Late.K.Krishnappa vide the Deed of Absolute Sale dated 27.09.2004 registered as document No.BAS-1-16735/2004-05, stored in C.D.No.BASD99 of Book-I, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore.

Pursuant thereto, the said Sri.K.Satish Kumar son of late.K.Krishnappa gifted the land bearing Survey Number 34/2 of Junnasandra Village, VarthurHobli, Bangalore South Taluk, measuring 4 Acres together with appertaining Kharab of 18 Guntas in favour of his daughter Miss.S.Shalini, vide the Gift Deed dated 22.01.2007 registered as document No.BAS-1-26217/2006-07 stored in C.D.No.BASD301, in the Office of Sub-Registrar, Bangalore South Taluk, Bangalore.

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The said Miss.S.Shalini, daughter of Sri.K.Satish Kumar and Sri.P.Ramprasad, son of Late.Sri.A.C.Prakash Reddy, had entered into exchange deed dated 23.03.2007 registered as document No.BAS-1-30326/2006-07, stored in C.D.No.BASD314 of Book-I, in the Office of Sub-Registrar Bangalore South Taluk, wherein Miss.S.Shalini exchanged the above said portion of land bearing Survey Number 34/2 measuring 3 Acres 05 Guntas of Junnasandra Village, VarthurHobli, Bangalore South Taluk to Sri.P.Ramprasad, son of late.Sri.A.C.Prakash Reddy (represented by his GPA holder Sri.K.V.Reddy son of late.Krishnappa) and exchanging another survey number.

Pursuant thereto, Sri.P.Ramprasad son of Late.Sri.A.C.Prakash Reddy gifted land bearing Survey Number 34/2 measuring 3 Acres 05 Guntas situated at Junnasandra Village, VarthurHobli, Bangalore South Taluk in favour of his sister Smt.P.Rajitha wife of Sri.B.K.Sudhakar and daughter of late.Sri.A.C.Prakash Reddy vide Deed of Gift dated 03.10.2012 registered as document No.05151/2012-13 stored in C.D.No.SHVD156 of Book-I, in the Office of Sub-Registrar Shivajinagar, Bangalore.

The land bearing Survey Number 34/2 measuring 3 Acres 05 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore South Taluk got change of land usage from Industrial (Hi-Tech) to Residential Purpose vide BDA Order bearing no. BDA/NYS/CLU-1342021/1966/2021-22 dated 09.03.2022.

We have the benefit of examining the RTC for the period 1969-70 to 1993-94, 1994-95 to 2002-03, 2003-04, 2006-07 to 2007-08, 2009-10 to 2010-11 in respect of Survey Number 34/2 measuring 9 Acre 26 Guntas and 18 Guntas Kharab land situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Hissa Tippani and Akarbandh, which would depict the location, shape and assessment of the said land.

Pursuant thereto, the land bearing Survey Number 34/2- measuring 2 Acres 20 Guntas, situated at Junnasandra Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, came to be converted from Agricultural purpose to Non-Agricultural Residential purpose vide the Order dated 11.05.2022 in Official Memorandum bearing No.ALN (A2P) SR/185/2021-22 and BDS.ALN (E) SR 57/2004-05, passed by the Deputy Commissioner, Bangalore District, Bangalore.

The property is presently within the limits of the Bruhat Bangalore Mahanagara Palike and assigned Bruhat Bangalore Mahanagara Palike Khata No.2797/Sy.No.34/2 and the Khata of the said Property stands in the name of Smt.P.Rajitha wife of Sri.B.K.Sudhakar.

The Owner Smt.P.Rajitha wife of Sri.B.K.Sudhakar and daughter of late.A.C.Prabhakar Reddy, entered into Joint Development Agreement dated 29.09.2023 registered as document No.BNS-1-13382/2023-04 of Book-I, in the Office of Sub-Registrar Shivajinagar (Banaswadi) Bangalore, with M/s.Parth Estates, (represented by its partners,

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K.V. NARENDRA & ASSOCIATES **ADVOCATES AND LEGAL CONSULTANTS**

Sri.K.Ramakrishna Reddy and Smt.M.Nagajyothi), in respect of the vacant, undeveloped and converted land bearing Sy.No.34/2 measuring 2 Acres 20 Guntas situated at Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Sri.S.Charan and Sri.Sri.S.Nihal (minor represented by his father and natural guardian Sri.B.K.Sudhakar) signed as consenting witnesses), in the ratio of 44% to the Owners and 56% to the Developer and subsequent thereto the said owners executed General Power of Attorney dated 29.09.2023 registered as document No. BNS-4-00731/2023-24 of Book-I, in the office of Sub Registrar Shivajinagar (Banaswadi), Bangalore, in favour of M/s.Parth Estates, (represented by its partners, Sri.K.Ramakrishna Reddy and Smt.M.Nagajyothi).

IV. ENCUMBRANCES:

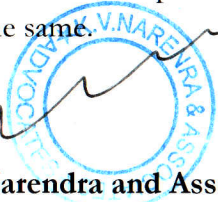
On perusal of the Encumbrance Certificates, it would establish that there are no existing charges or mortgages in respect of the subject property for the period 15.02.1957 to 12.11.2023. However, it is advised to obtain Encumbrance Certificate for the period for the period 12.11.2023 till date.

V. CERTIFICATE:

We certify that Smt.P.Rajitha wife of Sri.B.K.Sudhakar is the absolute owner of the 'Subject Property' and her title over the Subject Property is clear, valid, good and marketable.

M/s.Parth Estates (represented by its partners, Sri.K.Ramakrishna Reddy and Smt.M.Nagajyothi) is empowered to sell the Developer's share in the Subject Property.

Proposed Purchaser/s on purchaser of the Plots/Apartments/Flats either falling to the share of the developer or the share retained by the Owners shall derive right, title, interest over the same.



K.V.Narendra and Associates
Advocates