



SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

M.9845087191/9686426282/9535397986

To,

Date.03.09.2025.

M/s. SAPTHAGIRI SHELTERS

PAN:AEBFS4817C

A Partnership Firm having its office at
Site No.36, 1st Cross, Kodigehalli Main Road,
Ayyappa Nagar, K.R. Puram, Bangalore-560 036.

Represented by its Managing Partners

1. **Mr. M. SUBRAMANYAM NAIDU**, aged about 44 years,
S/o Sri. M. Ramachandra Naidu,
Aadhaar No.8460 2962 9970.
2. **Mrs. M. LAVANYA**, aged about 38 years.
W/o Mr. M. Subramanyam Naidu,
Aadhaar No.9307 2295 0532.

TITLE CLEARANCE CERTIFICATE

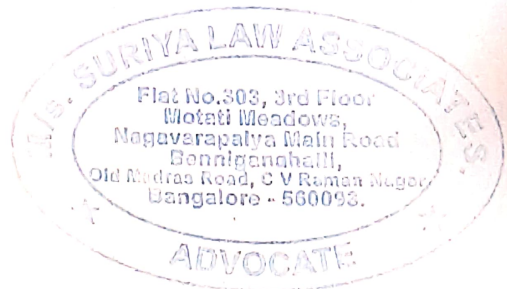
This Legal Opinion is given to **M/s. SAPTHAGIRI SHELTERS** based on the photocopies of title documents provided by them.



RE:

Item No.I.

All that piece and parcel of agricultural property bearing **New Survey No.129/9**, Old Sy.No.129/1 earlier Sy.No.129, situated at **AMANIDODDAKERE VILLAGE**, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, **totally measuring 27 (Twenty Seven) Guntas Plus 8 Guntas Karab Land**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;





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East by : Property in Survey No.130/1 (Item No.II);

West by : Road;

North by : Property belongs to Dandaiah;

South by : Property belongs to Krishnappa;

Item No.II.

All that piece and parcel of agricultural property bearing **New Survey No.130/1**, Old Sy.No.130, situated at **AMANIDODDAKERE VILLAGE**, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, **totally measuring 1 Acre 12 Guntas Plus 5 Guntas Karab Land**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Road;

West by : Property in Survey No.129/1 (Item No.I);

North by : Property belongs to Srikantaiah;

South by : Property belongs to Krishnappa;

* * * *





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I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Record of Rights, Akarbandh Durasth, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas in respect of the above said property.- Survey No.129/1.	Copy
02.		Record of Rights, Akarbandh Durasth in respect of the above said property.- Survey No.130/1.	Copy
03.		Endorsement issued by the Thasildhar stating that Index of Land Records (ILR) and record of Rights (RR) in respect of the above said property is not available.	Copy
04.		Endorsement issued by the Thasildhar stating that Mutation register Extract No.18/1971-72 is not available.- Sy.No.129/1.	Copy
05.		MR No.T35/2024-25, H128/2023-24, T6/2023-24 in respect of the above said property.- Sy.No.129/1.	Copy
06.		MR.No.T6/2023-24, T89/2023-24 and T45/2024-25.- Sy.No.130/1.	Copy
07.		Endorsement issued by the Thasildhar stating that RTC extracts from 1964-65 to 1966-67, 1968 to 1978-79 and 1989-90 to 1993-94 in respect of both the Survey Numbers.	Copy

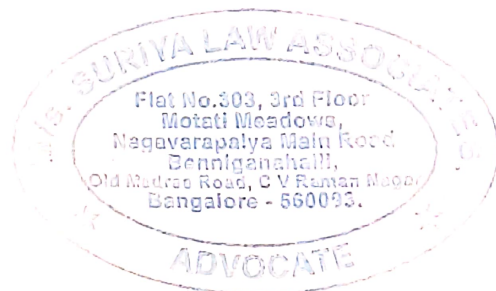




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08.		RTC extracts from 1979-80 to 1988-89, 1994-95 to 2001-02, 2003-04 to 2024-25 in respect of the above said property.- Sy.No.129/9 old Sy.No.129/1.	Copy
09.		RTC extracts from 1979-80 to 1988-89, 1994-95 to 2024-25 in respect of the above said property.- Sy.No.129/9 old Sy.No.130/1.	Copy
10.	11.11.1960	Agreement of Sale executed by Smt.Sugunabaiamma Wife of Late Sri.Venkatarao in favour of Sri.G.V.Vishweshwaraiah Son of G.Venkateshwaraiah registered vide document No.2753/1960-61, Book I, Volume 979, pages 207 to 208 registered in the office of the Sub-registrar Hosakote in respect of above said property.	Copy
11.	20.02.1961	Sale deed executed by Smt.Sugunabaiamma Wife of Late Sri.Venkatarao and her daughter Munnabaiamma in favour of Smt.Shankuntalamma Wife of Sri. Vishweshwaraiah registered vide document No.3661/1960-61, Book I, Volume 986, pages 50 to 52 registered in the office of the Sub-registrar Hosakote in respect of above said property.	Copy
12.	03.10.1962	Sale deed executed by Smt.Shankuntalamma Wife of Sri. Vishweshwaraiah in favour of Sri.Abdul Basha Son of Sri.Ajeej Sab registered vide document No.2369/1962-63, Book I, Volume 1041, pages 90 to 92 registered in the office of the Sub-registrar Hosakote in respect of the above said property.	Copy



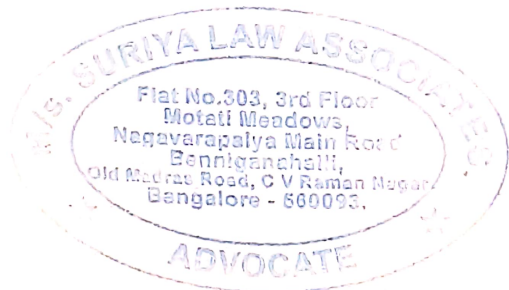


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13.	28.03.1963	Mortgage deed executed by Sri.Abdul Basha Son of Sri.Ajeej Sab in favour of Deputy B.D.O Kadugodi registered vide document No.690/1963-64, Book I, Volume 15, page 202, registered in the office of the Sub-Registrar Bangalore.	Copy
14.	29.07.1971	Sale deed executed by Sri.Abdul Basha and his children Saleem, Farooq, Naseera, Naseema and Ammed Bhanu in favour of Sri.M.Marishamappa Son of Doddamarishamappa registered vide document No.1560/1971-72, Book I, Volume 1308, pages 89 to 91, Book I, registered in the office of the Sub-registrar.	Copy
15.	18.05.2024	PTCL Endorsement issued by the Assistant Commissioner Bangalore in respect of the above said property.	Copy
16.	17.05.2024	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
17.		Family Tree of Late Sri.Marishamappa.	Copy
18.	30.06.2023	Order in RRT(Dis).No.2/2023 in the Court of the court of the Thasildhar at Hosakote.	Copy
19.	22.11.2019	Partnership deed entered between Mr. M. Subramanyam Naidu S/o Sri. M. Ramachandra Naidu, Sri. M. Ramachandra Naidu Son of Late M.Venkataraman and Mrs. M. Lavanya W/o Mr. M. Subramanyam Naidu in the name and Style of M/s. SAPTHAGIRI SHELTERS.	Copy

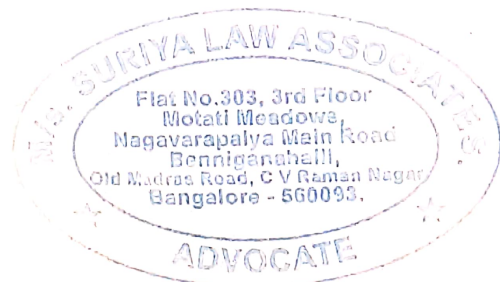




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20.	23.05.2024	Sale deed executed by Mr. M.S.Narendra Kumar, Son of Late. Sri. M D Srinivasa, Mrs. S Deepa Wife of Mr. M S Narendra Kumar, Ms. Harshini N K, Daughter of Mr. M S Narendra Kumar, Mrs. M S Shashikala, Daughter of Late. Sri. M D Srinivasa and Wife of Mr. Venkatesh K, Ms. Priyanka V, Daughter of Mr. Venkatesh K, Mr. M S Dorai Raj Son of Late. Sri. M D Srinivasa, Mrs. R Mohana Selvi Wife of Mr. M S Dorai Raj, Ms. D Pretty Krista Daughter of Mr. M S Dorai Raj, Mr. M S Chandra Shekhar, Son of Late. Sri. M D Srinivasa, Mrs. Shantha C Wife of Mr. M S Chandra Shekhar, Master. Nidesh C S, Son of Mr. M S Chandra Shekhar, Mr. M Narayana Swamy Son of Late. M. Marishamappa, Mrs. Yashoda R Daughter of Late. M. Marishamappa and Wife of Late. Sri. Y. Ramachandra, Mr. Chandrashekar Ramachandra Son of Late. Sri. Y. Ramachandra, Mr. R. Venugopal Son of Late. Sri. Y. Ramachandra, Mr. Devaraj R Son of Late. Sri. Y. Ramachandra, Mr. M Mohan Raju Son of Late. M. Marishamappa, Mrs. H G Naga Lakshmi Wife of Mr. M Mohan Raju, Mr. Lakshmi Prasad M, Son of Mr. M Mohan Raju, Mr. Nagaraja, Son of Late. M. Marishamappa, Mrs. Gowramma, Wife of Mr. Nagaraja, Mr. Bharath N, Son of Mr. Nagaraja, Mrs. M Padmavathi, Daughter of Late. M. Marishamappa and Wife of Mr. Manjunath M, Mrs. M Jai Priya, Daughter of Mr. Manjunath.M, Ms. M Bhuvana, Daughter of Mr. Manjunath M, Mr. M Devaraj, Son of	Copy
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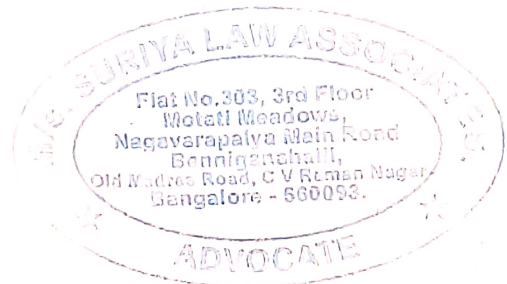




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		Late. M. Marishamappa, Mrs. Kavitha K, Wife of Mr. M Devaraj, Master. D Maneesh Adithya Son of Mr. M Devaraj, Master. D Diganth Kaushik Son of Mr. M Devaraj, Mrs. Lakshamma Wife of Late. M. Marishamappa, Mrs. Uma M Daughter of Late. M. Marishamappa and Wife of Mr. Padmanaban, Master. Kishan Anand P Son of Mr. Padmanaban, Mr. M. Ramachandra Son of Late. M. Marishamappa, Mrs. Nethravathi P Wife of Mr. M. Ramachandra, Baby. Varsha Shree R Daughter of Mr. M. Ramachandra, Mrs. Nandini Jayaram Daughter of Late. M. Marishamappa and Wife of Mr. Jayaram M, Ms. Neeharika J Daughter of Mr. Jayaram M, Master. Likith Kumar J Son of Mr. Jayaram M, Mrs. Shakunthala Daughter of Late. M. Marishamappa and Wife of Mr. Ravi Kumar N, Ms. Poornima R, Daughter of Mr. Ravikumar, Master. Yashwanth R Son of Mr. Ravikumar in favour of M/s. SAPTHAGIRI SHELTERS Represented by its Managing Partners Mr. M. Subramanyam Naidu S/o Sri. M. Ramachandra Naidu and Mrs. M. Lavanya W/o Mr. M. Subramanyam Naidu, registered vide document No.2924/2024-25, Book I, registered in the office of the Sub-Registrar Hosakote in respect of the above said property.	
21.	20.09.2024	Conversion order bearing Application No.699437 issued by the Deputy Commissioner Bangalore Rural District in respect of Sy.No.129/9.	Copy



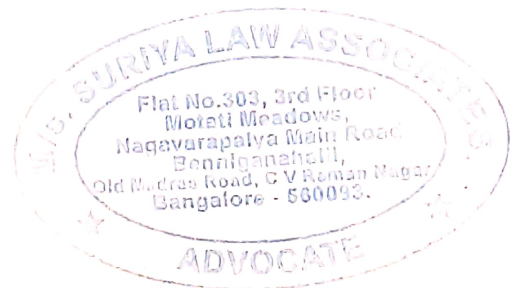


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22.	27.03.2025	Relinquishment deed executed by Mr. M. Subramanyam Naidu S/o Sri. M. Ramachandra Naidu and Mrs. M. Lavanya W/o Mr. M. Subramanyam Naidu Managing Partners of M/s. SAPTHAGIRI SHELTERS in favour of Governor of Karnataka (STRR) registered vide document No.20843/2024-25, Book I, registered in the office of the Sub-Registrar Hosakote.	Copy
23.	27.03.2025	Relinquishment deed executed by Mr. M. Subramanyam Naidu S/o Sri. M. Ramachandra Naidu and Mrs. M. Lavanya W/o Mr. M. Subramanyam Naidu Managing Partners of M/s. SAPTHAGIRI SHELTERS in favour of Governor of Karnataka (STRR) registered vide document No.20844/2024-25, Book I, registered in the office of the Sub-Registrar Hosakote.	Copy
24.	09.05.2025	NOC from Karnataka State Pollution Board in respect of the above said property.	Copy
25.	28.03.2025	Plan Approval letter issued by the STRR Planning authority in respect of the above said property.	Copy
26.		E-Katha issued by the Doddagubbi Gramapanchayathi in the name of M/s. SAPTHAGIRI SHELTERS represented by its partners Mrs. M. Lavanya and Mr. M. Subramanyam Naidu.	Copy
27.		Encumbrance certificate from 1.04.1962 to 31.03.1972, 1.04.1972 to 31.03.2004 and from 1.04.2004 to 09.12.2024 in respect of the above said property.	Copy





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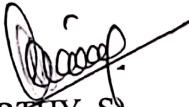
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II. ENCUMBRANCES:

There are no encumbrances or minor claims over the subject property till date,
However it is advisable to verify encumbrance certificate till date, subject to
which this legal opinion is given.

III. CERTIFICATE

Therefore I certify that **M/s. SAPTHAGIRI SHELTERS** Represented by it's
Managing Partners Mr.M. Subramanyam Naidu Son of Sri. M. Ramachandra
Naidu and Mrs. M. Lavanya wife of Mr.M. Subramanyam Naidu are the
owners of the above said Survey Number and they would derive marketable
title to sell the above said property. There are no claims of minor or other
persons/s and there are no charges, encumbrances or mortgages for the property
described under Para.


(MURTHY. S)
ADVOCATE.

S. MURTHY
Advocate
M/S SURIYA LAW ASSOCIATES
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