

LEGAL SCRUTINY REPORT

Project: "SAIKAM AANANDA" (RERA Approved): Legal Scrutiny Report in respect of the Converted Land bearing Sy.No.7 measuring **2 Acres 2 ½ Guntas** out of 4 Acres 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District (converted for Residential/Park use, vide the Official Memorandum dated 16/7/2008 bearing No.ALN(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District) which property is morefully described in the Schedule hereunder and hereinafter referred to as the '**SUBJECT PROPERTY**', for brevity and which is the portion of whole project measuring 8 Acres 16 ½ Guntas comprising of various other survey numbers. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

ALL THAT PIECE AND PARCEL OF the Converted Land bearing Sy.No.7 measuring 2 Acres 7½ Guntas out of **2 Acres 2 ½ Guntas**, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District (converted for Residential/Park use, vide the Official Memorandum dated 16/7/2008 bearing No.ALN(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District) and bounded on the :

East by : Land in Sy no 8/4
West by : Land in Sy No 4 & 7
North by : Land in Sy no 7
South by : Land in Sy No 3/1

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Preliminary Extracts, Second Re-classification Extract/Karda Nakalu dated 18.2.1959 in respect of the Land bearing Sy.No.7 measuring 6 Acres 21 Guntas including 1 Gunta Karab of Chikkadasarahalli Village,

Sarjapura Hobli, Anekal Taluk, in the name of Sri.Venkatappa S/o. Sri.Chikkanna as Karda of the said land.

2. Family Tree of Sri.Venkatappa (late)
3. Partition Deed dated 14.02.1972 entered amongst Sri.N.Munivenkatappa, Sri.Chikkannaiah, Sri.D.N.Mariappa, Sri.Yallappa and Sri.D.N.Kempanna, sons of late Sri.Nanjappa in respect of partition of several lands including the Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk. As per the terms, the land measuring 2 Acres 8 Guntas has been allotted to Sri.Yallappa ; land measuring 2 Acres 15 Guntas + 1 Acre 13 Guntas totally measuring 3 A 28 Guntas has been allotted to Sri.D.N.Kempanna & land measuring 12 Guntas has been allotted to Sri.Mariappa.
4. Sale Deed dated 13.3.1975 executed by Sri.Yalappa in favour of Sri.Doddayellappa, registered as document No.3682/1974-75 of Book I, at pages 52-53, Vol.1232, in the Office of the Sub-Registrar, Anekal, Bangalore, in respect of Land bearing Sy.No.7 measuring 2 Acres of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
5. Order dated 10.09.1981 passed in Case bearing LRF/ATC/2838/1975-76 by Land Tribunal, Anekal Taluk, Anekal, granting Occupancy Rights in favour of Sri.Yallappa & Sri.D.N.Kempanna both sons of Sri.Nanjappa under Section 48A(1) under Form 7 u/s 48A (1) of KLR Act 1961 (as amended), in respect of Land bearing Sy.No.7 measuring 2 Acres of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
6. Form 10 (Certificate of Registration of a tenant as an Occupant under Sec 55 (1) of the Karnataka Land Reforms Act 1961) dated 30.09.1982 in the name of Sri.Yallappa and Sri.D.N.Kempanna sons of Sri.Nanjappa issued by Special Tahsildar, Anekal Taluk, confirming registration of occupancy rights in respect of the Land bearing Sy.No.7 measuring 2 Acres of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk in their names.

7. Mutation Register No.8/82-83 in the name of Sri.Yallappa and Sri.D.N.Kempanna sons of Sri.Nanjappa, in respect of Land bearing Sy.No.7 measuring 2 Acres of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, pursuant to above order.
8. Partition Deed dated 13.03.1982 entered between Sri.Yallappa and Sri.D.N.Kempanna, sons of late Sri.Nanjappa, effecting partition of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk amongst themselves.
9. Mutation Extract pursuant to the above Partition Deed, showing mutation of Land measuring 2 Acres 8 Guntas in the name of Sri.Yallappa and an extent of Land measuring 4 Acres 10 Guntas in the name of Sri.D.N.Kempanna in Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk
10. Mutation Register bearing No.1/2002-03 made out in the name of Smt.Bairamma after the death of her husband Sri.D.N.Kempanna (vide IHC 1/2002-03, 15/2002-03) in respect of several Lands including Land bearing Sy.No.7 measuring 4 Acres 10 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
11. Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 6 Acres 19 Guntas + 2 Guntas "A" & "B" Kharab, totally measuring 6 Acres 21 Guntas, for the period from 1969-1974; 1974-1979; 1979-1984; 1984-1989; 1989-1995; 1995-1997; 1997-2000; 2000-2023;
12. Karnataka Revision Settlement Akar Bandh in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 6 Acres 19 Guntas + 2 Guntas "A" & "B" Kharab, totally measuring 6 Acres 21 Guntas.
13. Tippany Extract in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore

14. Endorsement dated 4.7.2023 issued by the Tahsildar confirming that there are no tenancy cases pending in respect of the Subject Land.
15. Endorsement dated 16.6.2023 issued by the Deputy Commissioner confirming that there are no cases pending under the provisions of PTCL Act in respect of the Subject Land.
16. Official Memorandum dated 16.7.2008 bearing No.ALN.(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, in respect of conversion of several lands including Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 4 Acres 10 Guntas.
17. Agreement of Sale dated 19.4.2012 executed by Smt.Bairamma and Others in favour of Sri.Pavan Agarwal S/o. Sri.G.C.Agarwal registered as document No.235/2012-13 of Book I, stored in C.D.No.100 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of several lands including Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 4 Acres 10 Guntas
18. Deed of Cancellation of Agreement of Sale dated 17.12.2020 executed by Smt.Bairamma and Others in favour of Sri.Pavan Agarwal S/o. Sri.G.C.Agarwal registered as document No.3657/2020-21 of Book I, stored in C.D.No.758 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of several lands including Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 4 Acres 10 Guntas
19. Partition Deed dated 21.7.2017, entered into between Smt.Bairamma and others registered as document No.2393/2017-18 of Book I, stored in C.D.No.424 in the Office of the Sub-Registrar, Anekal, Bangalore in respect of several lands including Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 4 Acres 10 Guntas

20. Joint Development Agreement dated 17.12.2020, registered as document No.SRJ-1-03694/2020-21 of Book I, stored in C.D.No.SRJD759, in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Smt.Bairamma and others in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam, in respect of two properties including the Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 3 Acres 38 Guntas (excluding 12 Guntas).
21. General Power of Attorney dated 17.12.2020 registered as document No.SRJ-4-00214/2020-21 of Book IV, stored in C.D.No.SRJD759 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Smt.Bairamma and others in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam in respect of two properties including the Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 3 Acres 38 Guntas (excluding 12 Guntas).
22. Agreement of Sale dated 26.11.2021 registered as document No.4748/2021-21 of Book I, stored in C.D.No.984 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Sri.C.K.Gopi in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam in respect of sale of 9500 sq. feet of Sital area out of the subject land.
23. Continuing Mortgage Bond dated 31.01.1985 executed by Sri.D.N.Kempanna, son of Sri.Nanjappa, in favour of Seri culturists cum Farmers Service Co-operative Society Ltd, Sarjapura, Bangalore, registered as document No.1929/1984-85 of Book-I, Volume SF 81 page 94 in the Office of the Sub Registrar, Anekal, in respect of mortgage of land bearing Sy.No.7 measuring 6 Acres 19 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
24. Continuing Mortgage Bond dated 23.09.1988 executed by Sri.D.N.Kempanna, son of Sri.Nanjappa in favour of Seri culturists cum Farmers Service Co-operative Society Ltd, Sarjapura, Bangalore, registered as document No.1041/1988-89 of Book-I, Volume AD 1499

page 21 in the Office of the Sub Registrar, Anekal, in respect of mortgage of Land bearing Sy.No.7 measuring 6 Acres 19 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

25. Redemption of Mortgage dated 04.10.1989 executed by Seri culturists cum Farmers Service Co-operative Society Ltd, Sarjapura, in favour of Sri.D.N.Kempanna, son of Sri.Nanjappa, registered as document No.1277/1989-90 of Book-I, Volume 1535, pages 89 - 90 in the Office of the Sub Registrar, Anekal, in respect of clearance of the above mortgage.
26. Redemption of Mortgage dated 04.10.1989 executed by Seri culturists cum Farmers Service Co-operative Society Ltd, Sarjapura, in favour of Sri.D.N.Kempanna, son of Sri.Nanjappa, registered as document No.1278/1989-90 of Book-I, Volume 1535, pages 90 - 91 in the office of the Sub Registrar, Anekal, in respect of clearance of the above mortgage.
27. Mortgage Deed dated 30.05.1992 executed by Sri.D.N.Kempanna, son of Sri.Nanjappa and others, in favour of Agriculture and Village Development Co-operative Bank Ltd, Anekal Taluk, registered as document No.16/1992-93 of Book-I, Volume SF 106 page 10 in the Office of the Sub Registrar, Anekal, in respect of Land bearing Sy.No.7 measuring 4 Acres 10 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
28. Mortgage Deed dated 30.9.2003 executed by Smt.Bairamma wife of late Sri.D.N.Kempanna and others in favour of Primary Government Society Agricultural and Village Development Co-operative Bank Ltd registered as document bearing SF 4 of Book I, in the Office of the Sub Registrar, Anekal, in respect of Land bearing Sy.No.7 measuring 4 Acres 10 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
29. Mortgage Deed dated 17.08.2005 by Smt.Bairamma wife of late Sri.D.N.Kempanna in favour of UTI Bank Ltd., Indiranagar, Bangalore, registered as document No.6850/2005-06 of Book-I, stored in CD No.73 in the office of the Sub Registrar, Anekal, in respect of Land bearing

Sy.No.7 measuring 4 Acres 10 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore

30. Mortgage Deed dated 20.1.2006 by Smt.Bairamma wife of late Sri.D.N.Kempanna and Others in favour of Primary Government Society Agricultural and Village Development Co-operative Bank Ltd registered as document No.21/2006-04 in the office of the Sub Registrar, Anekal, in respect of Land bearing Sy.No.7 measuring 4 Acres 10 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
31. Simple Mortgage without possession dated 14.9.2006 by Smt.Bairamma wife of late Sri.D.N.Kempanna and Others in favour of UTI Bank, registered as document No.20574/2006-07 in the office of the Sub Registrar, Anekal, in respect of Land bearing Sy.No.7 measuring 4 Acres 10 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
32. Release deed dated 4.8.2021 executed by Primary Government Society Agricultural and Village Development Co-operative Bank Ltd in favour of Smt.Bairamma registered as document No.01983/2021-22 of Book I, in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
33. Release deed dated 4.8.2021 executed by Axis Bank Ltd in favour of Smt.Bairamma registered as document No.01976 /2021-22 of Book I, in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
34. Release deed dated 4.8.2021 executed by Axis Bank Ltd in favour of Smt.Bairamma and Others registered as document No.01979/2021-22 of Book I, in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

35. Release deed dated 4.8.2021 executed by Primary Government Society Agricultural and Village Development Co-operative Bank Ltd in favour of Smt.Bairamma and Others registered as document No.01978/2021-22 of Book I, in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
36. Release deed dated 9.11.2022 executed by Axis Bank Ltd in favour of Smt.Bairamma and Others registered as document No.06472/2022-23 of Book I, in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
37. E Khata (11B Extract)
38. Layout plan dated 05-12-2023.
39. Sale Deed dated 30.11.2022 bearing Doc.No.SRJ-1-07061-2022-23 of Book I stored in CD No.SRJD1260 registered at the Office of The Sub-Registrar Basavanagudi, Bangalore executed by Smt.C.K.Nanda in favour of M/s. Saikam Dream Acres Pvt. Ltd., in respect of Land bearing Sy.No.7 measuring 11½ Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
40. Gift Deed dated 31.1.2023 registered as document No.09017/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Sri.C.K.Sridhar in favour of Sri.C.K.Gopi in respect of Land bearing Sy.No.7 measuring 28½ Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
41. Gift Deed dated 31.1.2023 registered as document No.09013/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Sri.C.K.Sridhar in favour of Sri.C.K.Venkataraju in respect of Land bearing Sy.No.7 measuring 28½ Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore

42. Sanction approval Letter dated 05-12-2023 including the Subject Land.
43. Encumbrance Certificates for the period from:
- 01.04.1940 – 31.03.1960
 - 01.04.1960 – 31.03.1994
 - 01.04.1968 – 31.03.2004
 - 01.04.2004 – 10.05.2022
 - 01.05.2022 – 18.04.2023

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that the Land bearing Sy.No.7 measuring 6 Acres 21 Guntas including 1 Gunta Karab of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk belonged to one Sri.Venkatappa S/o. Sri.Chikkanna who is shown as Karda of the said land much earlier to the period 1959' as evident from the Preliminary Extracts, Second Re-classification Extract, Karda Nakalu dated 18.2.1959 furnished to us.

As understood from the family tree of the above said late Sri.Venkatappa, Sri.Venkatappa is survived by his only son Sri.Nanjappa. Sri.Venkatappa's wife is Smt.Venkatamma is also shown as dead. The said Sri.Nanjappa's family comprises of two wives Smt.Akkamma and Smt.Muniyamma. Out of his first wife Smt.Akkamma viz., he has three children viz., Sri.Munivenkatappa, Sri.Chikkannaiah and Sri.Mariyappa; out of his second wife Smt.Muniyamma he has two children viz., Sri.Yalappa and Sri.D.N.Kempanna.

It is observed that from the Partition Deed dated 14.02.1972 entered into amongst Sri.N.Munivenkatappa, Sri.Chikkannaiah, Sri.D.N.Mariappa, Sri.Yallappa and Sri.D.N.Kempanna, sons of Late Nanjappa, several lands including the Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk came to be partitioned and as per the terms, the land measuring 2 Acres 8 Guntas out of the said Sy.No.7 has been allotted to the share of Sri.Yallappa ; land measuring 2 Acres 15 Guntas + 1 Acre 13 Guntas totally measuring 3 A 28 Guntas out of the said Sy.No.7 has been allotted

to the share of Sri.D.N.Kempanna & land measuring 12 Guntas out of the said Sy.No.7 has been allotted to the share of Sri.Mariappa.

The said Sri. Yallappa after having acquired the said land in the manner mentioned above was cultivating the said land as its cultivator and was holding the said land as its absolute owner of the same. He inturn conveyed 2 Acres of land in the said Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk to one Sri.DoddaYallappa vide Sale Deed dated 13/3/1975 registered as document No.3682 of Book I, Volume No.1232 in the Office of the Sub-Registrar, Anekal, Bangalore. Though the said land is conveyed in the name of Sri.DoddaYallappa , but the revenue records always stood in the name of Sri.Yallappa all along and he was cultivating the said land.

The said land measuring 2 Acres of Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk became the subject matter of an application filed by the said Sri.Yallappa S/o. Nanjappa against Sri.Dodda Yallappa S/o. Pillappa in Case No.LRF/ATC/2838/1975-76 before the Land Tribunal Anekal, Bangalore, under Form 7 u/s 48A (1) of KLR Act 1961 (as amended) on 30/12/1976 claiming occupancy of the said land in his name. From the deposition statement given in the said case, we understand that the said Sri.Yallappa has sought for occupancy rights jointly along with his younger brother Sri.D.N.Kempanna. Furthermore, the said Sri.DoddaYallappa has given his no objection to grant occupancy rights in favour of the said Sri.Yallappa and Sri.D.N.Kempanna. Thus, as per the Orders dated 10/9/1981 passed by said Authority, the occupancy rights in respect of the said Land stood transferred in the name of Sri.Yallappa and Sri.Kempanna Sons of Sri.Nanjappa. Consequently, Form 10 (Certificate of registration of a tenant as an occupant under Sec. 55(1) of the Karnataka Land Reforms act 1961) came to be issued in the name of Sri.Yallappa and Sri.D.N.Kempanna Sons of Sri.Nanjappa vide dated 30/9/1982. Accordingly the revenue records stood mutated in the name of Sri.Yallappa and Sri.D.N.Kempanna Sons of Sri.Nanjappa in respect of the said land vide Mutation Register No.8/82-83.

Thus the said Sri.Yallappa and Sri.D.N.Kempanna having acquired the said land measuring 2 Acres of Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk through tenancy claims and another extents in Sy.No.7

of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk as explained in the Partition Deed dated 14.02.1972 referred to above were in peaceful possession and enjoyment of the said land.

Sri.Yallappa and Sri.D.N.Kempanna have effected partition between them on 13/3/1982 thereby effecting partition of land in Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk and as per which terms 2 Acres 8 guntas is taken towards the share of Sri.Yallappa and 4 acres 10 Guntas is taken towards the share of Sri.D.N.Kempanna and accordingly the revenue records stood mutated in their names respectively.

On the death of the said Sri.D.N.Kempanna, the Khata of several Lands including Land bearing Sy.No.7 measuring 4 Acres 10 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore stood mutated in the name of his wife Smt.Bairamma vide Mutation Register bearing No.1/2002-03 (vide IHC 1/2002-03, 15/2002-03).

At this juncture it is relevant to note that, though the revenue records relating to the said land measuring 4 Acres 10 Guntas, but all along Sri.D.N.Kempanna and his family members were in possession of 3 Acres 38 Guntas only. **However this Opinion pertains to 2 Acres 2½ Guntas only belonging to Sri.D.N.Kempanna and family.**

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 6 Acres 19 Guntas + 2 Guntas "A" & "B" Kharab, totally measuring 6 Acres 21 Guntas, for the period from 1969-1974; 1974-1979; 1979-1984; 1984-1989; 1989-1995; 1995-1997; 1997-2000; 2000-2023, which reiterates the flow of title in the manner mentioned above.

We also have the benefit of examining the Village map, Karnataka Revision Settlement Akar Bandh, Tippani Extract in respect of the Subject land, which depicts the area, location and assessment of the land in question.

An Endorsement dated 4.7.2023 issued by the Tahsildar confirms that there are no tenancy cases pending in respect of the subject Land. An Endorsement dated 16.6.2023 issued by the Deputy Commissioner confirms

that there are no cases pending under the provisions of PTCL Act in respect of the Subject Land.

The said Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 4 Acres 10 Guntas stands converted for residential purposes vide Official Memorandum dated 16/7/2008 bearing No.ALN.(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

Further we understand that several lands including Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 4 Acres 10 Guntas becomes the subject matter of Agreement of Sale dated 19.4.2012 executed by Smt.Bairamma and Others in favour of Sri.Pavan Agarwal S/o. Sri.G.C.Agarwal registered as document No.235/2012-13 of Book I, stored in C.D.No.100 in the Office of the Sub-Registrar, Sarjapura, Bangalore and subsequently the same stood cancelled vide Deed of Cancellation of Agreement of Sale dated 17.12.2020 registered as document No.3657/2020-21 of Book I, stored in C.D.No.758 in the Office of the Sub-Registrar, Sarjapura, Bangalore.

The legal heirs of late Sri.D.N.Kempanna viz., Smt.Bairamma and children viz., Sri.C.K.Venkataraju, Sri.C.K.Gopi, Smt.C.K.Padma, Smt.C.K.Nanda and Sri.Sridhar, have entered into a registered Partition Deed dated 21.7.2017, registered as document No.2393/2017-18 of Book I, stored in C.D.No.424 in the Office of the Sub-Registrar, Anekal, Bangalore thereby effecting partition of the said land, and as per the terms,

- a. Smt.BAIRAMMA is been allotted towards her share, the Converted Land bearing Sy.No.7 measuring 11½ Guntas out of 4 Acres 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
- b. Sri.C.K.VENKATARAJU is been allotted towards his share, Converted Land bearing Sy.No.7 measuring 39¼ Guntas out of 4 Acres 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
- c. Sri.C.K.GOPI is been allotted towards his share, the Converted Land bearing Sy.No.7 measuring 39¼ Guntas out of 4 Acres 10 Guntas,

situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District

- d. Smt. C.K.PADMA is been allotted towards her share, the Converted Land bearing Sy.No.7 measuring 11½ Guntas out of 4 Acres 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
- e. Smt. C.K.NANDA is been allotted towards her share, the Converted Land bearing Sy.No.7 measuring 11½ Guntas out of 4 Acres 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
- f. Sri.C.K.SRIDHAR is been allotted towards his share, the Converted Land bearing Sy.No.7 measuring 1 Acre 17 Guntas out of 4 Acres 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Though the above said Parties to the said Partition Deed, have partitioned the entire extent of land measuring 4 Acres 10 Guntas, but there were in possession and enjoyment of 3 acres 38 Guntas of land in Sy.No.7 measuring, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, i.e., after excluding 12 Guntas of land belonging to Sri.D.N.Mariyappa.

The Parties to the said Partition Deed along with their respective family members have entered into a registered Joint Development Agreement dated 17.12.2020, registered as document No.SRJ-1-03694/2020-21 of Book I, stored in C.D.No.SRJD759, in the Office of the Sub-Registrar, Sarjapura, Bangalore with M/s. SAIKAM DREAM ACRES PVT. LTD., thereby forming a scheme of development of the said Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 3 Acres 38 Guntas including a residential layout comprising of residential sites and in this regard, they have also executed a General Power of Attorney dated 17.12.2020 registered as document No.SRJ-4-00214/2020-21 of Book IV, stored in C.D.No.SRJD759 in the Office of the Sub-Registrar, Sarjapura, Bangalore in favour of M/s. Saikam Dream Acres Pvt. Ltd., in respect of the said land, which empowers and authorizes the said Developer to develop the said land.

We understand there are few mortgages created by the Land Owners in respect of the Subject Land and the same stood redeemed, as forthcoming in the documents furnished to us.

The Khata stands mutated in the name of the Land Owners Smt.Bairamma and Others in respect of Land bearing Sy.No.7 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 3 Acres 38 Guntas, in the revenue records of Neriga Grama Panchayat.

Further we observe that, one of the above said Land Owners viz., Sri.C.K.Sridhar has gifted his portion of land to Sri.C.K.Gopi measuring 28 ½ Guntas vide Gift Deed dated 31.1.2023 registered as document No.09017/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore and another portion of land to Sri.C.K.Venkataraju measuring 28½ Guntas vide Gift Deed dated 31.1.2023 registered as document No.09013/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore.

Thus the said Sri.C.K.Gopi is the owner of an additional extent of land measuring 28 ½ apart from the extent he got it from the Partition Deed referred to above. Likewise, Sri.C.K.Venkataraju is the owner of an additional extent of land measuring 28 ½ apart from the extent he got it from the Partition Deed referred to above.

In the meantime, under a Sale Deed dated 30.11.2022 bearing Doc.No.SRJ-1-07061-2022-23 of Book I stored in CD No.SRJD1260 registered at the Office of The Sub-Registrar Basavanagudi, Bangalore, C.K.Nanda has conveyed the Land bearing Sy.No.7 measuring 11½ Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore in favour of M/s. Saikam Dream Acres Pvt. Ltd. Thus M/s. Saikam Dream Acres Pvt. Ltd. Has become the sole and absolute owner of the said extent of land measuring 11 ½ Guntas.

Out of 3 Acres 38 Guntas as mentioned in the Joint Development Agreement referred to above, **1 Acres 30½ Guntas** i.e., Smt.Bairamma's Portion measuring 11½ Guntas, Sri.C.K.Venkataraju's portion 28½ Guntas (which he acquired under Gift Deed), Sri.C.K.Gopi's portion 19 ½Guntas

(which he got under Gift Deed) & M/s. Saikam Dream Acres Pvt. Ltd.'s extent of land measuring 11 ½ Guntas and Smt.Padma's Portion of land measuring 11 ½ Guntas is the subject matter of this Legal Opinion.

Further we understand that as per the Agreement of Sale dated 26.11.2021 registered as document No.4748/2021-21 of Book I, stored in C.D.No.984 in the Office of the Sub-Registrar, Sarjapura, Bangalore, the said Sri.C.K.Gopi has agreed to sell the proposed 9500 sq. feet of Sital area out of the subject land in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam, for a valuable sale consideration thereof.

Encumbrances: The encumbrance certificates would go to show the relevant entries from 01.04.1940 till 18-04-2023 for the said land. However it is advisable to procure encumbrance certificates from 18.4.2023 till date relating to the subject land, subject to which this Legal Opinion is given.

IV) CERTIFICATE:

- a. We certify that **Smt.BAIRAMMA and OTHERS** and their respective family members are the absolute owners of 1 Acre 19 ½ Guntas out of the Subject Land and their title over the same is clear, good and marketable. **M/s. SAIKAM DREAM ACRES PVT. LTD.,** is the registered Joint Development Agreement/ General Power of Attorney Holder of the Subject Property.
- b. **M/s. SAIKAM DREAM ACRES PVT. LTD.,** is the owner of 11 ½ Guntas out of the Subject Land and its title over the same is clear, good and marketable.
- c. There is an existing Agreement of Sale dated 26.11.2021 registered as document No.4748/2021-21 of Book I, stored in C.D.No.984 in the Office of the Sub-Registrar, Sarjapura, Bangalore, executed by Sri.C.K.Gopi in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam in respect of 9500 sq. feet of Sital area out of the subject land.

- d. The Subject land forms a portion the entire project viz., SAIKAM AANANDA stretching over four other Survey Numbers totally measuring 8 Acres 16.5 Guntas. The Residential Sites/Plots so falling in the Subject Land has clear and marketable title.
- e. The Buyers of the Plots formed in the subject property shall on purchase of the plots through a registered Deed of conveyance/transfer/gift etc., and upon getting the Khata of the same in their name/s, become the absolute owner/s of the same. It is suggested for the buyers to secure encumbrance certificates from the date of Joint Development Agreement till date in respect of the plots which they intend to purchase, before entering into sale agreement/sale deed with the Land Owners/Developer.

LEGAL SCRUTINY REPORT

Project: "SAIKAM AANANDA" (RERA Approved): Legal Scrutiny Report in respect of the Converted Land bearing Sy.No.4 measuring 30 Guntas which also includes several lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District (converted for Residential/Park use, vide the Official Memorandum dated 16/7/2008 bearing No.ALN(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District) which property is morefully described in the Schedule hereunder and hereinafter referred to as the **'SUBJECT PROPERTY'**, for brevity and which is the portion of whole project measuring 8 Acres 16.5 Guntas comprising of various other survey numbers. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

ALL THAT PIECE AND PARCEL OF the Converted Land bearing Sy.No.4 measuring 30 Guntas which also includes several lands measuring, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District (converted for Residential/Park use, vide the Official Memorandum

dated 16/7/2008 bearing No.ALN(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District) and bounded on the :

East by : Sy.No. 7
West by : Remaining Part of Sy.No. 7
North by : Sy.No. 7
South by : Sy.No. 3

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

44. Sale Deed dated 22.01.1975 executed by Sri.S.D.Sheshagiraiah S/o Sri.Munishidevaiah in favour of Sri.Kempanna S/o late Sri.Nanjappa, registered as document No.428/1975-76 of Book I, at pages 230-232, Vol.1234, in the Office of the Sub-Registrar, Anekal, Bangalore, in respect of Land bearing Sy.No.4 measuring 31 Guntas (Eastern portion) of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
45. Mutation Register No.01/2002-03 vide IHC-15/2002-03, in the name of Smt.Bairamma W/o Sri.D.N.Kempanna and children, in respect of Land bearing Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, pursuant to death of Sri.D.N.Kempanna .
46. Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 1 Acre 22 Guntas + 1 Gunta Kharab, totally measuring 1 Acres 22 Guntas, for the period from 1969-1974; 1974-1979; 1979-1984; 1984-1989; 1989-1995; 1995-1997; 1997-2000; 2000-2023;
47. Karnataka Revision Settlement Akar Bandh in respect of the subject Land
48. Tippany Extract in respect of the Subject Land.

49. Endorsement dated 4.7.2023 issued by the Tahsildar confirming that there are no tenancy cases pending in respect of the Subject Land.
50. Endorsement dated 16.6.2023 issued by the Deputy Commissioner confirming that there are no cases pending under the provisions of PTCL Act in respect of the Subject Land.
51. Official Memorandum dated 16.7.2008 bearing No.ALN.(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, in respect of conversion of several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas.
52. Agreement of Sale dated 19.4.2012 executed by Smt.Bairamma and Others in favour of Sri.Pavan Agarwal S/o. Sri.G.C.Agarwal registered as document No.235/2012-13 of Book I, stored in C.D.No.100 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas
53. Deed of Cancellation of Agreement of Sale dated 17.12.2020 executed by Smt.Bairamma and Others in favour of Sri.Pavan Agarwal S/o. Sri.G.C.Agarwal registered as document No.3657/2020-21 of Book I, stored in C.D.No.758 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas
54. Partition Deed dated 21.7.2017, entered into between Smt.Bairamma and others registered as document No.2393/2017-18 of Book I, stored in C.D.No.424 in the Office of the Sub-Registrar, Anekal, Bangalore in respect of several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas

55. Joint Development Agreement dated 17.12.2020, registered as document No.SRJ-1-03694/2020-21 of Book I, stored in C.D.No.SRJD759, in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Smt.Bairamma and others in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam, in respect of several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas.
56. General Power of Attorney dated 17.12.2020 registered as document No.SRJ-4-00214/2020-21 of Book IV, stored in C.D.No.SRJD759 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Smt.Bairamma and others in favour of M/s. Saikam Dream Acres Pvt. Ltd., represented by its Managing Director Mr.Sivachaitanya Reddy Saikam in respect of several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas.
57. Gift Deed dated 31.1.2023 registered as document No.09017/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Sri.C.K.Sridhar in favour of Sri.C.K.Gopi in respect of Land bearing Sy.No.4 measuring 5 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
58. Gift Deed dated 31.1.2023 registered as document No.09013/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Sri.C.K.Sridhar in favour of Sri.C.K.Venkataraju in respect of Land bearing Sy.No.4 measuring 5 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore
59. Continuing Mortgage Bond dated 04.01.1991 by Sri.Kempanna S/o late Sri.Nanjappa in favour of Reshme Belegara and Farmers Seva Sahakara Sangha, registered as document No.1861/1990-91 of Book-1 in the Office of the Sub-Registrar Anekal Taluk in respect Land bearing Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.

60. Mortgage deed dated 30.05.1992 by Sri.D.N.Kempanna S/o Sri.Nanjappa in favour of Primary Sahakari Krishi and Gramina Abhivrudhi Bank, registered as document No.Sl.No.16, SF-Vol.106 in the Office of the Sub-Registrar, Anekal, Bangalore with several lands including Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
61. Continuing Mortgage Bond dated 22.07.1993 by Sri.Kempanna S/o late Sri.Nanjappa in favour of Reshme Belegara and Farmers Seva Sahakara Sangha, registered as document No.673/1993-94 of Book-1 in the Office of the Sub-Registrar Basavanagudi Anekal Taluk in respect Land bearing Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
62. Mortgage deed dated 20.01.2006 by Smt.Bairamma W/o Sri.D.N.Kempanna and others in favour of Primary Sahakari Krishi and Gramina Abhivrudhi Bank, registered as document No.00021/2006-07 of Book I, stored in CD.No.122 in the Office of the Sub-Registrar, Anekal, Bangalore in respect of several lands including land bearing Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
63. Simple Mortgage without possession dated 19.08.2009 executed by Smt.Bairamma wife of late Sri.D.N.Kempanna and Others in favour of M/s Axis Bank Ltd, registered as document No.1020/2009-10 of Book I, stored in C.D.No.23, in the office of the Sub Registrar, Sarjapura, Bangalore in respect of Many Sy.Nos also including Land bearing Sy.No.4 measuring 30 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore and its Mutation Register No.03/2009-10.
64. Discharge Deed dated 2.8.2021 executed by Primary Sahakari Krishi and Gramina Abhivrudhi Bank in favour of Smt. Bairamma and Others, registered as document No.1978/2021-22 of Book I, stored in CD.No.905 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of several lands including land bearing Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk

(with regard to Regd Mortgages made on 30.9.2003 & 24.1.2006 respectively as mentioned therein).

65. Discharge Deed dated 2.8.2021 executed by Primary Sahakari Krishi and Gramina Abhivrudhi Bank in favour of Smt. Bairamma, registered as document No.1983/2021-22 of Book I, stored in CD.No.905 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of several lands including land bearing Sy.No.4 measuring 30 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk (with regard to Regd Mortgages made on 31.3.1978, 18.9.1980, 5.6.1992 respectively as mentioned therein).
66. Reconveyance Deed dated 9.11.2022 executed by M/s Axis Bank Ltd, in favour of Smt.Bairamma wife of late Sri.D.N.Kempanna and Others, registered as document No.6472/2022-23 of Book I, stored in C.D.No.1245, in the office of the Sub Registrar, Sarjapura, Bangalore in respect of Many Sy.Nos including Land bearing Sy.No.4 measuring 30 Guntas, of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
67. E Khata in respect of the Subject Property.
68. Sanction approval Letter dated 05-12-2023
69. Encumbrance Certificates for the period from:
 - 01.04.2004 – 18.05.2022
 - 01.04.2022 – 01.05.2023

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that the Land bearing Sy.No.4 measuring 1 Acre 21 Guntas + 1 Guntas Kharab of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk belonged to one Sri.S.D.Sheshagiraiah S/o Sri.Munishidevaiah he having been re-granted under VOA, vide in Case No.VOA(A)/514/1969-70. The revenue records would establish his name as Khatedar of the said land.

The said Sri.S.D.Sheshagiraiah S/o Sri.Munishidevaiah conveyed 31 guntas of land in the said Survey number to Sri.D.S.Krishnappa vide Sale Deed dated 27.12.1974 and the remaining 30 Guntas (on the Eastern Portion) to Sri.D.N.Kempanna S/o late Nanjappa vide Sale Deed dated 22.01.1975 registered as document No.428/1975-76 of Book I, at pages 230-232, Vol.1234, in the Office of the Sub-Registrar, Anekal, Bangalore (which is the subject matter of this Opinion. Thus the said D.N.Kempanna was in peaceful possession and enjoyment of the said land.

On the death of the said Sri.D.N.Kempanna, the revenue records stood mutated in the name of his wife Smt.Bairamma vide Mutation Register No.01/2002-03 to be read with IHC-15/2002-03.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) in respect of Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 1 Acre 22 Guntas + 1 Gunta Kharab, totally measuring 1 Acres 22 Guntas, for the period from 1969-1974; 1974-1979; 1979-1984; 1984-1989; 1989-1995; 1995-1997; 1997-2000; 2000-2023; which reiterates the flow of title in the manner mentioned above.

We also have the benefit of examining the Village map, Karnataka Revision Settlement Akar Bandh, Tippani Extract in respect of the Subject land, which depicts the area, location and assessment of the land in question.

An Endorsement dated 4.7.2023 issued by the Tahsildar confirms that there are no tenancy cases pending in respect of the subject Land. An Endorsement dated 16.6.2023 issued by the Deputy Commissioner confirms that there are no cases pending under the provisions of PTCL Act in respect of the Subject Land.

The said Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas stands converted for residential purposes vide Official Memorandum dated 16/7/2008 bearing No.ALN.(A)(S)SR.45, 46, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 207, 208, 209/2007-08, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

Further we understand that several lands including Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas becomes the subject matter of Agreement of Sale dated 19.4.2012 executed by Smt.Bairamma and Others in favour of Sri.Pavan Agarwal S/o. Sri.G.C.Agarwal registered as document No.235/2012-13 of Book I, stored in C.D.No.100 in the Office of the Sub-Registrar, Sarjapura, Bangalore and subsequently the same stood cancelled vide Deed of Cancellation of Agreement of Sale dated 17.12.2020 registered as document No.3657/2020-21 of Book I, stored in C.D.No.758 in the Office of the Sub-Registrar, Sarjapura, Bangalore.

The legal heirs of late Sri.D.N.Kempanna viz., Smt.Bairamma and children viz., Sri.C.K.Venkataraju, Sri.C.K.Gopi, Smt.C.K.Padma, Smt.C.K.Nanda and Sri.Sridhar, have entered into a registered Partition Deed dated 21.7.2017, registered as document No.2393/2017-18 of Book I, stored in C.D.No.424 in the Office of the Sub-Registrar, Anekal, Bangalore thereby effecting partition of the said land, and as per the terms,

- g. Sri.C.K.VENKATARAJU is been allotted towards his share, Converted Land bearing Sy.No.4 measuring 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
- h. Sri.C.K.GOPI is been allotted towards his share, the Converted Land bearing Sy.No.4 measuring 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District
- i. Sri.C.K.SRIDHAR is been allotted towards his share, the Converted Land bearing Sy.No.4 measuring 10 Guntas, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

The Parties to the said Partition Deed including the said Sri.C.K.Venkataraju, Sri.C.K.Gopi & Sri.Sridhar and along with their respective family members have entered into a registered Joint Development Agreement dated 17.12.2020, registered as document No.SRJ-1-03694/2020-21 of Book I, stored in C.D.No.SRJD759, in the Office of the Sub-Registrar, Sarjapura, Bangalore with M/s. SAIKAM DREAM ACRES PVT. LTD., thereby forming a scheme of development of the said Land bearing Sy.No.4 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 30 Guntas including other lands into a residential layout

comprising of residential sites and in this regard, they have also executed a General Power of Attorney dated 17.12.2020 registered as document No.SRJ-4-00214/2020-21 of Book IV, stored in C.D.No.SRJD759 in the Office of the Sub-Registrar, Sarjapura, Bangalore in favour of M/s. Saikam Dream Acres Pvt. Ltd., in respect of the said land, which empowers and authorizes the said Developer to develop the said land.

During this point of time, we understand that the said Sri.Sridhar has gifted the said land measuring 10 Guntas in the subject survey number to his brothers viz., Sri.C.K.Venkataraju and Sri.C.K.Gopi each 5 Guntas vide Gift Deed dated 31.1.2023 registered as document No.09017/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore & Gift Deed dated 31.1.2023 registered as document No.09013/2022-23 of Book I, stored in C.D.No.1308 in the Office of the Sub-Registrar, Sarjapura, Bangalore respectively.

Thus the said Sri.C.K.Venkataraju & Sri.C.K.Gopi have become the owners of 15 Guntas each in the said Survey Number and they are in peaceful possession and enjoyment of the same.

We understand there are few mortgages created by the Land Owners in respect of the Subject Land and the same stood redeemed, as forthcoming in the documents furnished to us.

Subsequent thereto, the said Developer has procured Layout plan dated 05-12-2023 bearing No APA/LAO/103/2022-23 from Anekal Planning Authority for development of Residential Layout over total extent of lands measuring 8 Acres 16.5 Guntas in various survey numbers including the Subject Land.

M/s. SAIKAM DREAM ACRES PVT. LTD., has prepared a Development Scheme for the residential development comprising of Residential Sites, known as "SAIKAM AANANDA – PHASE 3" in the total lands measuring 8 Acres 16.5 Guntas stretching various survey numbers including the Subject Land into a single composite layout. The Layout Plan referred has been drawn clearly identifying the Residential Sites, Park and Play Ground Area, Civic Amenity Area, and Road Areas, in the layout known and called as "SAIKAM AANANDA".

IV) CERTIFICATE:

- a. We certify that Sri.C.K.Venkataraju & Sri.C.K.Gopi are the absolute owners of the Subject Land and its title over the same is clear, good and marketable.
- b. M/s. SAIKAM DREAM ACRES PVT. LTD., is the registered Joint Development Agreement/ General Power of Attorney Holders of the Subject Property.
- c. The Subject land forms a portion the entire project viz., SAIKAM AANANDA stretching over various Survey Numbers totally measuring 8 Acres 16.5 Guntas. The Residential Sites/Plots so falling in the Subject Land has clear and marketable title.
- d. The Buyers of the Plots formed in the subject property shall on purchase of the plots through a registered Deed of conveyance/transfer/gift etc., and upon getting the Khata of the same in their name/s, become the absolute owner/s of the same. It is suggested for the buyers to secure encumbrance certificates from the date of Joint Development Agreement till date in respect of the plots which they intend to purchase, before entering into sale agreement/sale deed with the Land Owners/Developer.

LEGAL SCRUTINY REPORT

Project: "SAIKAM AANANDA – PHASE 3" (RERA Approved): Legal Scrutiny Report in respect of the Residentially Converted Land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas (converted vide the Official Memorandum dated 29/12/2012 bearing No.ALN.(A)(S)SR.288/2012-13 issued by the Deputy Commissioner, Bangalore District) situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District) which property is morefully described in the Schedule hereunder and hereinafter referred to as the '**SUBJECT PROPERTY**', for brevity and which is the portion of whole project measuring 8 Acres 16.5 Guntas comprising of various other survey numbers. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

ALL THAT PIECE AND PARCEL OF the Residentially Converted Land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas (converted vide the Official Memorandum dated 29/12/2012 bearing No.ALN.(A)(S)SR.288/2012-13 issued by the Deputy Commissioner, Bangalore District) situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Sy.No.9
West by : Sy.No.3/2
North by : Sy.No.7
South by : Sy.No.3/2

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Hissa Survey Tippani/ Hissa Mojini / Hissa Survey Pakka Book (Department of Survey Settlement and Land Records) in respect of Sy.No.3 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District totally measuring 3 Acres 34 Guntas + 3 Guntas Kharab and being bifurcated as 1 & 2; Out of which Sy.No.3/1 measuring 1 Acres 13 Guntas in the name of Sri. Doddamuniga S/o.Sri.Bokkappa as Hissadar.
2. Sale Deed dated 24.10.1940 executed by Sri.Muniga uruf Doddamuniga S/o. Sri.Bakka in favour of Sri.Papanna S/o.Sri.Munishamappa, registered as Document No.657/1940-41, Book I, volume 482, Pages 19-20 in the office of the Sub-Registrar , Anekal in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
3. Sale Deed dated 01.06.1942 executed by Sri.Papanna S/o.Sri.Munishamappa in favour of Sri.Doddamuniga S/o. Sri.A.K.Bakka, registered as Document No.1663/1941-42, Book I, volume 475, Pages 235-236 in the office of the Sub-Registrar , Anekal in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of

Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

4. Mutation Register bearing No.1/1942-43 in the name of Sri.Doddamuniga S/o. Sri.A.K.Bakka in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
5. Sale Deed dated 17.04.1955 executed by Sri.Doddamuniga S/o. Sri.Bokkappa in favour of Sri.Nagappa S/o.Sri.Munishamappa, registered as Document No.139/1955-56, Book I, volume 739, Pages 94-95 in the office of the Sub-Registrar , Anekal in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
6. Sale Deed dated 30.06.1969 executed by Sri.Nagappa S/o.Sri.Munishamappa in favour of Sri.Junjappa S/o.Sri.Doddamuniyappa, registered as Document No.1121/1969-70, Book I, volume 1111, Pages 184-185 in the office of the Sub-Registrar , Anekal in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

7. Extracts of Index of Lands and Record of Right in respect of land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
8. Mutation Register bearing No.8/1991-92 which shows mutation of revenue records in respect of land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in the name of Sri.Munivenkatappa vide Ordres dated 9.9.1977 passed in Case No.LRF:ATC:1616/1975-76.
9. Order dated 30.1.2003 passed in Case No.LRF:ATC:1616/1975-76 by the Land Tribunal, Anekal Taluk, Bangalore District, filed by Sri.Munivenkatappa S/o.Sri.Ramaiah against Sri.Anjinappa S/o.Late Sri.Junjappa and Smt.Jayamma D/o.Late Sri.Junjappa, confirming

registration of the occupancy rights in the name of Sri. Munivenkatappa S/o.Sri.Ramaiah in respect of land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

10. Order dated 30.3.2009 passed in Case bearing Writ Petition No.45266/2003 filed by Sri.Junjappa (since deceased) LR's of Sri.Junjappa for correctness of the order passed by The Land Tribunal, Anekal Taluk, in Case No.LRF/ATC/1616/1975-76 before the Hon'ble High Court of Karnataka. As per the Orders, the matter came to be remanded to The Land Tribunal, Anekal Taluk for fresh consideration.
11. Mutation Register bearing No.9/2005-06 which shows mutation of revenue records in respect of land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore in the name of Smt.Ramanjinamma on the death of her husband Sri.Munivenkatappa
12. Mutation Register bearing No.19/2005-06 in the name of Smt. Ramanjamma W/o.Late Sri.Munivenkatappa in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
13. Order sheet relating to the above said Case No.LRF/ATC/1616/1975-76, wherein joint compromise memo and Affidavit has been filed by the Respondents therein and thus the same have been taken record.
14. Death Certificate & Family tree of Sri.Munivenkatappa
15. Agreement of Sale dated 21.12.2010 entered into by Smt.Ramanjamma W/o.Late Sri.Munivenkatappa and others with M/s.R.K.Cortina represented by its Partner Sri.S.Manohar, registered as document No.SRJ-1-05517-2012-13 of Book I, Stored in CD NO.SRJD115 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

16. General Power of Attorney dated 21.12.2010 executed by Smt.Ramanjamma W/o.Late Sri.Munivenkatappa and others in favour of Sri.S.Manohar S/o.Sri.Srinivasa Reddy, registered as document No.SRJ-4-00391-2012-13 of Book IV, Stored in CD NO.SRJD115 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
17. Record of Rights, Tenancy and Crop Inspection (RTCs) for the period from 1969-1970 to 2022-23 in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
18. Karnataka Revision Settlement Akarband (Uttar) in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
19. Village Map of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
20. Atlas & Tippani Nakalu in respect of the subject land
21. Endorsement dated 07.10.2010 issued by the Special Tahsildar, Anekal Taluk, confirming that there are no tenancy applications registered under Section 77A and 7A in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
22. Endorsement dated 06.06.2017 issued by Deputy Commissioner, Bangalore, stating that there are no cases pending under provisions of PTCL Act, in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
23. Official Memorandum dated 29.12.2012, bearing No.ALN(A)(S):SR:288/2012-13 issued by the Deputy Commissioner, Bangalore District, in respect of conversion of Land bearing Sy.No.3/1

measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, for Residential Purpose.

24. Sale Deed dated 11.01.2013, registered as document No.SRJ-1-05537-2012-13 of Book I, stored in C.D.No.SRJD115, in the Office of Sub-Registrar Sarjapura, Bangalore executed by Smt.Ramanjamma W/o.Late Sri.Munivenkatappa and others represented by their GPA holder Sri.S.Manohar in favour of M/s.R.K.Cortina represented by its Partner Sri.S.Manohar, in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, for Residential Purpose.
25. Joint Development Agreement dated 17.03.2017 entered between M/s.R.K.Cortina, represented by its Partner Sri.S.Manohar, Sri.S.Akarsh son of Sri.H.R.S.Reddy and Mr.Sivachaitanya Reddy Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.Sai Swetha daughter of Sri.S.Jayachandra Reddy, registered as document No.JGN-1-07119/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in respect of Converted land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas and other lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
26. General Power of Attorney dated 17.03.2017 executed by M/s.R.K.Cortina, represented by its Partner Sri.S.Manohar, Sri.S.Akarsh son of Sri.H.R.S.Reddy in favour of Mr.Sivachaitanya Reddy Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.Sai Swetha daughter of Sri.S.Jayachandra Reddy, registered as document No.JGN-4-00201/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in respect of Converted land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas and other lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
27. E Khata in respect of the Subject Property.
28. Sanction approval Letter dated 05-12-2023

29. Encumbrance Certificates in respect of Sy.No.3/1 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk for the period from
- a. 01.04.1940 to 31.03.1960
 - b. 01.04.1968 to 31.03.2004;
 - c. 01.04.2004 to 18.05.2022
 - d. 01.04.2022 to 01.05.2023

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that the Land bearing Sy.No.3 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District totally measures 3 Acres 34 Guntas + 3 Guntas Kharab and same is being bifurcated as 1 & 2; Out of which Sy.No.3/1 measuring 1 Acres 13 Guntas stands in the name of Sri. Doddamuniga S/o.Sri.Bokkappa as Hissadar, as evident from the Hissa Survey Tippani/ Hissa Mojini / Hissa Survey Pakka Book (Department of Survey Settlement and Land Records).

We understand that the said Sri. Doddamuniga S/o.Sri.Bokkappa also called Sri.Muniga uruf Doddamuniga S/o. Sri.Bakka (A.K.Bakka) conveyed the land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of Sri.Papanna S/o.Sri.Munishamappa vide Sale Deed dated 24.10.1940, registered as Document No.657/1940-41, Book I, Volume 482, Pages 19-20 in the office of the Sub-Registrar, Anekal, Bangalore. Thus Sri.Papanna S/o.Sri.Munishamappa having acquired the said land in the manner mentioned above was in peaceful possession and enjoyment of the same.

The said Sri.Papanna inturn conveyed the said land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District back the above said Sri.Doddamuniga S/o. Sri.A.K.Bakka in terms of a Sale Deed dated 01.06.1942 registered as Document No.1663/1941-42, Book I, Volume 475, Pages 235-236 in the office of the Sub-Registrar, Anekal, Bangalore. Accordingly, the revenue records stood mutated in his name vide Mutation Register bearing No.1/1942-43.

Thus Sri.Doddamuniga S/o. Sri.A.K.Bakka having acquired the said land in the manner mentioned above was in peaceful possession and enjoyment

of the same. Inturn he sold the said land to Sri.Nagappa S/o.Sri.Munishamappa through a registered Sale Deed dated 17.04.1955, registered as Document No.139/1955-56, Book I, Volume 739, Pages 94-95 in the office of the Sub-Registrar, Anekal Bangalore.

Thereafter the said Sri.Nagappa conveyed the said land to Sri.Junjappa S/o.Sri.Doddamuniyappa vide Sale Deed dated 30.06.1969, registered as Document No.1121/1969-70, Book I, volume 1111, Pages 184-185 in the office of the Sub-Registrar, Anekal.

FROM the recitals of the Orders dated 30.1.2003 passed in Case No.LRF:ATC:1616/1975-76 by the Land Tribunal, Anekal Taluk, Bangalore District, we understand that one Sri.Munivenkatappa S/o. Ramaiah of Chikkadasarahalli had made an application in Form 7 for registration of occupancy rights in respect of the land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District before the Land Tribunal in Case bearing No.LRF:ATC:1616/1975-76, of which, the above said Sri.Junjappa S/o. Sri.Doddamuniyappa is arrayed as Respondent and by virtue of Order dated 9.9.1977 the Tribunal has granted occupancy rights to the said Petitioner Sri.Munivenkatappa. Accordingly, the revenue records stood mutated in his name vide mutation Register bearing No.8/91-92.

We have the benefit of examining the Index of Land and Record of Rights in respect of the said lands, which would reiterate the flow of title in the manner mentioned above.

As against the said Order dated 9.9.1977, the respondent therein files a Writ Petition in Case No.11450/1977 before the Hon'ble High Court of Karnataka, of which the Hon'ble High Court of Karnataka by its Order dated 8.12.1978 remands the matter back to the Tribunal for fresh enquiry. Thereafter, the Tribunal vide its Order dated 5.10.1979 rejected the claim of the Petitioner Sri.Munivenkatappa over the said Land.

Against the said order dated 5.10.1979, Sri.Munivenkatappa files a Writ Petition in Case No.8833/1980 before the Hon'ble High Court of Karnataka and the Hon'ble High Court of Karnataka vide its Order dated 19.10.1983 again remands the matter back to the Tribunal for fresh enquiry.

Subsequently the Tribunal vide its Order dated 18.11.1988 granted occupancy rights to the said Petitioner Sri.Munivenkatappa.

Aggrieved by the Hon'ble High Court's Order dated 19.10.1983, the respondent preferred an appeal before land Reforms Appellate Authority in LRA.1/1989 and subsequently in view of the amendment to the Karnataka Land Reforms Act, the matter was transferred before the Hon'ble High Court of Karnataka in Case bearing W.P.No.28043/1992 and the Hon'ble High Court of Karnataka vide its Order dated 1.10.1999 allowed the petition and remands the matter back to the Tribunal for fresh enquiry.

Thus as per the Hon'ble High Court's Order, the matter stands remanded before the Tribunal and the Tribunal vide its Orders dated 30.1.2003 mentioned above confirmed the registration of occupancy rights in respect of the said Land in the name of the Petitioner.

Again the matter stood litigated before the Hon'ble High Court of Karnataka in Case bearing W.P.No.45266/2003 by the respondents in the above LRF Case and the Hon'ble High Court of Karnataka vide its Order dated 30.3.2009 allowed the petition, by setting aside the Orders of the LRF Case and remanded the matter back to the Tribunal for fresh consideration.

In the meanwhile, on the death of the said Sri.Munivenkatappa (the claimant of the occupancy rights), the revenue records stood mutated in the name of his wife Smt.Ramanjanamma vide M.R.9/2005-06 & M.R.19/2005-06.

The above said matter after having remanded back to the Tribunal, the Respondent/Junjappa since deceased, represented by their legal heirs Anjinappa and Jayamma, have filed joint compromise petition before the Tribunal and the case has been dismissed. Thus, the legal heirs of late Sri.Munivenkatappa have become the owners of the Subject Land.

We understand that during the latest proceedings before the Land Tribunal, the legal heirs of late Munivenkatappa viz., Smt.Ramanjanamma and other (as first set of owners) have along with Sri.Muniyalappa (brother of late Sri.Munivenkatappa) and his family members have entered into an

Agreement of Sale dated 21.12.2010 with M/s.R.K.Cortina represented by its Partner Sri.S.Manohar, registered as document No.SRJ-1-05517-2012-13 of Book I, Stored in CD NO.SRJD115 in the Office of the Sub-Registrar, Sarjapura, Bangalore agreeing to sell the land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and simultaneously, they have also executed a General Power of Attorney dated 21.12.2010 in favour of Sri.S.Manohar S/o.Sri.Srinivasa Reddy, registered as document No.SRJ-4-00391-2012-13 of Book IV, Stored in CD NO.SRJD115 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of the said land.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTCs) for the period from 1969-1970 to 2022-23 in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which would reiterate the flow of title in the manner mentioned above.

We have also Examined the Village map, arnataka Revision Settlement Akarband (Uttar), Atlas & Tippani Nakalu in respect of the subject land, which would depict the location, extent, shape and assessment of the land.

An Endorsement dated 07.10.2010 issued by the Special Tahsildar, Anekal Taluk, confirms that there are no tenancy applications registered under Section 77A and 7A in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. An Endorsement dated 06.06.2017 issued by Deputy Commissioner, Bangalore confirms that there are no cases pending under provisions of PTCL Act, in respect of Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

The said Land bearing Sy.No.3/1 measuring 1 Acres 13 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District stands converted for Residential Purpose vide Official Memorandum dated 29.12.2012, bearing No.ALN(A)(S):SR:288/2012-13 issued by the Deputy Commissioner, Bangalore District.

Later the said legal heirs of late Sri.Munivenkatappa along with Sri.Muniyalappa and Others have conveyed the said converted land/subject land through their GPA Holder Sri.S.Manohar S/o.Sri.Srinivasa Reddy to M/s.R.K.Cortina represented by its Partner Sri.S.Manohar vide Sale Deed dated 11.01.2013, registered as document No.SRJ-1-05537-2012-13 of Book I, stored in C.D.No.SRJD115, in the Office of Sub-Registrar Sarjapura, Bangalore.

Thus, M/s.R.K.Cortina has become the absolute owner of the Subject Land.

M/s.R.K.Cortina represented by its Partner Sri.S.Manohar along with Sri.S.Akarsh (the owner of the other land) have entered into a registered Joint Development Agreement dated 17.03.2017 with Mr.SIVACHAITANYA REDDY Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.SAI SWETHA daughter of Sri.S.Jayachandra Reddy, registered as document No.JGN-1-07119/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in respect of Converted land bearing Sy.No.3/1 measuring 1 Acre 13 Guntas and other lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk and other lands thereby forming a scheme of joint development of the Subject Land into a residential layout comprising of residential sites and in this regard, they have also executed a General Power of Attorney dated 17.03.2017 registered as document No.JGN-4-00201/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in favour of the said Developer in respect of the said land, which empowers and authorizes the said Developer to develop the said land.

Subsequent thereto, the said Developer has procured Layout plan dated 05-12-2023 bearing No APA/LAO/103/2022-23 Anekal Planning Authority for development of Residential Layout over total extent of lands measuring 8 Acres 16.5 Guntas in various survey numbers including the Subject Land.

Mr.SIVACHAITANYA REDDY Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.SAI SWETHA daughter of Sri.S.Jayachandra Reddy, have prepared a Development Scheme for the residential development comprising of Residential Sites, known as "SAIKAM AANANDA" in the total lands

measuring 8 Acres 16.5 Guntas stretching various survey numbers including the Subject Land into a single composite layout. The Layout Plan referred has been drawn clearly identifying the Residential Sites, Park and Play Ground Area, Civic Amenity Area, and Road Areas, in the layout known and called as "SAIKAM AANANDA".

IV) CERTIFICATE:

- e. We certify that M/s.R.K.CORTINA, a Partnership Firm is the absolute owner of the Subject Land and its title over the same is clear, good and marketable.
- f. Mr.SIVACHAITANYA REDDY Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.SAI SWETHA daughter of Sri.S.Jayachandra Reddy are the registered Joint Development Agreement/ General Power of Attorney Holders of the Subject Property.
- g. The Subject land forms a portion the entire project viz., SAIKAM AANANDA PHASE 3 stretching over various Survey Numbers totally measuring 8 Acres 16.5 Guntas. The Residential Sites/Plots so falling in the Subject Land has clear and marketable title.
- h. The Buyers of the Plots formed in the subject property shall on purchase of the plots through a registered Deed of conveyance/transfer/gift etc., and upon getting the Khata of the same in their name/s, become the absolute owner/s of the same. It is suggested for the buyers to secure encumbrance certificates from the date of Joint Development Agreement till date in respect of the plots which they intend to purchase, before entering into sale agreement/sale deed with the Land Owners/Developer.

LEGAL SCRUTINY REPORT

Project: "SAIKAM AANANDA" Legal Scrutiny Report in respect of the Residentially Converted Land bearing Survey Number 3/2, measuring 20 Guntas (converted vide the Official Memorandum dated 07.12.2009, bearing No.ALN(AS) SR 116/2009-10, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) & measuring 31 Guntas

(converted vide the Official Memorandum dated 09.06.2011, bearing No.ALN(AS) SR 39/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) in all 1 Acre 11 Guntas, situated at CHIKKADASARAHALLI Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which property is morefully described in the Schedule hereunder and hereinafter referred to as the '**SUBJECT PROPERTY**', for brevity and which is the portion of whole project measuring 8 Acres 16.5 Guntas comprising of various other survey numbers. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

I) DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

Item No.I: ALL THAT PIECE AND PARCEL OF Converted Land bearing Survey Number 3/2, measuring 20 Guntas (converted vide the Official Memorandum dated 07.12.2009, bearing No.ALN(AS) SR 116/2009-10, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) situated at CHIKKADASARAHALLI Village, Sarjapura Hobli, Anekal Taluk, Bangalore District bounded on the:

East by	:	Land belonging to Sri.D.S.Narayanaswamy;
West by	:	Land belonging to Sri.Chinnappa;
North by	:	Land belonging to Sri.Chinnappa to Chikkayellappa & Janjappa.
South by	:	Land belonging to Sri.Chikkamuniyappa.

Item No.II: ALL THAT PIECE AND PARCEL OF Converted Land bearing Survey Number 3/2, measuring 31 Guntas (converted vide the Official Memorandum dated 09.06.2011, bearing No.ALN(AS) SR 39/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) both situated at CHIKKADASARAHALLI Village, Sarjapura Hobli, Anekal Taluk, Bangalore District bounded on the:

East by	:	Land in Survey Number 9;
West by	:	Portion of the remaining land in survey Number 3;
North by	:	Land in Survey Number 3/1;
South by	:	Land in Survey Number 2

II) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

30. Hissa Survey Tippani/ Hissa Mojini / Hissa Survey Pakka Book (Department of Survey Settlement and Land Records) in respect of Sy.No.3 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District totally measuring 3 Acres 34 Guntas + 3 Guntas Kharab and being bifurcated as 1 & 2; Out of which Sy.No.3/2 measuring 1 Acres 13 Guntas in the name of Sri. Chikkamuniga S/o.Sri.Bokkappa as Hissadar.
31. M.R.8/1994-95 which states that as per the Partition amongst the family members of late Sri.Chikkamuniga or Chikkamuniyappa, this mutation of revenue records relating to land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District is made out in the name of Sri.Chinnappa for 31 Guntas, Sri.Venkataswamy and Sri.Narayanaswamy – 10 Guntas each.
32. Family Tree of Sri.Venkataswamy
33. Family Tree of Sri. Narayanaswamy
34. Partition Deed dated 30.8.2001 registered as Document No.4861/2001-02 in the office of the Sub-Registrar, Anekal, Bangalore entered into amongst Sri.Lagumaiah and Others, effecting partition of various lands including the Subject Land.
35. Consent Letter dated 17.7.2007 executed by Chinnappa S/o. Sri.Chikkamuniyappa in favour of Sri.Venkataswamy and Sri.Narayanaswamy both sons of Sri.Chikkamuniyappa.
36. Agreement of Sale dated 13.7.2009 registered as document No.686/2009-10 of Book I, stored in C.D.No.25 in the Office of the Sub-Registrar, Sarjapura, executed by Sri.Venkataswamy and Others in favour of Smt.M.Vidya W/o. Sri.Sharath Babu in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 20 Guntas.

37. Official Memorandum dated 07.12.2009, bearing No.ALN(AS) SR 116/2009-10, issued by the Special Deputy Commissioner, Bangalore District, Bangalore in respect of conversion of land bearing Sy.No.3/2 measuring 20 Guntas situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
38. Sale Deed dated 18.12.2009 registered as document No.2902/2009-10 of Book I, stored in C.D.No.31 in the Office of the Sub-Registrar, Sarjapura, executed by Sri.Venkataswamy and Others in favour of M/s. R.K.Cortina in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 20 Guntas. Smt.Vidya & Sri.Chinnappa S/o. Chikkamuniyappa have affixed their signatures to this Sale Deed as consenting witnesses.
39. Agreement of Sale dated 7.3.2011 registered as document No.4641/2010-11 of Book I, stored in C.D.No.61 in the Office of the Sub-Registrar, Sarjapura, executed by Sri.Chinnappa and Others in favour of M/s. R.K.Cortina in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas.
40. General Power of Attorney dated 7.3.2011 registered as document No.525/2010-11 of Book I, stored in C.D.No.61 in the Office of the Sub-Registrar, Sarjapura, executed by Sri.Chinnappa and Others in favour of Sri.Pavan Kumar Agarwal S/o. Sri.G.C.Agarwal in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas.
41. Official Memorandum dated 09.06.2011, bearing No.ALN(AS) SR 39/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore in respect of conversion of land bearing Sy.No.3/2 measuring 31 Guntas situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
42. Sale Deed dated 14.6.2011 executed by Sri.Chinnappa and Others represented by their GPA Holder Sri.Pavan Kumar Agarwal S/o. Sri.G.C.Agarwal in favour of M/s. R.K.Cortina, registered as Document No.1114/2011-12 of Book I, stored in C.D.No.70 in the Office of the Sub-

Registrar, Sarjapura, in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas.

43. Release Deed dated 20.10.2014 executed by Smt.Gowramma and others in favour of Sri.Chinnappa S/o. late Chikkamuniyappa, registered as Document No.2916/2014-15 of Book I, stored in C.D.No.158 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas.
44. Release Deed dated 20.10.2014 executed by Sri.Chinnappa S/o. late Chikkamuniyappa and others in favour of Sri.Venkataswamy and Sri.Narayanaswamy both sons of late Chikkamuniyappa registered as Document No.2917/2014-15 of Book I, stored in C.D.No.158 in the Office of the Sub-Registrar, Sarjapura, Bangalore in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 20 Guntas.
45. Record of Rights, Tenancy and Crop Inspection (RTCs) for the period from 1969-1970 to 2022-23 in respect of Land bearing Sy.No.3/2 measuring 2 Acres 24 Guntas including 3 Guntas Karab of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
46. Karnataka Revision Settlement Akarband (Uttar) in respect of Land bearing Sy.No.3/2 measuring 2 Acres 24 Guntas including 3 Guntas Karab of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
47. Village Map of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
48. Atlas & Tippani Nakalu in respect of the subject land
49. Endorsement dated 23.12.2016 issued by the Special Tahsildar, Anekal Taluk, confirming that there are no tenancy applications registered under Section 77A and 7A in respect of Land bearing Sy.No.3/2 of

Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

50. Endorsement dated 06.06.2017 issued by Deputy Commissioner, Bangalore, stating that there are no cases pending under provisions of PTCL Act, in respect of Land bearing Sy.No.3/2 Guntas of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
51. Joint Development Agreement dated 17.03.2017 entered between M/s.R.K.Cortina, represented by its Partner Sri.S.Manohar, Sri.S.Akarsh son of Sri.H.R.S.Reddy and Mr.Sivachaitanya Reddy Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.Sai Swetha daughter of Sri.S.Jayachandra Reddy, registered as document No.JGN-1-07119/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in respect of Converted land bearing Sy.No.3/2 measuring 20 + 31 Guntas and other lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
52. General Power of Attorney dated 17.03.2017 executed by M/s.R.K.Cortina, represented by its Partner Sri.S.Manohar, Sri.S.Akarsh son of Sri.H.R.S.Reddy in favour of Mr.Sivachaitanya Reddy Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.Sai Swetha daughter of Sri.S.Jayachandra Reddy, registered as document No.JGN-4-00201/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in respect of Converted land bearing Sy.No.3/2 measuring 20 + 31 Guntas and other lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.
53. Encumbrance Certificates for the period from
 - e. 01.04.1948 to 31.03.1965
 - f. 01.04.1965 till 01.04.1992
 - g. 01.04.1992 till 15.01.2007
 - h. 01.04.1968 till 31.03.2004
 - i. 01.04.2004 till 19.12.2016
 - j. 01.04.2004 till 18.05.2022

k. 01.04.2022 till 01.05.2023

III) GENESIS OF TITLE:

A perusal of the documents furnished to us, we understand that the Land bearing Sy.No.3 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District totally measures 3 Acres 34 Guntas + 3 Guntas Kharab and same is being bifurcated as 1 & 2; Out of which Sy.No.3/2 measuring 2 Acres 21 Guntas + 3 Guntas Kharab stands in the name of Sri.Chikkamuniga S/o.Sri.Bokkappa as Hissadar, as evident from the Hissa Survey Tippani/ Hissa Mojini / Hissa Survey Pakka Book (Department of Survey Settlement and Land Records). Thus Sri.Chikkamuniga was in peaceful possession and enjoyment of the same till his death.

We understand from the M.R.8/1994-95 which states that as per the Partition amongst the family members of the above said late Sri.Chikkamuniga, this mutation of revenue records relating to land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District is made out in the name of his children viz., Sri.Chinnappa for 31 Guntas, Sri.Venkataswamy and Sri.Narayanaswamy – 10 Guntas each.

Thus Sri.Chinnappa, Sri.Venkataswamy and Sri.Narayanaswamy was in peaceful possession and enjoyment of their respective share in the Subject land.

Subsequent thereto, Sri.Venkataswamy and Sri.Narayanaswamy along with their other brother Sri.Lagumaiah have entered into a Partition Deed dated 30.8.2001 registered as Document No.4861/2001-02 in the office of the Sub-Registrar, Anekal, Bangalore thereby effecting partition of various lands including the Subject Land, As per the terms, Sri.Venkataswamy and Sri.Narayanaswamy have taken towards their share 10 Guntas Each.

Further we understand from the Consent Letter dated 17.7.2007 executed by Chinnappa S/o. Sri.Chikkamuniyappa in favour of Sri.Venkataswamy and Sri.Narayanaswamy both sons of Sri.Chikkamuniyappa, wherein he confirms that he is the Son of First Wife of late Chikkamuniyappa and that Sri.Venkataswamy and Sri.Narayanaswamy are the Sons of Second wife of late Chikkamuniyappa and also confirms their respective shares in the

Subject land as mentioned para supra. The concerned Parties along with Sri.Chinnappa's wife Smt.Byaramma and children viz., C.N.Umesh and Sri.Giribabu have too affixed their respective signatures to the said letter.

Thus Sri.Venkataswamy and Sri.Narayanaswamy having acquired the said extent of land in the manner mentioned herein above were in peaceful possession and enjoyment of the same.

We understand that the said Sri.Venkataswamy and Sri.Narayanaswamy along with their respective family members have entered into a registered Agreement of Sale dated 13.7.2009 registered as document No.686/2009-10 of Book I, stored in C.D.No.25 in the Office of the Sub-Registrar, Sarjapura, Bangalore in favour of Smt.M.Vidya W/o. Sri.Sharath Babu thereby agreeing to sell the Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 20 Guntas.

Thereafter the said extent of land bearing Sy.No.3/2 measuring 20 Guntas situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk stands converted vide the Official Memorandum dated 07.12.2009, bearing No.ALN(AS) SR 116/2009-10, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

Consequently, Sri.Venkataswamy and Sri.Narayanaswamy along with their respective family members conveyed the said converted land in favour of M/s. R.K.Cortina vide Sale Deed dated 18.12.2009 registered as document No.2902/2009-10 of Book I, stored in C.D.No.31 in the Office of the Sub-Registrar, Sarjapura, Bangalore.

Likewise, Sri.Chinnappa S/o. late Chikkamuniyappa who is the owner of 31 Guntas of land in Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore have along with his children Sri.Umesh Kumar and Sri.C.Giribabu entered into a Agreement of Sale dated 7.3.2011 registered as document No.4641/2010-11 of Book I, stored in C.D.No.61 in the Office of the Sub-Registrar, Sarjapura, with M/s. R.K.Cortina in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas and have simultaneously executed

a General Power of Attorney dated 7.3.2011 registered as document No.525/2010-11 of Book I, stored in C.D.No.61 in the Office of the Sub-Registrar, Sarjapura, in favour of Sri.Pavan Kumar Agarwal S/o. Sri.G.C.Agarwal in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas.

The said extent of land measuring 31 Guntas in the subject land stands converted vide Official Memorandum dated 09.06.2011, bearing No.ALN(AS) SR 39/2011-12, issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

Thereafter vide Sale Deed dated 14.6.2011 registered as Document No.1114/2011-12 of Book I, stored in C.D.No.70 in the Office of the Sub-Registrar, Sarjapura, Bangalore, the said Sri.Chinnappa and Others represented by their GPA Holder Sri.Pavan Kumar Agarwal S/o. Sri.G.C.Agarwal sold the converted Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas to M/s. R.K.Cortina.

We observe that through a Release Deed dated 20.10.2014 registered as Document No.2916/2014-15 of Book I, stored in C.D.No.158 in the Office of the Sub-Registrar, Sarjapura, Bangalore, late Chikkamuniyappa's Second Wife late Smt.Muniyamma's family viz., Smt.Gowramma and Others have released their entire rights in the above said Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 31 Guntas in favour of Sri.Chinnappa S/o. late Chikkamuniyappa.

Likewise, through a registered Release Deed dated 20.10.2014 registered as Document No.2917/2014-15 of Book I, stored in C.D.No.158 in the Office of the Sub-Registrar, Sarjapura, Bangalore, late Chikkamuniyappa's First and Second Wives' family viz., Smt.Gowramma and Others have released their rights in favour of Sri.Venкатaswamy and Sri.Narayanaswamy both sons of late Chikkamuniyappa (late Second wife's Children) in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 20 Guntas.

Thus, M/s. R.K.Cortina has become the sole and absolute owner of the said Converted land bearing Sy.No.3/2 measuring 20 + 31 Guntas situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTCs) for the period from 1969-1970 to 2022-23 in respect of Land bearing Sy.No.3/2 measuring 2 Acres 24 Guntas including 3 Guntas Karab of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, which would reiterate the flow of title in the manner mentioned above.

We have also Examined the Village map, Karnataka Revision Settlement Akarband (Uttar), Atlas & Tippani Nakalu in respect of the subject land, which would depict the location, extent, shape and assessment of the land.

An Endorsement dated 23.12.2016 issued by the Special Tahsildar, Anekal Taluk, confirms that there are no tenancy applications registered under Section 77A and 7A in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. An Endorsement dated 06.06.2017 issued by Deputy Commissioner, Bangalore, confirms that there are no cases pending under provisions of PTCL Act, in respect of Land bearing Sy.No.3/2 of Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Thus, M/s.R.K.Cortina has become the absolute owner of the Subject Land.

M/s.R.K.Cortina represented by its Partner Sri.S.Manohar along with Sri.S.Akarsh (the owner of the other land) have entered into a registered Joint Development Agreement dated 17.03.2017 with Mr.SIVACHAITANYA REDDY Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.SAI SWETHA daughter of Sri.S.Jayachandra Reddy, registered as document No.JGN-1-07119/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in respect of Converted land bearing Sy.No.3/2 measuring 20 + 31 Guntas and other lands, situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk and other lands thereby forming a scheme of joint development of the Subject Land into a residential layout comprising of residential sites and in this regard, they have

also executed a General Power of Attorney dated 17.03.2017 registered as document No.JGN-4-00201/2016-17 stored in CD No.JGND467, Book-I, in the office of the Sub-Registrar, Basavangudi (Jigani), Bangalore, in favour of the said Developer in respect of the said land, which empowers and authorizes the said Developer to develop the said land.

Subsequent thereto, the said Developer has procured Layout plan dated 05-12-2023 bearing No LAO/APA/103/2022-23 from Anekal Planning Authority for development of Residential Layout over total extent of lands measuring 8 Acres 16.5 Guntas in various survey numbers including the Subject Land.

Mr.SIVACHAITANYA REDDY Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.SAI SWETHA daughter of Sri.S.Jayachandra Reddy, have prepared a Development Scheme for the residential development comprising of Residential Sites, known as "SAIKAM AANANDA" in the total lands measuring ...AcresGuntas stretching various survey numbers including the Subject Land into a single composite layout. The Layout Plan referred has been drawn clearly identifying the Residential Sites, Park and Play Ground Area, Civic Amenity Area, and Road Areas, in the layout known and called as "SAIKAM AANANDA".

IV) CERTIFICATE:

- i. We certify that M/s.R.K.CORTINA, a Partnership Firm is the absolute owner of the Subject Land and its title over the same is clear, good and marketable.
- j. Mr.SIVACHAITANYA REDDY Saikam son of Sri.S.Jayachandra Reddy and Mrs.S.SAI SWETHA daughter of Sri.S.Jayachandra Reddy are the registered Joint Development Agreement/ General Power of Attorney Holders of the Subject Property.
- k. The Subject land forms a portion the entire project viz., SAIKAM AANANDA PHASE 3 stretching over various Survey Numbers totally measuring 8 Acres 16.5 Guntas. The Residential Sites/Plots so falling in the Subject Land has clear and marketable title.

- I. The Buyers of the Plots formed in the subject property shall on purchase of the plots through a registered Deed of conveyance/transfer/gift etc., and upon getting the Khata of the same in their name/s, become the absolute owner/s of the same. It is suggested for the buyers to secure encumbrance certificates from the date of Joint Development Agreement till date in respect of the plots which they intend to purchase, before entering into sale agreement/sale deed with the Land Owners/Developer.