

Date:3rd March, 2025

To,

M/s. AMOGAYA PROJECTS,

a partnership firm having its Office at No.308,
2nd Floor, 100 Feet Road, Indira Nagar 1st stage,
Bangalore -560 038.

Represented by its Partner

Mr.CHALLA PRASHANTH REDDY, aged about 48 years,

S/o Sri.Challa Seetharam Reddy.

Aadhaar No.6755 1188 0086.

LEGAL SCRUTINY REPORT

This Legal Opinion is given by **Mr.CHALLA PRASHANTH REDDY** Partner
of M/s. AMOGAYA PROJECTS, based on the photocopies of title documents
and information provided by him.

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RE: All that piece and parcel of Land bearing **New Sy.No.46/9(Old SY No.46/1, Later Sy No.46/1A), 46/5, 46/8, 46/8 & 46/10**, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, having totally measuring about **1 Acres 39.08Guntas** with all rights, appurtenances whatsoever hereunder or underneath or above the surface.

I. LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
1.	26/04/1958	Inam order case No.3/56-57, in favour of Sri.Nanjundappa S/o Sri.Hanumanthappa order passed by the Special Deputy Commissioner, Bangalore, in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, situated at Huskur Village.	Copy
2.		FORM-VIII issued in the name of Sri.Nanjundappa S/o Sri.Hanumanthappa	Copy
3.		RTC's from 1968 to 1978 and from 1983 to 1988 and from 1989 to 1992 to 2023 in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, situated at Huskur Village.	Copy
4.	17/08/1966	Registered Sale deed executed by Sri.Nanjundappa S/o Sri.Hanumanthappa and Master.Venkatesh S/o Sri.Nanjundappa (as he was minor represented by his father Sri.Nanjundappa S/o Sri.Hanumanthappa) in favour of Sri.Nanjundappa S/o Sri.Rudrappa, vide Document bearing No.2138/1966-67, in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 01 Acre 20 Guntas, situated at Huskur Village.	Copy

5.		Death certificate of Sri.Nanjundappa S/o Sri.Rudrappa.	Copy
6.		Genealogical Tree of Sri.Nanjundappa S/o Sri.Rudrappa	Copy
7.		MR.No.H16/2011-12 in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 01 Acre 20 Guntas situated at Huskur Village.	Copy
8.		MR.No.T38/22-23 in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 01 Acre 20 Guntas situated at Huskur Village pursuant to the Phodi of said property.	Copy
9.	12/07/2023	Registered Joint Development Agreement executed by Smt.Sarvamangala @ Sarvamangalamma and her family members in favour of M/s.Amogaya Projects , represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy vide Document bearing No.3073/2023-24 , in Book-I in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring	Copy

		about 1 Acre 20 Guntas situated at Huskurur Village.	
10.	12/07/2023	Registered General Power of Attorney executed by Smt.Sarvamangala @ Sarvamangalamma and her family members in Favour of M/s.Amogaya Projects represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy vide Document bearing No.145/2023-24 , in Book-I in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village.	Copy
11.		Tippani, and Karnataka Revisional Settlement Akarbandh Extract in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village.	Copy
12.		Encumbrance Certificate from 1/04/1966 to 31/7/1986 and from 1/6/1989 to 31/03/2004, and from 01/04/2004 to 31/01/2024, in respect of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village.	Copy

II. DESCRIPTION OF PROPERTY

SCHEDULE PROPERTY

All that piece and parcel of property bearing Old.**Sy.No.46/1A**, **Present Sy.No.46/9**, situated at Huskuru Village, Bidarahalli Hobli, Bangalore East Taluk, totally measuring **1 Acre 20 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

- East by : Land in Sy.No.46/2;
- West by : Land in Sy.No.47;
- North by : Land in Sy.No.46/8;
- South by : Land in Sy.No.46/1A1A2;

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing **Sy.No.46/1** of Huskuru Village, Bidarahalli Hobli, Bangalore East Taluk, having totally measuring about **1 Acre 20 Guntas** was originally Granted in favour of Sri.Nanjundappa S/o Sri.Hanumanthappa under the Inam order case No.3/56-57 order passed by the Special Deputy Commissioner, Bangalore,

Subsequently The said Sri.Nanjundappa S/o Sri.Hanumanthappa and Master.Venkatesh S/o Sri.Nanjundappa (as he was minor represented by his father Sri.Nanjundappa S/o Sri.Hanumanthappa), was sold the land measuring 1 Acre 30 Guntas in Sy.No.46/1 of Huskuru Village, in favour of Sri.Nanjundappa S/o Sri.Rudrappa vide sale deed dated 17/08/1966, referred above, and he had got the RTC and all other revenue records mutated into his name which fact is also evident from the RTCs available on record.

The said Sri.Nanjundappa S/o Sri.Rudrappa was in enjoyment of the land measuring about 1 Acre 20 Guntas in Sy.No.46/1 of Huskuru Village as its absolute owner and after the intestate death of Sri.Nanjundappa S/o Sri.Rudrappa, his wife namely Smt.Sarvamangala @ Sarvamangalamma being the legal heirs of Late. Sri.Nanjundappa his sole surviving legal heirs, had succeeded to their entire estates including Property bearing Survey No.46/1 of Huskuru Village, and he had got the RTC and all other revenue records mutated into his name vide Mutation Register Extract/IHC bearing No. H16/2011-12 which fact is also evident from the RTCs available on record

Later the said Sy.No.46/1 has been sub-divided/phoded into sub-numbers i.e., new number has been allotted as Sy.No.46/9 new number has been allotted as Sy.No.46/9 measuring about 1 Acre 20 land belonging to Smt.Sarvamangala @ Sarvamangalamma accordingly RTC and all other revenue mutated were changed vide MR.No.T38/22-23, which fact is evident from the RTCs and mutation register extract available on record.

Therefore I certify that Smt.Sarvamangala @ Sarvamangalamma and her children has the absolute title over the land in Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village which morefully described at Para – II.

The said Smt.Sarvamangala @ Sarvamangalamma and her family members, have entered into a registered Joint Development Agreement dated 12/07/2023, with **M/s.Amogaya Projects**, represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy, for the development of Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village subject to the terms and conditions mentioned therein and in pursuance thereto, Smt.Sarvamangala @ Sarvamangalamma and her family members, have also executed and registered a Power of Attorney followed by Rectification Power of Attorney in favour of the said **M/s.Amogaya Projects**, represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy, and in the said Power of

Attorney the Land owner inter-alia have authorized to the Builder **M/s.Amogaya Projects**, represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy, to sell **62.5%** of undivided interest land in Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village.

IV. ENCUMBRANCE

On the perusal of Encumbrance Certificate from 1/04/1966 to 31/7/1986 and from 1/6/1989 to 31/03/2004, and from 01/04/2004 to 31/01/2024, in respect of land described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 31/01/2024. However it is advisable to obtain upto date Encumbrance Certificate.

V. CERTIFICATE

From the foregoing, and subject to the observations made above, I certify that **Smt.Sarvamangala @ Sarvamangalamma** and her family members, had got absolute title over the land in Old Sy.No.46/1, Later Sy No.46/1A presently Sy.No.46/9, measuring about 1 Acre 20 Guntas situated at Huskurur Village of the Schedule Property and **M/s.Amogaya Projects**, represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy, would derive right to sell **62.5%** of undivided share over the Schedule Property, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said **M/s.Amogaya Projects**, represented by its Partner Mr.Kalakuntla LaxmanRao S/o Sri.K.Gopal Rao and Mr.Challa Prashanth Reddy S/o Sri.Challa Seetharam Reddy, would derive valid title to the flats in the proposed multistoried building known as _____ to be constructed over the Schedule Property, The **Smt.Sarvamangala @ Sarvamangalamma** and her family members, would derive valid title for remaining **37.5%** of super built up area in the project alongwith proportionate undivided share of land by virtue of Joint Development Agreement dated 31/01/2024, referred to above.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-II Upto ____/07/2020

**SNR ASSOCIATES
& ADVOCATES.**

Documents required to completed opinion

1. Conversion order in respect of Sy.No.46/9.
2. All NOC for proposed residential Building.
3. Building License plan sanctioned
4. Phodi Order.