



To,

Date: 30.01.2024

M/s. Navanaami Projects Pvt Ltd,
A registered Company,
Having its Office at No.114,
CMR Complex, above Union Bank,
Hosur Main Road, Chandapura,
Bangalore-560099.

Represented by its Director, Operations
Sri. T. Seshagiri Rao.

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land in Survey Number 25/4, measuring to an extent of 26 Guntas and 06 Guntas kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484394, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Road and land in Sy.No.12	Survey Number 25/11	Road	Survey Number 24

Item No.2:

All the piece and parcel of the Residentially converted land in Survey Number 25/11 (Old Survey Number 25/4), measuring to an extent of 24 Guntas and 02 Guntas kharab, situated at Kodathi Village, Varthur Hobli,



Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484407, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/4	Survey Number 25/10	Road	Survey Number 24

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	06.04.2023	Official Memorandum Issued by Deputy Commissioner of Bangalore Urban District in Respect of Sy No.25/4 measuring 0.32 Guntas	484394
2.	06.04.2023	Official Memorandum Issued by Deputy Commissioner of Bangalore Urban District in Respect of Sy. No 25/11 measuring 0.26 Guntas.	484407
TITLE DEEDS			
3.	22.04.2022	Joint Development Agreement executed by J. Satish Babu and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/4	Doc. No. 606/2022-23
4.	22.04.2022	General Power of Attorney executed by J. Satish Babu and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/4	Doc. No.35/2022-23
5.	08.04.2022	Joint Development Agreement executed by K.H. Chandrashekar Reddy and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/11	Doc. No. 239/2022-23





6.	08.04.2022	General Power of Attorney executed by K.H. Chandrashekar Reddy and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/11	Doc. No.22/2022-23
7.	24.03.2022	Confirmation Deed executed by Rukminiyamma in favour of J. Satish Babu and Umadevi	Doc.No.8188/2021-22
8.	24.03.2022	Release Deed executed by Rukminiyamma in favour of K.H. Chandrashekar Reddy	Doc.No.8197/2021-22
9.	21.03.2013	Sale Deed executed by K.H. Srinivasa Reddy and others in favour of J. Satish Babu and Umadevi	Doc.No.6651/2012-13
10.	01.02.2012	Partition Deed entered into between the family members of Late C. Hanumantha Reddy	Doc.No.7917/2011-12
11.	30.10.1979	Order passed by the Land Tribunal, Bangalore South Taluk	LRF.3951/1976-77
12.	29.01.1980	Form 10 issued by the Land Tribunal, Bangalore South Taluk	
13.		Family tree of Chinnappa	
14.		Death Certificate of C. Hanumantha Reddy	
REVENUE DOCUMENTS			
15.		RTC for the period 1982-83 to 2020-21	
16.		Mutation Registrar Extract	MR.No.H102/2011-12
17.		Mutation Registrar Extract	MR.No.H53/2012-13
18.		Mutation Registrar Extract	MR.No.H29/2013-14
SURVEY RECORDS			
19.		Mula Tippani	
20.		Hissa Tippani	
21.		Atlas	
22.		RR Balabag	
23.		Akaraband	
ENCUMBRANCE CERTIFICATE			
24.	08.06.2018	Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004	S.A. No.8065/2018-19



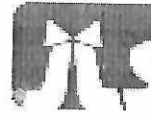


25.	19.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 18.04.2022	S.A. No.1008/2022-23
26.	26.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 25.04.2022	S.A. No.4196/2022-23

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 25/4, measuring to an extent of 26 Guntas and 06 Guntas kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484394, issued by the Deputy Commissioner, Bangalore Rural District and the Residentially converted land bearing Survey Number 25/11, measuring to an extent of 24 Guntas 02 Guntas kharab,, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484407, issued by the Deputy Commissioner, Bangalore Rural District which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 25/4, measuring to an extent of 01 Acre 10 Guntas and 08 Guntas kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, on the application made by one Hanumanthareddy, Son of Chinnappa, the Land Tribunal, Bangalore South Taluk has issued occupancy rights on 30.10.1979, vide order in case No.LRF 3951/1976. The Land Tribunal, Bangalore South Taluk has issued Form 10 on 29.01.1980 in the name of the said C. Hanumanthareddy.
3. After the death of the above said C. Hanumanthareddy, his wife Gowramma and children entered into a registered Partition Deed on 01.02.2012, vide document bearing No.7917/2011-12. As per the said





Partition, the portion of the land in Survey Number 25/4, measuring 26 Guntas was allotted to the share of Srinivas Reddy and remaining extent of land in Survey Number 25/4, measuring 24 Guntas was allotted to the share of Chandrashekar Reddy. They got mutated the katha of their respective shares in their respective names vide MR.No.102/2011-12.

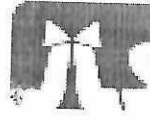
4. Thereafter the land in Survey Number 25/4, measuring 24 Guntas and 02 Guntas kharab allotted to the share of K.H. Chandrashekar Reddy is phoded and renumbered as Survey Number 25/11 and the land in Survey Number 25/4, measuring 26 Guntas and 06 Guntas allotted to the share of K.H. Srinivas Reddy is retained as Survey Number 25/4.
5. Thereafter the above said K.H. Srinivas Reddy along with his family members conveyed the land in Survey Number 25/11, measuring 24 Guntas and 02 Guntas kharab to one J. Satish Babu and M. Umadevi on 21.03.2013, vide document bearing No.VRT-1-06651-2012-13, stored in CD No.VRTD183, registered in the office of the Sub-Registrar, Varthur. They got mutated the katha of the land in their names vide MR.No.H53/2012-13.
6. Thereafter one Rukmaniyamma, sister of the above said Hanumantha Reddy has executed a Confirmation Deed on 24.03.2022, vide document bearing No.8188/2021-22 in favour of the above said Satish Babu & Umadevi respectively thereby confirming their respective right, title and interest over the land purchased by them.
7. The above said Rukmaniyamma has executed a Release Deed on 24.03.2022, vide document bearing No.8197/2021-22 in favour of the above said K.H. Chandrashekar Reddy thereby releasing all her right, title and interest over the land purchased by him.
8. Thereafter the above said J. Satish Babu and M. Umadevi along with their family members have executed a Joint Development Agreement on





- 22.04.2022, vide document bearing No.606/2022-23 and also executed a General Power of Attorney on 22.04.2022, vide document bearing No.35/2022-23 in favour of M/s. Navanaami Projects Pvt Ltd for the development of the land in Survey Number 25/11, measuring 24 Guntas and 02 Guntas kharab into a residential Apartment Complex.
9. Thereafter the above said K.H. Chandrashekar Reddy along with their family members have executed a Joint Development Agreement on 08.04.2022, vide document bearing No.239/2022-23 and also executed a General Power of Attorney on 08.04.2022, vide document bearing No.22/2022-23 in favour of M/s. Navanaami Projects Pvt Ltd for the development of the land in Survey Number 25/4, measuring 26 Guntas and 06 Guntas kharab into a residential Apartment Complex.
10. Thereafter the above said J. Satish Babu and Umadevi obtained the conversion of land bearing Survey Number 25/4, measuring to an extent of 26 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484394 issued by the Deputy Commissioner, Bangalore District, **the Item No.1 herein** and the above said K.H. Chandrashekar Reddy, obtained the conversion of the land bearing Survey Number 25/11, (Old Survey Number 25/4), measuring to an extent of 24 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484407 issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein.**
11. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1981-82 to 2011-12 reflects that C. Hanumantha Reddy was the kathedar in possession of the land in Survey Number 25/4 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2012-13 to 2021-22 reflects that Chandrashekar Reddy is the kathedar in





possession of the land in Survey Number 25/11 during the relevant period of time.

12. The Encumbrance Certificate for the period of 01.04.1957 to 31.03.2004 reflects nil transactions.
13. The Encumbrance Certificate for the period of 01.04.2004 to 18.04.2022 reflects the JDA dated 08.04.2022

CERTIFICATE OF TITLE

We hereby certify that, **Sri. J. Satish Babu and M. Umadevi** holds good, valid marketable title over the **Item No.1** and **Sri. K.H. Chandrashekar Reddy** holds good, valid marketable title over the **Item No.1** and **M/s. Navanaami Projects Pvt Ltd** holds developmental rights and power to sell all the Flats to be constructed in the Schedule Property in terms of the Joint Development Agreement dated 22.04.2022 and 08.04.2022, subject to obtaining of the up-to date EC:

For Jury Legal Solutions,


Uday Kumar P
Advocate





To,

Date: 30.01.2024

M/s. Navanaami Projects Pvt Ltd,
A registered Company,
Having its Office at No.114,
CMR Complex, above Union Bank,
Hosur Main Road, Chandapura,
Bangalore-560099.

Represented by its Director, Operations
Sri. T. Seshagiri Rao.

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land in Survey Number 25/8 (Old Survey Number 25/2), measuring to an extent of 12.08 Guntas and 00.12 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484400, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/9	Survey Number 25/16	Road	Survey Number 24

Item No.2:

All the piece and parcel of the Residentially converted land in Survey Number 25/19 (Old Survey Number 25/3), measuring to an extent of 12



Guntas and 01 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484416, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/10	Survey Number 25/18	Road	Survey Number 24

Item No.3:

All the piece and parcel of the Residentially converted land in Survey Number 25/9 (Old Survey Number 25/2), measuring to an extent of 12.08 Guntas and 00.12 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484402, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/3	Survey Number 25/8	Road	Survey Number 24

Item No.4:

All the piece and parcel of the Residentially converted land in Survey Number 25/10 (Old Survey Number 25/3), measuring to an extent of 12 Guntas and 01 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484405, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/11	Survey Number 25/3	Road	Survey Number 24



**Item No.5:**

All the piece and parcel of the Residentially converted land in Survey Number 25/16 (Old Survey Number 25/2), measuring to an extent of 08.08 Guntas and 00.08 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484411, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/8	Survey Number 25/1	Survey Number 25/2	Survey Number 24

Item No.6:

All the piece and parcel of the Residentially converted land in Survey Number 25/18 (Old Survey Number 25/3), measuring to an extent of 12 Guntas and 1 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2023, vide Official memorandum bearing No.484414, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 25/19	Survey Number 25/9	Road	Survey Number 24

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			





1.	06.04.2023	Official Memorandum issued by the Deputy Commissioner, of Bangalore Urban District, in respect of Sy.No. 25/8, measuring 0.13.04 Guntas.	484400
2.	06.04.2023	Official Memorandum issued by the Deputy Commissioner, of Bangalore Urban District, in respect of Sy.No. 25/19, measuring 0.13 Guntas.	484416
3.	06.04.2023	Official Memorandum issued by the Deputy Commissioner, of Bangalore Urban District, in respect of Sy.No. 25/9, measuring 0.13.04 Guntas.	484402
4.	06.04.2023	Official Memorandum issued by the Deputy Commissioner, of Bangalore Urban District, in respect of Sy.No. 25/10, measuring 0.13. Guntas.	484405
5.	06.04.2023	Official Memorandum issued by the Deputy Commissioner, of Bangalore Urban District, in respect of Sy.No. 25/16, measuring 0.9 Guntas.	484411
6.	06.04.2023	Official Memorandum issued by the Deputy Commissioner, of Bangalore Urban District, in respect of Sy.No. 25/18, measuring 0.13 Guntas.	484414
TITLE DEEDS			
7.	21.06.2022	Deed of Rectification/Modification of Joint Development Agreement executed by R. Muralidhar and others in favour of M/s. Navanaami Projects Pvt Ltd	Doc.No.2535/2022-23
8.	21.06.2022	Deed of Rectification/Modification of General Power of Attorney executed by R. Muralidhar and others in favour of M/s. Navanaami Projects Pvt Ltd	Doc.No.109/2022-23





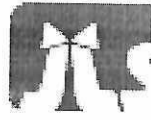
9.	21.06.2022	Deed of Rectification/Modification of Joint Development Agreement executed by H.T. prem Kumar and others in favour of M/s. Navanaami Projects Pvt Ltd	Doc.No.2536/2022-23
10.	21.06.2022	Deed of Rectification/Modification of General Power of Attorney executed by H.T. prem Kumar and others in favour of M/s. Navanaami Projects Pvt Ltd	Doc.No.110/2022-23
11.	08.04.2022	Joint Development Agreement executed by K.H. Nagaraj Reddy and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/9 & 25/10	Doc. No. 241/2022-23
12.	08.04.2022	General Power of Attorney executed by K.H. Nagaraj Reddy and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/9 & 25/10	Doc. No.24/2022-23
13.	08.04.2022	Joint Development Agreement executed by H.T. Prem Kumar and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/8 & 25/3	Doc. No. 241/2022-23
14.	08.04.2022	General Power of Attorney executed by H.T. prem Kumar and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/8 & 25/3	Doc. No.23/2022-23
15.	08.04.2022	Joint Development Agreement executed by R. Muralidhar and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/16 & 25/18	Doc. No. 238/2022-23
16.	08.04.2022	General Power of Attorney executed by H.T. prem Kumar and others in favour of M/s. Navanaami Projects Pvt Ltd in respect of Sy.No.25/16 & 25/18	Doc. No.19/2022-23
17.	24.03.2022	Confirmation Deed executed by Rukminiyyamma in favour of H.T. Prem Kumar	Doc.No.8190/2021-22





18.	24.03.2022	Confirmation Deed executed by Rukminiyamma in favour of H.T. R. Muralidhar	Doc.No.8195/2021-22
19.	24.03.2022	Release Deed executed by Rukminiyamma in favour of K.H. Nagaraj Reddy	Doc.No.8192/2021-22
20.	01.02.2012	Partition Deed entered into between the family members of Late C. Hanumantha Reddy	Doc.No.7917/2011-12
21.	09.09.2011	Sale Deed executed by C. Krishna Reddy and others in favour of H.T. Prem Kumar	Doc.No.5004/2011-12
22.	05.12.2008	Sale Deed executed by C. Krishna Reddy and others in favour of H.T. Prem Kumar	Doc.No.4041/2008-09
23.	29.01.2007	Sale Deed executed by Manjula and others in favour of Muralidhar	Doc.No.26705/2006-07
24.	11.02.2004	Gift Deed executed by Kodandaramaiah in favour of Manjula	Doc.No.22853/2003-04
25.	18.03.1973	Partition Deed entered into between the family members of Chinnappa	
REVENUE DOCUMENTS			
26.		RTC for the period 1982-83 to 2020-21 in respect of Survey Number 25/2	
27.		RTC for the period 1982-83 to 2020-21 in respect of Survey Number 25/3	
28.		RTC for the period 1982-83 to 2020-21 in respect of Survey Number 25/3	
29.		RTC for the period 2011-12 to 2020-21 in respect of Survey Number 25/9	
30.		RTC for the period 2011-12 to 2020-21 in respect of Survey Number 25/10	





31.		RTC for the period 2018-19 to 2020-21 in respect of Survey Number 25/16	
32.		RTC for the period 2021-22 in respect of Survey Number 25/18 & 25/19	
33.		Mutation Registrar Extract	MR.No.6/1989-90
SURVEY RECORDS			
34.		Mula Tippani	
35.		Hissa Tippani	
36.		Atlas	
37.		RR Balabag	
38.		Akaraband	
ENCUMBRANCE CERTIFICATE			
39.	27.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 26.04.2022 in respect of Survey Number 25/3	S.A. No.4494/2022-23
40.	27.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 26.04.2022 in respect of Survey Number 25/8	S.A. No.4494/2022-23
41.	27.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 26.04.2022 in respect of Survey Number 25/16	S.A. No.4195/2022-23
42.	27.04.2022	Encumbrance Certificate for the period of 01.04.2004 to 26.04.2022 in respect of Survey Number 25/9	S.A. No.4494/2022-23

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 25/8, (Old Survey Number 25/2), measuring to an extent of 12.08 Guntas and 00.12 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484400, issued by the Deputy Commissioner, Bangalore District, the Residentially converted land land bearing Survey Number 25/19, (Old Survey Number 25/3) measuring to an extent of 12 Guntas and 01 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official





memorandum bearing NO. 484416 issued by the Deputy Commissioner, Bangalore District, the Residentially converted land bearing Survey Number 25/9, (Old Survey Number 25/2), measuring to an extent of 12.08 Guntas and 00.12 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484402 issued by the Deputy Commissioner, Bangalore District, the Residentially converted land bearing Survey Number 25/10, (Old Survey Number 25/3), measuring to an extent of 12 Guntas and 01 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484405 issued by the Deputy Commissioner, Bangalore District, the Residentially converted land bearing Survey Number 25/16, (Old Survey Number 25/2), measuring to an extent of 08.08 Guntas and 00.08 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484411 issued by the Deputy Commissioner, Bangalore District and the Residentially converted land bearing Survey Number 25/18, (Old Survey Number 25/3), measuring to an extent of 12 Guntas and 1 Gunta kharab, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484414 issued by the Deputy Commissioner, Bangalore District, which are more fully described in the **Item No.1 to 6 to the Schedule** above and hereinafter referred to as **SCHEDULE PROPERTY**.

2. Originally, the lands in Survey Numbers 25/2, measuring 38 Guntas and 02 Guntas kharab and land in Survey Number 25/3, measuring 38 Guntas and





04 Guntas kharab, both are situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk was owned by one Chinnappa Son of Veeranna.

3. Thereafter the children of the above said Chinnappa have entered into a family Partition on 18.03.1973 and as per the said Partition, the land in Survey Number 25/2, measuring 12.08 Guntas and Survey Number 25/3, measuring 12 Guntas was allotted to the share of C. Hanumantha Reddy, the land in Survey Number 25/2, measuring 13 Guntas and land in Survey Number 25/3, measuring 12 Guntas was allotted to the share of Kodandaramaiah Son of Chinnappa, Survey Number 25/2, measuring 12.08 Guntas and land in Survey Number 25/3, measuring 12 Guntas is allotted to the share of C. Krishna Reddy and remaining land in Survey Number 25/3, measuring 02 Guntas is retained by the above said Chinnappa. They got mutated the katha of the lands allotted to their respective shares in their respective names vide MR.No.6/1989-90.
4. Thereafter the above said C. Krishna Reddy along with his family members conveyed the land in Survey Number 25/3, measuring 12 Guntas to H.T. prem Kumar on 05.12.2008, vide document bearing No.4041/2008-08. He got mutated the katha of the land in his name vide MR.No.35/2008-09 and have conveyed the land in Survey Number 25/2, measuring 12.08 Guntas to the said H.T. Prem Kumar on 09.09.2011, vide document bearing No.5004/2011-12. He got mutated the katha of the land in his name vide MR.No.37/2011-12.
5. Thereafter the land in Survey Number 25/2 purchased by the said H.T. Prem Kumar is phoded and renumbered as Survey Number 25/8, measuring 12.08 Guntas and 00.12 Gunta.
6. Thereafter the above said H.T. Prem Kumar along with his family members have executed a Joint Development Agreement on 08.04.2022, vide





document bearing No.240/2022-23 and also executed a General Power of Attorney on 08.04.2022, vide document bearing No.23/2022-23 in favour of M/s. Navanaami Projects Pvt Ltd for the development of the Item No.1 and land in Survey Number 25/3, measuring 12 Guntas, into a residential Apartment Complex.

7. Subsequent to the execution of the above said Joint Development Agreement and General Power of Attorney, the land in Survey Number 25/3, measuring 12 Guntas and 01 Gunta kharab is phoded and renumbered as Survey Number 25/19.
8. Thereafter the above said H.T. Premkumar and his family members have executed a Deed of Rectification/Modification of Joint Development Agreement and Deed of Rectification of General Power of Attorney on 08.04.2022, vide document bearing No.2536/2022-23 and 110/2022-23 respectively.
9. After the death of the above said C. Hanumantha Reddy, his wife Gowramma and children entered into a registered Partition Deed on 01.02.2012, vide document bearing No.7917/2011-12. As per the said Partition, the land in Survey Number 25/2, measuring 12.08 Guntas and Survey Number 25/3, measuring 12 Guntas is allotted to the share of K.H. Nagaraj Reddy. He got mutated the katha of the land in his name vide MR.No.102/2011-12.
10. Thereafter the land in Survey Number 25/2, measuring 12.08 Guntas is phoded and renumbered as Survey Number 25/9 and land in Survey Number 25/3, measuring 12 Guntas is phoded and renumbered as Survey Number 25/10.
11. Thereafter the above said K.H. Nagaraj Reddy along with his family members have executed a Joint Development Agreement on 08.04.2022, vide document bearing No.241/2022-23 and also executed a General Power of Attorney on 08.04.2022, vide document bearing No.24/2022-23 in favour of M/s. Navanaami Projects Pvt Ltd for the development of the Item No.3 and Item No.4 into a residential Apartment Complex.





12. Thereafter the above said Kodandaramaiah has executed a Gift Deed on 11.02.2004, vide document bearing No.22853/2003-04 in favour of his daughter Manjula thereby gifting the land in Survey Number 25/2, measuring 13 Guntas and Survey Number 25/3, measuring 12 Guntas. She got mutated the katha of the lands in her name vide MR.No.112/2004-05.
13. Thereafter the above said Manjula along with her family members have conveyed the land in Survey Number 25/2, measuring 13 Guntas and Survey Number 25/3, measuring 12 Guntas to R. Muralidhar on 29.01.2007, vide document bearing No.26705/2006-07. He got mutated the katha of the land in his name vide MR.No.59/2006-07.
14. Thereafter the above said R. Muralidhar has conveyed the portion of the land in Survey Number 25/2, measuring 03.08 Guntas to one Sushma V on 29.12.2018, vide document bearing No.10316/2018-19. She got mutated the katha of the land in his name vide MR.No.H53/2018-19.
15. Thereafter portion of the land in Survey Number 25/2, measuring 01 Gunta belonging to the above said R. Muralidhar is retained as Survey Number 25/2, portion of the land in Survey Number 25/2, measuring 03.08 Guntas conveyed to the above said Sushma V is phoded and renumbered as Survey Number 23/15 and balance extent of land in Survey Number 25/2, measuring 08.08 Guntas retained by the said R. Muralidhar is phoded and renumbered as Survey Number 25/16.
16. Thereafter one Rukmaniyamma, sister of the above said Hanumantha Reddy has executed a Confirmation Deed on 24.03.2022, vide document bearing No. 8190/2021-22 and 8195/2021-22 in favour of H.T. Prem Kumar and Muralidhar respectively thereby confirming their respective right, title and interest over their respective shares.





17. The above said Rukmaniyamma has executed a Release Deed on 24.03.2022, vide document bearing No. 8192/2021-22 in favour of K.H. Nagaraj Reddy respectively thereby releasing all her right, title and interest over the land purchased by him.
18. Thereafter the above said R. Muralidhar along with his family members have executed a Joint Development Agreement on 08.04.2022, vide document bearing No.238/2022-23 and also executed a General Power of Attorney on 08.04.2022, vide document bearing No.19/2022-23 in favour of M/s. Navanaami Projects Pvt Ltd for the development of the Item No.5 and land in Survey Number 25/3, measuring to an extent of 12 Guntas and 01.04 Gunta kharab into a residential Apartment Complex.
19. Subsequent to the execution of the above said Joint Development Agreement and General Power of Attorney, the land in Survey Number 25/3, measuring 12 Guntas and 01 Gunta kharab is phoded and renumbered as Survey Number 25/18.
20. Thereafter the above said R. Muralidhar and his family members have executed a Deed of Rectification/Modification of Joint Development Agreement and Deed of Rectification of General Power of Attorney on 21.06.2022, vide document bearing No.2535/2022-23 and 109/2022-23 respectively.
21. Thereafter the above said H.T. Prem Kumar obtained the conversion of the land in Survey Number 25/8, (Old Survey Number 25/2), measuring to an extent of 12.08 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing NO. 484400, issued by the Deputy Commissioner, Bangalore District, **the Item No.1** herein, obtained conversion of the land in Survey Number 25/19, (Old Survey Number 25/3) measuring to an extent of 12 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum





bearing N0. 484416 issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein.**

22. Thereafter the above said K.H. Nagaraj Reddy obtained the conversion of land bearing Survey Number 25/9, (Old Survey Number 25/2), measuring to an extent of 12.08 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing N0. 484402 issued by the Deputy Commissioner, Bangalore District, **the Item No.3 herein**, obtained the conversion of the land bearing Survey Number 25/10, (Old Survey Number 25/3), measuring to an extent of 12 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing N0. 484405 issued by the Deputy Commissioner, Bangalore District, **the Item No.4 herein.**
23. Thereafter the above said Muralidhar S obtained the conversion of the land bearing Survey Number 25/16, (Old Survey Number 25/2), measuring to an extent of 08.08 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing N0. 484411, issued by the Deputy Commissioner, Bangalore District, **the Item No.5 herein** and obtained the conversion of the land bearing Survey Number 25/18, (Old Survey Number 25/3), measuring to an extent of 12 Guntas from agricultural to non- agricultural residential purpose on 06.04.2023, vide Official memorandum bearing N0. 484414 issued by the Deputy Commissioner, Bangalore District, **the Item No.6 herein.**
24. The Encumbrance Certificate for the period of 01.04.2004 to 26.10.2009 in respect of Survey Number 25/3 reflects the following transactions:
- a. Sale Deed dated 05.12.2008
 - b. Sale Deed dated 01.02.2007
25. The Encumbrance Certificate for the period of 01.04.2004 to 26.04.2022 in respect of Survey Number 25/8 reflects the following transactions:





- a. Joint Development Agreement dated 08.04.2022
 - b. Confirmation Deed dated 24.03.2022
26. The Incumbrance Certificate for the period of 01.04.2004 to 26.04.2022 in respect of Survey Number 25/9 reflects the following transactions:
- a. Joint Development Agreement dated 08.04.2022
 - b. Release Deed dated 24.03.2022
 - c. Rectification Deed dated 28.02.2012
 - d. Partition Deed dated 07.02.2012

CERTIFICATE OF TITLE

We hereby certify that, Sri. H.T. Prem Kumar holds good, valid marketable title over the Item No.1 & 2, Sri. K.H. Nagaraj Reddy holds good, valid marketable title over the Item No.3 & 4 and Sri. R. Muralidhar holds good, valid marketable title over the Item No.5 & 6 and M/s. Navanaami Projects Pvt Ltd holds developmental rights and power to sell all the Flats to be constructed in the Schedule Property in terms of the Joint Development Agreement dated 22.04.2022 and 08.04.2022, subject to obtaining of the up-to date EC:

For Jury Legal Solutions,


Uday Kumar P
Advocate

