

**R.SANTHOSH KUMAR ASSOCIATES
ADVOCATES**

Office at : Flat No.406, "Motati Meadows", Nagavarapalya Main Road,
Benniganahalli, Old Madras Road, C.V.Raman Nagar post, Bangalore-560093.

Date: 27th December/2024.

To,

M/s. VAISHNAVI RESIDENCES.,
A Partnership firm having it's Office
at Geetanjali Infra, No.184/D, 4th Floor,
Above SBI Bank, Aditya Complex,
Hennur Main Road, Bangalore-560043.

Represented by it's Managing Partner

Mr. NAVEEN REDDY MUNUMURI,

LEGAL SCRUTINY REPORT

Based on the documents and information provided by you, we are herewith
furnishing the legal title report for the below mentioned property.



All that piece and parcel of the immovable Property bearing New Survey No.178,
Old Sy.No.72-P18, situated at Huthanahalli Village, Jala Hobli, Yalahanka Taluk,
Bangalore, measuring 4 Acre.

Office at: Flat No.406, "Motati Meadows", Nagavarapalya Main Road,
Benniganahalli, Old Madras Road C.V.Raman Nagar post, Bangalore-560093,

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I. LIST OF DOCUMENTS SCRUTINISED

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		R.T.C for the period of 2001-2002 to 2022-2023 in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
02.		Saguvali Chit Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
03.		RR No.524	Copy
04.		Sale agreement executed by (i) Abdul Wajid S/o D.Mahammed Fakuiddin (ii) Abdul Majid S/o D.Mahammed Fakuiddin (iii) Moula Ali S/o D.Mahammed Fakuiddin (iv) Mohammed Ghousse S/o D.Mahammed Fakuiddin (v) Mahammed Sirajuddin S/o D.Mahammed Fakuiddin and others in favour of M. Srinivasa registered as document No.170/2016-17. Dated 15/04/2016, registered on 20/04/2016 of Book-I, in the office of the Sub-Registrar, Ganganagar, Bangalore, in respect of portion of Survey No.72, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
05.		Power of Attorney executed by (i) Abdul Wajid S/o Late D.Mahammed Fakuiddin (ii) Abdul Majid S/o Late D.Mahammed Fakuiddin (iii) Moula Ali S/o Late D.Mahammed Fakuiddin (iv) Mohammed Ghousse S/o Late D.Mahammed Fakuiddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakuiddin and others in favour of M. Srinivasa registered as document No.15/2016-17. Dated 15/04/2016, registered on 20/04/2016 of Book-IV, in the office of the Sub-Registrar, Ganganagar, Bangalore, in respect of portion of Survey 72, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
06.		Sale agreement executed by (i) Abdul Wajid S/o Late D.Mahammed Fakuiddin (ii) Abdul	Copy

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		Majid S/o Late D.Mahammed Fakruddin (iii) Moula Ali S/o Late D.Mahammed Fakruddin (iv) Mohammed Ghouse S/o Late D.Mahammed Fakruddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakruddin and others Rep by their GPA Holder M. Srinivasa in favour Smt.N.Padmaraju W/o Sri L.K Raju, of registered as document No.1072/2016-17. Dated 29/06/2016, of Book-I, in the office of the Sub-Registrar, Baytrayanapura, Bangalore, in respect Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	
07.		Sale deed executed by (i) Abdul Wajid S/o Late D.Mahammed Fakruddin (ii) Abdul Majid S/o Late D.Mahammed Fakruddin (iii) Moula Ali S/o Late D.Mahammed Fakruddin (iv) Mohammed Ghouse S/o Late D.Mahammed Fakruddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakruddin and others Rep by their GPA Holder M. Srinivasa S/o late M.Ramaiah, M/s ARSH Townships India PVT Limited in favour Mr.Syed Nazir Khadri and Mr.Abdul Khadar, of registered as document No.1151/2021-22. Dated 07/10/2020, registered on 22/06/2021, of Book-I, in the office of the Sub-Registrar, Baytrayanapura, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
10.		Sale deed executed by (i)Mr.Syed Nazir Khadri (ii) Mr.Abdul Khadar (iii) M/s ARSH Townships India PVT Limited in favour of A.C.Munikrishnappa S/o Late Chanappa, of registered as document No.10011/2022-23. Dated 05/12/2022, of Book-I, in the office of the Sub-Registrar, Baytrayanapura, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
11.		Sale agreement executed by A.C.Munikrishnappa S/o Late Chanappa in favour of M/s ARSH Townships India PVT	Copy

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		Limited, of registered as document No.979/2023-24. Dated 06/06/2023, of Book-I, in the office of the Sub-Registrar, Malleshwaram, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	
12.	14/06/2023	Power of Attorney executed by A.C.Munikrishnappa S/o Late Chanappa in favour of M/s ARSH Townships India PVT Limited, of registered as document No.84/2023-24. Dated 14/06/2023, of Book-IV. in the office of the Sub-Registrar, Ganganagar, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
13.	13/01/2015	Official Memorandum/Conversion Certificate issued by the Deputy Commissioner, Bangalore No. LND CR/412/2012-13, dated 13/01/2015 in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
14.		MR.No.11/2017-18	Copy
15.		MR.No.H21/2020-21	Copy
16.		MR.No.T42/2021-22	Copy
17.		MR.No.T3/2020-21	Copy
18.		Akarbandh, Tippani and Kardha in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.	Copy
19.		Death Certificate in the name of Ajimuniza	Copy
20.		Family Tree in the name of Late D.Mahammed Fakruddin.	Copy
21.	21/02/2022	R.A.(YLD) 37-2022	Copy
22.	28/09/2012	RRT(2) N(A)CR/545/2008-09	Copy
23.	28/09/2010	Writ Petition No.13351/2010	Copy
24.	06/09/2013	Writ Petition No.26151/2013	Copy
19.		Encumbrance Certificate for the period from 01/04/1960 to 31/07/1986 and from 01/08/1986 to 31/05/1989 and From 01/04/2004 to 14/04/2016 and from 01/04/2004 to 14/02/2017 and from 01/04/2021 to 01/07/2021.	Copy Copy

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II. DESCRIPTION OF PROPERTY

All that piece and parcel of the Agricultural dry Lands measuring 4 Acres in SY No.178, situated at Huttanahalli Village, Jala Hobli, Now Yelahanka Taluk, earlier Bengaluru North Taluk [Additional], Bengaluru Urban District, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Survey No.72 & Road;
West by : Survey No.72;
North by : Survey No.72 & Sy.No.139;
South by : Survey No.72 & Sy.No.73;

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. 72-P18 of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore described at Para-II was originally acquired by Saguvalli Chit Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore referred to above.

Thereafter Sale agreement executed by (i) Abdul Wajid S/o Late D.Mahammed Fakruddin (ii) Abdul Majid S/o Late D.Mahammed Fakruddin (iii) Moula Ali S/o Late D.Mahammed Fakruddin (iv) Mohammed Ghouse S/o Late D.Mahammed Fakruddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakruddin and others in favour of M. Srinivasa registered as document No.170/2016-17. Dated 15/04/2016, registered on 20/04/2016 of Book-I, in the office of the Sub-Registrar, Ganganagar, Bangalore. in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.

Subsequently, Power of Attorney executed by (i) Abdul Wajid S/o Late D.Mahammed Fakruddin (ii) Abdul Majid S/o Late D.Mahammed Fakruddin (iii) Moula Ali S/o Late D.Mahammed Fakruddin (iv) Mohammed Ghouse S/o Late D.Mahammed Fakruddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakruddin and others in favour of M. Srinivasa registered as document No.15/2016-17. Dated 15/04/2016, registered on 20/04/2016 of Book-IV, in the office of the Sub-Registrar, Ganganagar, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.

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Thereafter, the said Sale agreement executed by (i) Abdul Wajid S/o Late D.Mahammed Fakruddin (ii) Abdul Majid S/o Late D.Mahammed Fakruddin (iii) Moula Ali S/o Late D.Mahammed Fakruddin (iv) Mohammed Ghouse S/o Late D.Mahammed Fakruddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakruddin and others Rep by their GPA Holder M. Srinivasa in favour Smt.N.Padmaraju W/o Sri L.K Raju. of registered as document No.1072/2016-17. Dated 29/06/2016, of Book-I, in the office of the Sub-Registrar, Baytrayanapura, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.

Later Sale deed executed by (i) Abdul Wajid S/o Late D.Mahammed Fakruddin (ii) Abdul Majid S/o Late D.Mahammed Fakruddin (iii) Moula Ali S/o Late D.Mahammed Fakruddin (iv) Mohammed Ghouse S/o Late D.Mahammed Fakruddin (v) Mahammed Sirajuddin S/o Late D.Mahammed Fakruddin and others Rep by their GPA Holder M. Srinivasa, M. Srinivasa S/o late M.Ramaiah, M/s ARSH Townships India PVT Limited in favour Mr.Syed Nazir Khadri and Mr.Abdul Khadar, of registered as document No.1151/2021-22. Dated 07/10/2020, registered on 22/06/2021, of Book-I, in the office of the Sub-Registrar, Baytrayanapura, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.

Thereafter Sale deed executed by (i)Mr.Syed Nazir Khadri (ii) Mr.Abdul Khadar (iii) M/s ARSH Townships India PVT Limited in favour of A.C.Munikrishnappa S/o Late Chanappa, of registered as document No.10011/2022-23. Dated 05/12/2022, of Book-I, in the office of the Sub-Registrar, Baytrayanapura, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.

Later Sale agreement executed by A.C.Munikrishnappa S/o Late Chanappa in favour of M/s ARSH Townships India PVT Limited, of registered as document No.979/2023-24. Dated 06/06/2023, of Book-I, in the office of the Sub-Registrar, Malleshwaram, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore and Power of Attorney executed by A.C.Munikrishnappa S/o Late Chanappa in favour of M/s ARSH Townships India PVT Limited, of registered as document No.84/2023-24. Dated 14/06/2023, of Book-IV, in the office of the Sub-Registrar, Ganganagar, Bangalore, in respect New Survey No.178, Old Sy.No.72-P18, of Huthanahalli Village, Jala Hobli, Yalahanka Taluk, Bangalore.

III. ENCUMBRANCE

On the perusal of the Encumbrance Certificate for the period from 01/04/1960 to 31/07/1986 and from 01/08/1986 to 31/05/1989 and From 01/04/2004 to 14/04/2016 and from 01/04/2004 to 14/02/2017 and from 01/04/2021 to 01/07/2021.

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