



SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191
M.9845087191/9686426282/9535397986

To,

Date.18.09.2024.

M/s. UNITED INFRASTRUCTURES,
A Partnership firm having its office at
Flat No.G001, Keerthi Heights, 3rd Main Road,
Belathur, Bidarahalli Hobli, Bangalore-560 067.

Represented by its Managing Partners

1.Mr. M.S.SANTHOSH, aged about 42 years,
S/o Sri. Batchu Sudarsanam,

2. Mr. S. PRADEEP aged about 36 years
S/o Sri. P. Subramani.

TITLE CLEARANCE CERTIFICATE

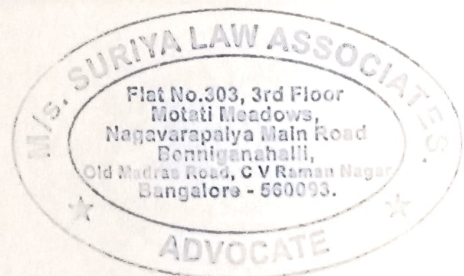
This Legal Opinion is given to **M/s. UNITED INFRASTRUCTURES**
based on the photocopies of title documents provided by them.



RE:

Item No.I

All that piece and parcel of property bearing undeveloped **New Survey No.41/3**, Old No.41/1, (converted from agricultural to non-agricultural residential purpose vide Official Memorandum dated.03.05.2024 bearing Application No.10472 and earlier Conversion dated 21.01.2022 bearing No.ALN(EBK)SR/95/2021-22, Application No.292452 issued by the Deputy Commissioner Bangalore District) situated at **KUMBENA AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, measuring about **1 Acre 09 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the





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East by : Land in Survey No.41/1;
West by : Sadaramangala Village Boundary;
North by : Road thereafter Land in Survey 42;
South by : Land in Survey No.41/4;

Item No.II

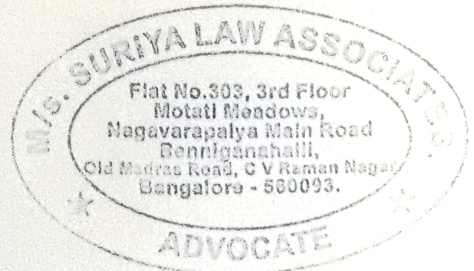
All that piece and parcel of property bearing undeveloped New Survey No.41/4, Old No.41/1, (converted from agricultural to non-agricultural residential purpose vide Official Memorandum dated.21.01.2022 bearing No.ALN(EBK)SR/96/2021-22, Application No.292453 issued by the Deputy Commissioner Bangalore District) situated at **KUMBENA AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, measuring about **1 Acre 09 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land in Survey No.41/1;
West by : Sadaramangala Village Boundary;
North by : Land in Survey No.41/3;
South by : Land in Survey No.40;

The Item Nos. I & II schedule properties in all measures 2 Acre 18 Guntas.

I. LIST OF DOCUMENTS SCRUTINISED:

SLNo.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		Item No.I - Survey Number.41/3, Old No.41/1 measuring 1 Acre 09 Guntas.	Copy
1.		Village map, Akarbandh, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas, Karda Nakalu in respect of the above said property.	Copy





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2.		Non Availability Endorsement given by the Thasildhar stating that IL and RR in respect of the above said property is not available.	Copy
3.		Mutation register Extracts No.18/1992-93 and H38/2021-22.	Copy
3.	5.12.2013 12.07.2021	Endorsement issued by the Thasildhar stating that RTC from 1985 to 1990 is not available.	Copy
4.		RTC Extract from 1968-69 to 1984-85, 1990-91 to 2001-02, 2002-03 to 2022-23 in respect of New Sy.No.41/3, Old Survey No.41/1 of Kumbena Agrahara Village.	Copy
5.	29.02.1964	Inam Abolition order bearing No.1023/1962-63 in the name of Sri.Bellappa Son of Ramaiah in respect of the above said property.	Copy
6.	10.11.1967	Sale deed executed by Sri.Bellappa Son of Ramaiah in favour of Sri.Abbaiiah Son of Munishamappa registered vide document No.3184/1967-68, Book I, Volume 1201, pages 226 to 227, registered in the office of the Sub-Registrar Hoskote.	Copy
7.		Family Tree of Late Sri.Abbaiiah including sons, Grand children and married daughters certified by Village accountant.	Copy
8.	24.05.2007	Sale deed executed by Smt.Kasturi and all other legal heirs of Late Abbayappa in favour of Sri.P.Subramani Son of Late Papaiah registered vide document No.749/2007-08, Book I registered in the office of the Sub-registrar Bidarahalli.	Copy
9.	29.09.2007	Order in Case bearing RRT(Dispute).71/2006-07 in respect of the above said property.	Copy

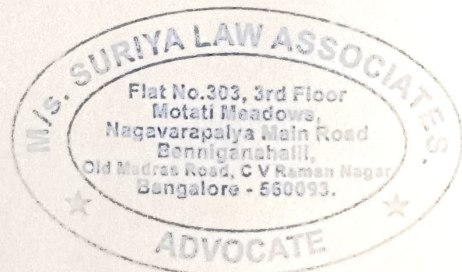




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10.	14.07.2008	Order in Case bearing RA.548/2007-08 in respect of the above said property.	Copy
11.		Details of Revision petition No.63/2011 in respect of the above said property.	Copy
12.	21.01.2022	Conversion Order bearing No.ALN(EBK)SR.95/21-22, Application No.292452 issued by the Deputy Commissioner, Bangalore District, Bangalore) in respect of the above said property.	Copy
13.		Conversion Sketch, Conversion charges and Alienation Sketch.	Copy
14.	17.11.2023	Order in RA.(BE):105/2023 in the court of the Assistant Commissioner Bangalore North Sub-Division at Bangalore.	Copy
15.	03.05.2024	Conversion Order bearing Application No.10472 issued by the Deputy Commissioner, Bangalore District, Bangalore) in respect of the above said property.	Copy
16.	18.05.2024	Katha Certificate and Katha Extracts issued by Bruhat Bangalore Mahanagara Palike in the name of Sri.P.Subramani Son of Late Papaiah.	Copy
17.		Tax paid receipts for the year 2024-2025 in respect of the above said property.	Copy
18.		Improvement charges paid challan in respect of the above said property	Copy
19.		Encumbrance Certificate from 1.04.1950 to 31.7.1986, 01.04.2004 to 29.12.2011, 1.04.2004 to 14.06.2024 in respect of the above said property.	Copy

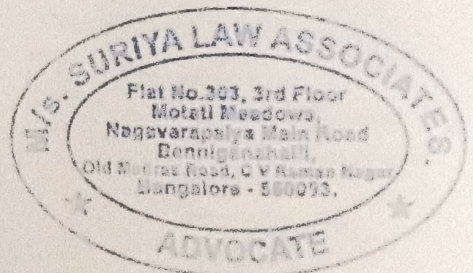




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		Item No.II - Survey Number.41/4, Old No.41/1 measuring 1 Acre 09 Guntas.	
20.		Village map, Akarbandh, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas, Karda Nakalu in respect of the above said property.	Copy
21.		Mutation register Extracts No.T23/2021-22.	Copy
22.		RTC Extract from 1968-69 to 1984-85, 1990-91 to 2001-02, 2002-03 to 2021-22 in respect of New Sy.No.41/4, Old Survey No.41/1 of Kumbena Agrahara Village.	Copy
23.	29.02.1964	Inam Abolition order bearing No.1023/1962-63 in the name of Sri.Bellappa Son of Ramaiah in respect of the above said property.	Copy
24.	10.11.1967	Sale deed executed by Sri.Bellappa Son of Ramaiah in favour of Sri.Abbaiiah Son of Munishamappa registered vide document No.3184/1967-68, Book I, Volume 1201, pages 226 to 227, registered in the office of the Sub-Registrar Hoskote.	Copy
25.	23.05.2007	Sale deed executed by Smt.Kasturi and all other legal heirs of Late Abbayappa in favour of Smt.B.S.Radha Daughter of Sri.B.N.Srinivas Reddy registered vide document No.745/2007-08, Book I registered in the office of the Sub-registrar Bidarahalli.	Copy
26.	21.01.2022	Conversion Order bearing No.ALN(EBK)SR.96/21-22, Application No.292453 issued by the Deputy Commissioner, Bangalore District, Bangalore) in respect of the above said property.	Copy

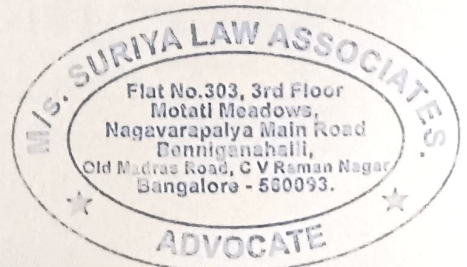




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27.		Conversion Sketch, Conversion charges and Alienation Sketch.	Copy
28.	27.03.2024	Katha Certificate and Katha Extracts issued by Bruhat Bangalore Mahanagara Palike in the name of Smt.B.S.Radha Son of Srinoivas Reddy.	Copy
29.		Improvement charges paid challan	Copy
30.		Tax paid receipts for the year 2024-202.	Copy
31.		Encumbrance Certificate from 1.04.1950 to 31.7.1986 and 01.04.2004 to 16.02.2021, 1.04.2004 to 14.06.2024 in respect of the above said property.	Copy
32.		Common Documents	Copy
33.	14.09.2023	NOC issued by Airport Authority of India in respect of the above said property.	Copy
34.	19.10.2023	NOC issued by Bangalore Electricity Supply Company Limited in respect of the above said property.	Copy
35.	20.11.2023	Relinquishment Deed executed by Sri.P.Subramani and Smt.B.S.Radha and others in favour of Bangalore Development Authority registered vide document No.2566/2023-24, Book I, registered in the office of the Sub-registrar Development Authority.	Copy
36.	30.11.2023	NOC issued by the State Level Environment Impact Assessment Authority Karnataka.	Copy
37.	15.12.2023	Revised No objection Certificate issued by Karnataka State Fire and Emergency Services.	Copy
38.	21.12.2023	Work Order issued by Bangalore Development Authority in respect of the above said property.	Copy





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39.	13.01.2024	No Objection Certificate issued by the HAL for Height clearance in respect of the above said property.	Copy
40.	03.02.2024	NOC issued by Bangalore Water Supply and Sewage Board in respect of the above said property.	Copy
41.	11.01.2024	Sale deed executed by Sri.P.Subramani Son of Late Sri.Papaiah, Smt.B.S.Radha, Sri.Nayan Kumar and Sri.S.Pradeep in favour of M/s.United Infrastructures A partnership Firm represented by its managing Partners Sri.M.S.Santhosh Son of Batchu Sudarsanam and Sri.S.Pradeep registered in the office of the Sub-registrar 7530/2023-24, Book I registered in the office of the Sub-registrar Bidarahalli in respect of the above said property.	Copy
42.	27.05.2024	Amalgamation Deed entered by and between M/s.United Infrastructures A partnership Firm represented by its managing Partners Sri.M.S.Santhosh Son of Batchu Sudarsanam and Sri.S.Pradeep in respect of the above said property.	Copy
43.	13.06.2024	Special Notice issued by the Bruhat Bangalore Mahanagara Palike.	Copy
44.	13.06.2024	Katha Certificate and Katha Extracts issued by Bruhat Bangalore Mahanagara Palike in the names of M/s.United Infrastructures represented by its Managing Partners M.S.Santhosh and S Pradeep.	Copy





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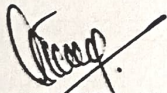
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II. ENCUMBRANCES:

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

III. CERTIFICATE

Therefore I certify that M/s. UNITED INFRASTRUCTURES, A Partnership deed firm Represented by its Managing Partners Mr. M.S.SANTHOSH, S/o S/o Sri. Batchu Sudarsanam and Mr. S. PRADEEP, S/o Sri. P. Subramani are the absolute owners and have absolute title over the Property described at Para-II. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II till date.


(MURTHY. S)
ADVOCATE

S. MURTHY
Advocate

M/S SURIYA LAW ASSOCIATES

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