



Sri Harshan Associates
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Bangalore.
Dated:28.05.2025

LEGAL SCRUTINY REPORT

We are required to give Legal Scrutiny Report in respect of all that piece and parcel of the Residentially Converted land bearing Survey Number 190, Presently BBMP Katha No.1063/Municipal No.130/Sy.No.190, measuring 1 Acres 30.12 Guntas, (Converted vide Official Memorandum dated 19.06.2024, bearing No.673542, passed by the Deputy Commissioner, Bangalore Urban District) and Agricultural land bearing Survey Number 190, measuring 3.4 Guntas, situated at Hagadur Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore Urban District, which property is hereunder and hereinafter referred to as the "**Subject Property**". In this regard we are furnished with the photo copies of the following documents for scrutiny and opinion thereof.

I) LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Village Map of Hagadur Village, K R Puram Hobli, Bangalore South Taluk, Bangalore Urban District.
2. Saguvali Vitarana Vahi Nakalu (Saguvali Extract) issued by Amaldar, Bangalore South Taluk, bearing No.GD.13/1932-33, in the name of Sri.Nagappa son of Sri. Tammegowda, in respect of portion of land bearing Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, earlier Bangalore South Taluk (Now Bangalore East Taluk), Bangalore Urban District.
3. Survey Sketch, in respect of land bearing Survey Number 21, situated at Hagadur Village, K R Puram Hobli, Bangalore South Taluk, Bangalore Urban District.





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4. Endorsement dated 27.02.2018, issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating non availability of Saguvali Chit, Grant Certificate and Vitharana Vahi Nakalu, in respect of land bearing Survey Number 21, situated at Hagadur Village, K R Puram Hobli, Bangalore South Taluk, Bangalore Urban District.
5. Death Certificate of Sri. Nagappa son of Sri. Tammegowda, indicating the date of death 14.08.1991.
6. Family Tree of Late. Sri. Nagappa son of Sri. Tammegowda in form of Affidavit.
7. Unregistered Partition Deed dated 14.02.2004, entered into between the family members of Late.Sri. Nagappa, namely Smt. Seethamma wife of Late.Sri.Bachanna and daughter-in-law of Late.Sri.Nagappa and Sri. N Srinivasa son of Late.Sri. Nagappa, for partition of several lands along with Land in Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District and as per the terms of the Partition land in Survey Number 21, measuring 2 Acres, has been allotted to the share of Sri. N Srinivasa.
8. Registered Agreement of Sale dated 02.07.2015, entered into between Sri. N Srinivasa son of Late.Sri. Nagappa, Smt. Saraswathamma wife of Sri. Srinivasa.N, Sri. Nagesh.S son of Sri. Srinivasa.N, Smt.Deepa.S., daughter of Sri. Srinivasa.N, Sri. Anil Kumar.S son of Sri. N Srinivasa and Smt. Swetha.P wife of Sri. Nagesh.S., with Sri. H.Ramachandra son of Late.Sri. Hanumanthappa, registered as Document No.BDH-1-00772-2015-16, of Book-I, stored in CD No.BDHD120, before the office of the Senior Sub Registrar, Bidarahalli, Bangalore, in respect of the land bearing Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.





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9. Order dated 30.08.2016, bearing No.RRT(E)CR 23/2016-17, passed by the Court of the Special Deputy Commissioner, Bangalore North Sub Division, Bangalore, in respect of the land in Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.
10. Mutation Register Extract No.H24/2018-19, made out in the name of Sri. N Srinivasa son of Late.Sri. Nagappa, in respect of the land in Survey Number 21/P1, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore, pursuant to above said Order.
11. Order date 20.08.2018, bearing No. LND(Y)CR27/2018-19, passed by the Court of the Tahsildar, Bangalore East Taluk, Bangalore, in respect of the land in Survey Number 21/P1, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
12. Orders as described below, regarding Phodi/Durasthi of the land in Survey Number 21/P1, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore;
 - Proceedings dated 03.09.2022, bearing No.01/2022-23, issued by the Land Grant Committee.
 - Official Memorandum dated 27.05.2022/07.12.2022, bearing No.L.N.D(BE)C.R/05/2022-23, issued by the office of the Assistant Commissioner, Bangalore North Sub Division, Bangalore addressed to the Tahsildar Bangalore East Taluk.
 - dated 20.04.2022, bearing No. LND(Y)CR80/2021-22, issued by the office of the Tahsildar, Bangalore East Taluk, K R Puram Hobli.
 - dated 17.03.2023, bearing No.ADLR/DPR/16/2022-23, issued by Assistant Director of Lands Records, Bangalore East Taluk, Bangalore.





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13. Kardha/Phodi Nakalu dated 04.03.2023, in respect of Land in Survey Number 190 (Part of Old Sy.No.21), measuring 1 Acre 34 Guntas and 6 Guntas of Karab Land, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
14. Grant Sketch, in respect of Land in Survey Number 190, measuring 1 Acre 34 Guntas and 6 Guntas of Karab Land, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
15. Mutation Registrar Extract bearing No. T3/2023-24, in the name of Sri. Srinivasa son of Late.Sri.Nagappa, in respect of Survey Number 190, measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
16. Death certificate of Sri. N Srinivasa son of Late.Sri.Nagappa, indicating the date of death 26.05.2020.
17. Death certificate of Smt.Saraswathamma wife of Late.Sri.Srinivasa.N, indicating the date of death 13.04.2021.
18. Mutation Registrar Extract bearing No. H4/2023-24, on the Death of Sri. N Srinivasa son of Late.Sri.Nagappa, katha is made out in the names of his children i.e., Sri. S Nagesh, Smt.Deepa.S., and Sri. S Anil Kumar, in respect of Survey Number 190, measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
19. G-Tree/Family Tree of Late.Sri. Srinivasa, issued by Deputy Tahsildar, White Field, Bangalore East Taluk, Bangalore.
20. Deed of Sale dated 30.09.2023, executed by Children of Sri. Late.Srinivasa.N i.e., Sri. S Nagesh Sri. Anil Kumar.S and Smt.Deepa.S., in favour of M/s Dwarakamai Builders and Developers Pvt Ltd., represented by its Managing Director Sri. Musunuri Kishore, registered as Document





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No.MDP-1-05445-2023-24 of Book-I, before the office of the Sub Registrar, Mahadevapura, Bangalore, in respect of the land bearing Survey Number 190 (Old Survey Number 21), measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.

21. Mutation Register Extract bearing No.H6/2023-24, made out in the name of M/s Dwarakamai Builders and Developers Pvt Ltd., in respect of Survey Number 190, measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore, pursuant to Sale Deed as referred above.
22. Confirmation Deed dated 06.10.2023, executed by daughters of Late. Sri. Nagappa i.e., Smt. Pillamma and Smt. Rupavathi, in favour of M/s Dwarakamai Builders and Developers Pvt Ltd., represented by its Managing Director Sri. Musunuri Kishore, registered as Document No.MDP-1-05584/2023-24 of Book-I, before the office of the Sub Registrar, Mahadevapura, Bangalore, in respect of Survey Number 190, measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
23. Order dated 29.01.2024, bearing No.L.N.D (E) CR:118/2023-24, passed by the Deputy Commissioner, Bangalore Urban District for the relocation of the Kaludari and Korakalu, for an extent of 6 Guntas of Karab Land in Survey Number 190, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
24. Rectified Kardha/Phodi Nakalu dated 12.03.2024, for an extent of 6 Guntas of Karab Land in Survey Number 190, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.





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25. Endorsement, issued by Public Information Officer and Tahsildar Bangalore East Taluk, K R Puram, Bangalore, stating non availability of RTC from 1940 to 2004, Index of Land and Records of Right, in respect of the land in Survey Number 21, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
26. Record of Rights, Tenancy and Crops Inspection (RTC) for the period 2004-05 to 2019-20, in respect of the land in Survey Number 21/P1, measuring 3 Acres 23 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.
27. Record of Rights, Tenancy and Crops Inspection (RTC) for the period 2020-21 to 2022-23, in respect of the land in Survey Number 21, measuring 9 Acres 23 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
28. Record of Rights, Tenancy and Crops Inspection (RTC) for the period from 2023-24 and 2024-25, in respect of Land in Survey Number 190, measuring 1 Acre 34 Guntas and 6 Guntas of Karab Land, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.
29. Akharband Durathu, in respect of Land in Survey Number 190, measuring 1 Acre 34 Guntas and 6 Guntas of Karab Land, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
30. Endorsement dated 04.06.2024, issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating there are no cases pending under PTCL Act 1978, in respect of the land in Survey Number 190, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.





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31. Nil-Tenancy Certificate dated 12.09.2024, issued by Tahsildar, Bangalore East Taluk, Bangalore Urban District, stating there are no claims made under the Tenancy Act, in respect of land bearing Survey Number 190, measuring 1 Acres 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
32. Conversion Sketch.
33. Official Memorandum dated 19.06.2024, bearing No.673542, issued by Deputy Commissioner, Bangalore Urban District, in the name of M/s Dwarakamai Builders and Developers Pvt Ltd., for conversion of the land in Survey Number 190, measuring 1 Acre 30.12 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District for Personal Housing-Residential Purpose.
34. Mutation Register Extract bearing No.T43/2023-24, made out in the name of M/s Dwarakamai Builders and Developers Pvt Ltd., in respect of land in Survey Number 190, measuring 1 Acre 30.12 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
35. Betterment Charges paid to Bruhat Bangalore Mahanagara Palike, dated 06.07.2024, in the name of M/s Dwarakamai Builders and Developers Pvt Ltd.
36. Katha Certificate dated 15.07.2024, issued by Assistant Revenue Officer of Bruhat Bangalore Mahanagara Palike, in the name of M/s Dwarakamai Builders and Developers Pvt Ltd, in respect of Katha No.1063/Municipal No.130/Sy.No.190, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
37. Tax Assessment Extract for the period from 2024-25, issued by Assistant Revenue Officer of Bruhat Bangalore Mahanagara Palike, in the name of M/s Dwarakamai Builders and Developers Pvt Ltd, in respect of





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Serial No1063, Municipal No.130/Sy.No.190, measuring 1 Acre 30.12 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.

38. Agreement of Sale dated 30.04.2024, entered into between M/s Dwarakamai Builders and Developers Pvt Ltd, represented by its Managing Director Sri. Musunuri Kishore, with Sri.V.Balaiah Naidu Son of Late.Sri.V.Venu Naidu, registered as Document No.VRT-1-00936/2024-25, of Book-I, before the Office of the Senior Sub-Registrar Varthur, Bangalore Urban District, in respect of Land in Survey Number 190, measuring 20,000 Sq.ft of Built up area, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
39. Tax Paid Receipt in respect of the Subject Property.
40. Encumbrance Certificate for the period from 01.04.1930 to 14.02.1957, in respect of all the Gomal lands bearing Survey Number 21-p1, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
41. Encumbrance Certificate for the period from 15.02.1957 to 31.05.1989, in respect of land bearing Survey Number 21-p1 (Old survey Number 21), situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.
42. Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004, in respect of land bearing Survey Number 21/1, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.
43. Encumbrance Certificate for the period from 01.04.2004 to 03.03.2023, in respect of land bearing Survey Number 21-p1, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.





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44. Encumbrance Certificate for the period from 04.03.2023 to 27.05.2025, in respect of land bearing Survey Number 190, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.

II. DESCRIPTION OF THE SUBJECT PROPERTY:

Item No.I:

ALL THAT PIECE AND PARCEL OF the Residentially Converted land bearing Survey Number 190, Presently BBMP Katha No.1063/Municipal No.130/Sy.No.190, measuring 1 Acres 30.12 Guntas, (Converted vide Official Memorandum dated 19.06.2024, bearing No.673542, passed by the Deputy Commissioner, Bangalore Urban District) situated at Hagadur Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore Urban District, and bounded on the:

East by : Land in Survey Number 21;
West by : Remaining Land in Survey Number 190;
North by : Road;
South by : Channel.

Item No.II:

ALL THAT PIECE AND PARCEL OF the Agricultural land bearing Survey Number 190, measuring 3.4 Guntas, situated at Hagadur Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore Urban District, and bounded on the:

East by : Remaining Land in Survey Number 190;
West by : Land in Survey Number 23;
North by : Road;
South by : Channel.

III) GENESIS OF TITLE:

A perusal of the documents referred to above would indicate that one Sri. Nagappa son of Sri. Tammegowda, was the sole and absolute owner of all that piece and parcel of the portion of land bearing Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore South Taluk (Now Bangalore East Taluk), Bangalore, he having purchased the same under an auction held by the Amaldar, Bangalore South Taluk, vide Auction Sale Certificate dated





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31.10.1933, bearing No.GD.13/1932-33 and the said Sri. Nagappa son of Sri. Tammegowda, had paid the Sale amount including the cess amount of Rs.16.6.06, vide Challan No.SLR 1948, and Rs.8 towards phodi fees, vide Challan No.1949, dated 31.10.1933 and the Amaldar has confirmed the Sale Auction thereafter issued Form No.I in the name of Sri. Nagappa on 05.12.1933, as per Sl.No.55/1933-34. The Parties have represented to us that inspite of their best efforts they were not able to trace the said records and which information could be gathered from the perusal of the subsequent Orders and Vitharana Vahi Nakalu and in this regard they have also secured Endorsement from the Tahsildar, Bangalore South Taluk, Bangalore, regarding non availability of the said records/Documents.

The said Sri. Nagappa son of Sri. Tammegowda having acquired the said property was in peaceful possession and enjoyment of the said land till his death.

On the death of the said Sri. Nagappa son of Sri. Tammegowda his legal heirs i.e., Smt.Seethamma wife of Late.Sri.Bachanna and daughter-in-law of Late.Sri.Nagappa and Sri. N Srinivasa son of Late.Sri. Nagappa, had entered into Unregistered Partition Deed dated 14.02.2004 and as per the terms of the Partition portion of land in Survey Number 21, measuring 2 Acres (wrongly mentioned as 2 Acres 23 Guntas) situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District has been allotted to the share of Sri. N Srinivasa.

Thus the said Sri. N Srinivasa son of Late.Sri. Nagappa became the sole and absolute owner of the said land and he was in peaceful possession and enjoyment of the said land.

Subsequent thereto, the said Srinivasa.N son of Late.Sri. Nagappa, Smt. Saraswathamma wife of Sri. Srinivasa.N, Sri. Nagesh.S son of Sri. Srinivasa.N, Smt.Deepa.S., daughter of Sri. Srinivasa.N, Sri. Anil Kumar.S son of Sri. N Srinivasa and Smt. Swetha.P wife of Sri. Nagesh.S., had entered into a registered Agreement of Sale dated 02.07.2015, with Sri. H.Ramachandra son of Late.Sri. Hanumanthappa, which document came to be registered as Document No.BDH-1-00772-2015-16, of Book-I, stored in CD No.BDHD120, before the office of





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the Senior Sub Registrar, Bidarahalli, Bangalore., thereby agreeing to sell the land bearing Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.

In the year 2016 Special Deputy Commissioner initiated Suo-moto proceedings under section 136 (3) of Karnataka Land Revenue Act 1964 numbered as RRT(E)CR 23/2016-17 against the entries made in RTC with respect to Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District based on report of and the detailed enquiry made by the Special Deputy Commissioner with respect to Survey Number 21 passed an order dated 30.08.2016, confirmed the entries made in the Revenue records of Survey Number 21 and directed the Tahsildar, Bangalore East Taluk to continue the entries in the revenue records. Subsequent thereto the revenue records relating to the said land came to be made out in the name of Sri. N Srinivasa son of Late.Sri. Nagappa, vide Mutation Register Extract bearing No. H24/2018-19.

Further more, the above said Order furnished to us would clearly confirmed the Grant along establish the ownership of Sri. N Srinivasa son of Late.Sri. Nagappa, in respect of the Land in Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District.

The above said portion of land in Survey Number 21, measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District in the name of Sri. N Srinivasa son of Late.Sri. Nagappa, came to be phoded and as per the phodi, the Portion of land in Survey Number 21, measuring 2 Acres was assigned New Survey Number 190, measuring 1 Acre 34 Guntas and 6 Guntas of Karab Land, in all measuring 2 Acres, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore. Subsequent thereto the revenue records relating to the said land came to be made out in the name of Sri. N Srinivasa son of Late.Sri. Nagappa, vide Mutation Register Extract bearing No. T3/2023-24.





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Thus the said Sri. N Srinivasa son of Late.Sri.Nagappa became the sole and absolute owner of the said land and he was in peaceful possession and enjoyment of the said land.

Thus the said Sri. N Srinivasa son of Late.Sri. Nagappa died and his wife Smt.Saraswathamma also died intestate leaving behind them their children i.e., Sri. S Nagesh, Smt.Deepa.S., and Sri. S Anil Kumar to succeed to their entire estate including Land in Survey Number 190, measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore. Subsequent thereto the revenue records relating to the said land came to be made out in the names of Sri. S Nagesh, Smt.Deepa.S., and Sri. S Anil Kumar, vide Mutation Register Extract bearing No. H4/2023-24

The said Children of Sri. Late.Srinivasa.N i.e., Sri. S Nagesh Sri. Anil Kumar.S and Smt.Deepa.S., conveyed land bearing Survey Number 190 (Old Survey Number 21), measuring 1 Acre 34 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District, in favour of M/s Dwarakamai Builders and Developers Pvt Ltd., represented by its Managing Director Sri. Musunuri Kishore, vide Deed of Sale dated 30.09.2023, registered as Document No.MDP-1-05445-2023-24 of Book-I, before the office of the Sub Registrar, Mahadevapura, Bangalore and Sri.H.Ramachandra son of Late.Sri. Hanumanthappa, being the Agreement Holder of the said land has affixed his respective signature to the said Sale Deed as "Consenting witness.

Subsequent thereto the revenue records relating to the said land came to be made out in the name of M/s Dwarakamai Builders and Developers Pvt Ltd represented by its Managing Director Sri. Musunuri Kishore, vide Mutation Register Extract bearing No.H6/2023-24.

Further it could be observed that the predecessors in title viz., daughters of Late.Sri. Nagappa i.e., Smt. Pillamma and Smt. Rupavathi, have executed a Confirmation Deed dated 06.10.2023, registered as Document No.MDP-1-05584/2023-24 of Book-I, before the office of the Sub Registrar, Mahadevapura,





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Bangalore, in favour of M/s Dwarakamai Builders and Developers Pvt Ltd., represented by its Managing Director Sri. Musunuri Kishore, in respect of the Subject Land thereby confirming and ratifying the entire transactions effected in respect of the Subject Property.

An Endorsement, issued by Public Information Officer and Tahsildar Bangalore East Taluk, K R Puram, Bangalore, stating non availability of RTC from 1940 to 2004, Index of Land and Records of Right, in respect of the land in Survey Number 21, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore.

We have the benefit of examining Record of Rights, Tenancy and Crop Inspection (R.T.C) records in respect of the land in Survey Number 21/P1, measuring 3 Acres 23 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District for the period 2004-05 to 2019-20, which would be reiterate the flow of title in the manner mentioned above.

We have the benefit of examining Record of Rights, Tenancy and Crop Inspection (R.T.C) records in respect of the land in Survey Number 21, measuring 9 Acres 23 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District for the period 2020-21 to 2022-23, which would be reiterate the flow of title in the manner mentioned above.

We have the benefit of examining Record of Rights, Tenancy and Crop Inspection (R.T.C) records in respect of Land in Survey Number 190, measuring 1 Acre 34 Guntas and 6 Guntas of Karab Land, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District for the period 2023-24 and 2024-25, which would be reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining Village Map, Karda/Phodi Nakalu and Akarbandh Durasthu, in respect of the subject land, depicts, the location, shape and assessment of the said land.





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An Endorsement dated 04.06.2024, issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating there are no cases pending under PTCL Act 1978, in respect of the Subject Property and An Nil-Tenancy Certificate dated 12.09.2024, issued by Tahsildar, Bangalore East Taluk, Bangalore Urban District, stating there are no claims made under the Tenancy Act, in respect of the Subject Property.

The said portion of Land bearing Survey Number 190, measuring 1 Acre 30.12 Guntas, situated at Hagadur Village, K R Puram Hobli, Bangalore East Taluk, Bangalore Urban District came to be duly converted for Personal Housing-Residential Purpose, vide Official Memorandum dated 19.06.2024, bearing No.673542, issued by Deputy Commissioner, Bangalore Urban District. Subsequent thereto the revenue records relating to the said land came to be made out in the name of M/s Dwarakamai Builders and Developers Pvt Ltd represented by its Managing Director Sri. Musunuri Kishore, vide Mutation Register Extract bearing No. T43/2023-24.

The said M/s Dwarakamai Builders and Developers Pvt Ltd represented by its Managing Director Sri. Musunuri Kishore, after having acquired the above said Property, has obtained Katha Certificate and Katha Extract issued by the Bruhat Bangalore Mahanagara Palike in its name and the said M/s Dwarakamai Builders and Developers Pvt Ltd., M/s Dwarakamai Builders and Developers Pvt Ltd represented by its Managing Director Sri. Musunuri Kishore has also paid upto date taxes to the Bruhat Bangalore Mahanagara Palike.

Thus M/s Dwarakamai Builders and Developers Pvt Ltd represented by its Managing Director Sri. Musunuri Kishore, having acquired the said Property in the manner mentioned above is in peaceful possession and enjoyment of the same.





Sri Harshan Associates
Advocate Jyothi Rajesh B.A., L.L.B.

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IV) ENCUMBRANCES:

On perusal of the Encumbrance Certificates, it would establish that there are no existing charges or mortgages on the Subject Property from 01.04.1930 to 27.05.2025.

V) CERTIFICATE:

We hereby certify that M/s Dwarakamai Builders and Developers Pvt Ltd represented by its Managing Director Sri. Musunuri Kishore, is the sole and absolute owner of the Subject Property and its title over the Subject Property is clear, marketable, clear, good and valid.

