

LEGAL SCRUTINY REPORT

Dated: 07.07.2025

To,
M/s. Grihamithra Confra Private Limited
Bangalore

Dear Sir,

Sub: Interim legal scrutiny report regarding the title of Sri. K.V. Venkataswamy Reddy, constructed over the residentially converted land bearing Survey Number 7/3 [duly converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/286/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220003, measuring **02 Acres 18 Guntas** and converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/285/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220425, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, measuring **25.12 Guntas**, in all *measuring 03 Acres 03.12 Guntas*.

Name of the present owner: Sri. K.V. Venkataswamy Reddy

Name of the builder: "GRIHAMITHRA CONFRA PRIVATE LIMITED"

I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the residentially converted land bearing Survey Number 7/3 [duly converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/286/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220003, measuring **02 Acres 18 Guntas** and converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/285/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220425, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, measuring **25.12 Guntas**, in all *measuring 03 Acres 03.12 Guntas* and is bounded as follows:

On the East by	:	Sarjapura – Attibele Main Road;
West by	:	Burukunte Village Boundary;
North by	:	Land bearing Survey Number 7/3, retained by Sri. K.V. Venkataswamy Reddy and thereafter land bearing Survey Number 6/3.
South by	:	Land bearing Survey Number 7/2;

II. LIST OF DOCUMENTS EXAMINED/PERUSED (All Photo-copies):

1. Sale Deed dated 26.03.1954 executed by Sri. Munishamy in favour of Sri. Krishna Murty (Doc. No. 3492/1954-55).
2. Records of Rights bearing No. 486.

3. Mutation Register Extract bearing No. 4/1973-74.
4. Sale Deed dated 05.03.1971 executed by Sri. Krishna Murty in favour of Sri. Muniyallappa S/o. Sri. Munishamy (Doc. No. 2996/1970-71).
5. Records of Rights bearing No. 487.
6. Mutation Register Extract bearing No. 5/1973-74.
7. Mutation Register Extract bearing No. 22/1977-78.
8. Sale Deed dated 27.06.1988 executed by Sri. Muniyallappa S/o. Sri. Munishamy in favour of Sri. K.V. Venkataswamy Reddy (Doc. No. 527/1988-89).
9. Mutation Register Extract bearing No. 5/1988-89.
10. Mortgage Deed dated 18.03.1992 executed by Sri. K.V. Venkataswamy Reddy in favour of Primary Co-Operative and Rural Development Bank (Sl. No. 153).
11. Discharge Deed dated 17.06.2019 executed by Primary Co-Operative and Rural Development Bank in favour of Sri. K.V. Venkataswamy Reddy (Doc. No. 1926/2019-20).
12. Mortgage Deed dated 30.05.2000 executed by Sri. K.V. Venkataswamy Reddy in favour of Primary Co-Operative and Rural Development Bank (Sl. No. 26).
13. Discharge Deed dated 18.09.2009 executed by Primary Co-Operative and Rural Development Bank in favour of Sri. K.V. Venkataswamy Reddy (Doc. No. 3045/2009-10).
14. Family Tree dated 28.09.2020 of Sri. K.V. Venkataswamy Reddy issued by the office of Deputy Tahsildar, Sarjapura-1 Hobli, Anekal Taluk, Bangalore District.
15. Joint Development Agreement dated 26.11.2012 entered into between Sri. K.V. Venkataswamy Reddy along with Smt. Indiramma with M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh, Sri. E.R. Gajendra Naidu (Doc. No. 5385/2012-13).
16. General Power of Attorney dated 26.11.2012 executed by Sri. K.V. Venkataswamy Reddy along with Smt. Indiramma in favour of M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh, Sri. E.R. Gajendra Naidu (Doc. No. 364/2012-13).
17. Mutation Register Extract bearing No. H37/2012-13.
18. Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/285/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore.
19. Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/286/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore.
20. Mutation Register Extract bearing No. T7/2014-15.
21. Commencement Certificate dated 24.10.2013 issued by the office of Anekal Planning Authority.
22. Relinquishment Deed dated 28.6.2017 executed by Sri. K.V. Venkataswamy Reddy along with M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh in favour of Karnataka Government and on behalf of the Government (Doc. No. 1516/2017-18).
23. E-Katha (from – 9 & 11) dated 23.10.2014 issued by the office of Hedenahalli Village Panchayath, Billapura Village, Anekal Taluk, in the name of Sri. K.V. Venkata Reddy.
24. No Objection Certificate dated 07.07.2014 issued by the office of Regional Fire Officer, Bangalore East Range, Karnataka State Fire & Emergency Services.
25. No Objection Certificate dated 10.11.2014 issued by the office of the Director General of Police, Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire and Emergency Services.
26. Endorsement dated 17.11.2014 issued by the office of Karnataka State Pollution Control Board.
27. Endorsement undated issued by the office of Hadenahalli Village Panchayat, Handenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

28. Nil – Tenancy Endorsement dated 27.11.2012 issued by the office of Tahsildar, Anekal Taluk, Anekal in respect of 7/3 and other land.
29. PTCL Endorsement dated 19.10.2012 bearing no. LRF.79(a)(b)/CR/(Sarja)/132/12-13 in respect of the land in Sy. No. 7/3.
30. Endorsement dated 07.11.2012 issued by Special Tahsildar, Anekal Taluk, Anekal for non-availability of MR bearing Nos. 5, 8/1988-89 in respect of land bearing Survey Numbers 7/3 & 6/3.
31. Endorsement dated 20.10.2012 issued by Special Tahsildar, Anekal Taluk, Anekal for non-availability of MR bearing Nos. 6, 8/1988-89 in respect of land bearing Survey Numbers 7/3 & 6/3.
32. Deed of Cancellation of Joint Development Agreement dated 07.12.2023 entered into between Sri.K.V.Venkataswamy Reddy and Smt.Indiramma with M/s V4 Group represented by its managing partners Sri.M.A.Mahesh and Sri.E.R Gajendra Naidu (Doc.No.9450/23-24).
33. Deed of Cancellation of General Power of Attorney dated 07.12.2023 entered into between Sri.K.V.Venkataswamy Reddy and Smt.Indiramma with M/s V4 Group represented by its managing partners Sri.M.A.Mahesh and Sri.E.R Gajendra Naidu (Doc.No.495/23-24).
34. Joint Development Agreement dated 07.12.2023 entered into between Sri. K.V. Venkataswamy Reddy along with Smt. Indiramma with M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru (Doc. No. 9456/23-24).
35. General Power of Attorney dated 07.12.2023 executed by Sri. K.V. Venkataswamy Reddy along with Smt. Indiramma in favour of M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru (Doc. No. 497/23-24).
36. Deed of Confirmation dated 04.09.2024 executed by Sri.Manohar Reddy V and Smt.G.K Punitha.V.Reddy M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru (Doc. No. 7317/24-25).
37. Certificate of Incorporation dated 09.08.2021 bearing Corporate Identity Number no. U45309KA2021PTC150554 in the name of M/s Grihamithra Confra Private Limited issued by Assistant Registrar of Companies.
38. MOA dated 06.08.2021 of M/s Grihamithra Confra Private Limited.
39. AOA dated 06.08.2021 of M/s Grihamithra Confra Private Limited.
40. Cancellation of Sanctioned Single site Plan and Construction Plan dated 12.08.2024 approved by Anekal Planning Authority in respect of Sy.No 7/3 measuring 2 Acres 18 Guntas issued by STRR Planning Authority.
41. Geotechnical Investigation Report dated 03.09.2024 issued by M/s Soil Infra Engineers Pvt Ltd.
42. Sanctioned Plan and Commencement Certificate dated 15.03.2025 bearing No. STRRPA/TP/DP-02/2024-25 issued by the office of STRR Planning Authority.
43. Relinquishment Deed dated 15.03.2025 executed by Sri. K.V. Venkataswamy Reddy and Smt.Indramma represented by their GPA Holder M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru in favour of Member Secretary, STRR Planning Authority on behalf of the Government (Doc. No. 14674/24-25).

44. Revised No Objection Certificate dated 30.09.2024 issued by Airports Authority of India, Bengaluru giving Height Clearance to construction of residential Apartment building over the land in Survey Number 7/3.
45. Digitally signed – Revised No Objection Certificate dated 21.12.2024 issued by Karnataka State Fire & Emergency Services, giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 7/3.
46. Digitally signed - Revised No Objection Certificate dated 12.02.2025 issued by the Karnataka State Pollution Control Board giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 7/3.
47. Digitally signed - Revised No Objection Certificate dated 10.03.2025 issued by State Level Environment Impact Assessment Authority (SEIAA), Karnataka giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 7/3.
48. RTC/s for the period from 1960-61 to 2022-23 in respect of land bearing Survey Number 7/3.
49. Hissa Survey, Atlas, Moola Tippani, Survey Sketch in respect of land bearing Survey Number 7/3.
50. Village Map of Billapura.
51. Karnataka Revision Settlement Akarband (Extract) in respect of land bearing Survey Number 7/3.
52. Encumbrance Certificate:
 - a) EC from 01.04.1953 to 31.03.1959.
 - b) Dated 19.10.2012 from 01.04.1959 to 31.03.2004.
 - c) Dated 19.06.2019 from 01.04.2004 to 19.06.2019.
 - d) Dated 15.03.2022 from 01.04.2016 to 12.03.2022.
 - e) Dated 16.05.2023 from 01.04.2022 to 15.05.2023.
 - f) Dated 05.07.2024 from 01.04.2023 to 01.07.2024.
 - g) Dated 06.06.2025 from 01.07.2024 to 06.06.2025.

III. SOURCE OF TITLE:

On perusal of the documents produced for scrutiny it is noticed that, the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 16 Guntas, was owned and possessed by Sri. Krishna Murthy, he having acquired the same from Sri. Munishamy S/o Thigalaramaiah in terms of Sale Deed dated 26.03.1954 (Doc. No. 3492/1954-55) and the name of Sri. Krishna Murthy was reflected in Records of Rights bearing No. 486 and M.R No. 4/1973-74.

Later, Sri. Krishna Murthy sold and conveyed the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 20 Guntas in favour of Sri. Muniyallappa S/o Sri. Munishamy in terms of Sale Deed dated 05.03.1971 (Doc. No. 2996/1970-71). Factum of the sale deed has been mutated in Mutation Register Extract bearing No. 5/1973-74 and the name of Sri. Muniyallappa S/o. Sri. Munishamy was reflected in Records of Rights bearing No. 487 and M.R No. 5/1973-74.

The name of Sri. Muniyallappa S/o. Sri. Munishamy was reflected in column No.9 and 12 (2) of RTC/s for the period of 1971-72 to as Kathedar in possession and cultivator of the agricultural land

bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 20 Guntas.

Later, Sri. Muniyallappa S/o. Sri. Munishamy sold and conveyed the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 20 Guntas in favour of Sri. K.V. Venkataswamy Reddy in terms of Sale Deed dated 27.06.1988 (Doc. No. 527/1988-89). Factum of the sale deed has been mutated in Mutation Register Extract bearing No. 5/1988-89.

The name of Sri. K.V. Venkataswamy Reddy was reflected in column No.9 and 12 (2) of RTC/s for the period of 1988-89 to 2014-15 as Kathedar in possession and cultivator of the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 02 Guntas and as Kathedar in possession and cultivator of the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 20 Guntas for the period from 2015-16 to 2022-23.

Later on, Sri. K.V. Venkataswamy Reddy has availed loan from Primary Co-Operative and Rural Development Bank by mortgaging the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 20 Guntas vide Registered Mortgage Deed dated 18.03.1992 (Sl. No. 153) executed by Sri. K.V. Venkataswamy Reddy in favour of Primary Co-Operative and Rural Development Bank and the same was redeemed vide Registered Discharge Deed dated 17.06.2019 (Doc. No. 1926/2019-20).

Further, Sri. K.V. Venkataswamy Reddy has availed loan from Primary Co-Operative and Rural Development Bank by mortgaging the agricultural land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 3 Acres 20 Guntas vide Registered Mortgage Deed dated 30.05.2000 executed by Sri. K.V. Venkataswamy Reddy in favour of Primary Co-Operative and Rural Development Bank (Sl. No. 26) and the same was redeemed vide Registered Discharge Deed dated 18.09.2009 executed by Primary Co-Operative and Rural Development Bank in favour of Sri. K.V. Venkataswamy Reddy (Doc. No. 3045/2009-10).

It is noticed from the Family Tree dated 28.09.2020 of Sri. K.V. Venkataswamy Reddy issued by the office of Deputy Tahsildar, Sarjapura-1 Hobli, Anekal Taluk, Bangalore District that, the family of Sri. K.V. Venkataswamy Reddy is consists of himself, his wife Smt. Indiramma, their children namely Sri. G.K. Punitha V. Reddy, Sri. Mohan Reddy V., their daughter-in-law Smt. Jagarlamudi Shravanthi, their grandchildren Kumari Ridi M. and Kumari Smaya.

Sri. K.V. Venkataswamy Reddy along with his wife Smt. Indiramma have entered into a Joint Development Agreement dated 26.11.2012 (Doc. No. 5385/2012-13) with M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh, Sri. E.R. Gajendra Naidu for development of subject land i.e., residentially converted land bearing Survey Number 7/3 [duly converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/286/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220003, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, *measuring 2 Acres 18 Guntas out of 3 Acres 20 Guntas* into a multi-storied residential Building under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 37% (for landowner) and 63% (for builder).

Further, Sri. K.V. Venkataswamy Reddy along with his wife Smt. Indiramma have executed General Power of Attorney dated 26.11.2012 (Doc. No. 364/2012-13) in favour of M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh & Sri. E.R. Gajendra Naidu empowering the attorney to do various acts, deeds and things, including the power to alienate the developers UDS in the subject land.

The land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 2 Acres 18 Guntas was converted from agriculture to non-agriculture residential purpose vide Official Memorandum dated 04.06.2013, bearing No. ALN[A.S.H]SR/286/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore. Factum of the conversion order is mutated in Mutation Register Extract bearing No. T7/2014-15.

The land bearing Survey Number 7/3, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, measuring 25.12 Guntas was converted from agriculture to non-agriculture residential purpose vide Official Memorandum dated 04.06.2013, bearing No. ALN[A.S.H]SR/285/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The office of Hedenahalli Village Panchayath, Billapura Village, Anekal Taluk has issued E-Katha (from – 9 & 11) dated 23.10.2014 recognizing Sri. K.V. Venkata Reddy as Kathedar of the subject land.

With an intention to form a Residential Apartment on the subject property, the Landowners / Developers have approached the Hoskote Planning Authority for approval. As per the Directions, the Landowner & Developer - Sri. K.V. Venkataswamy Reddy along with M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh have released and relinquished an extent of 653.36 Square Meters, in the aforesaid land for civic amenities purposes in favour of Karnataka Government and on behalf of the Government vide Relinquishment Deed dated 28.06.2017 (Doc. No. 1516/2017-18).

The office of Regional Fire Officer, Bangalore East Range, Karnataka State Fire & Emergency Services and the office of the Director General of Police, Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire and Emergency Services have issued Two No Objection Certificates dated 07.07.2014 and 10.11.2014, showing consent to the construction of High Rise residential building after inspection of the premises.

The office of Karnataka State Pollution Control Board has issued Endorsement dated 17.11.2014 showing consent for the establishment of a residential apartment with 217 flats having built up area 36,665.50 Square Meter at Sy. No. 7/3 of Billapura Village, Surjapura Hobli, Anekal Taluk, Bangalore Urban District by Sri. M.A. Mahesh, V4 Group.

Later, Sri.K.V.Venkataswamy Reddy and Smt.Indiramma cancelled the Joint Development Agreement dated 26.11.2012 (Doc. No. 5385/2012-13) with M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh, Sri. E.R. Gajendra Naidu vide Registered Deed of Cancellation of Joint Development Agreement dated 07.12.2023 (Doc.No.9450/23-24).

Thereafter, Sri.K.V.Venkataswamy Reddy and Smt.Indiramma cancelled the General of Attorney dated 26.11.2012 (Doc. No. 364/2012-13) with M/s. V4 Group, represented by its managing partners Sri. M.A. Mahesh, Sri. E.R. Gajendra Naidu vide Registered Deed of Cancellation of General Power of Attorney dated 07.12.2023 (Doc.No.495/23-24).

Further, Sri. K.V. Venkataswamy Reddy along with his wife Smt. Indiramma have entered into a Joint Development Agreement dated 07.12.2023 (Doc. No. 9456/23-24) with the developer - M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru for development of subject land i.e., residentially converted land bearing Survey Number 7/3 [duly converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/286/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220003, measuring **02 Acres 18 Guntas** and converted vide Official Memorandum dated 04.06.2013, bearing No. ALN [A.S.H]SR/285/2012-13, issued by the office of Deputy Commissioner, Bangalore District, Bangalore], having e-katha number 150200102700220425, situated at Billapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, measuring **25.12 Guntas**, in all *measuring 03 Acres 03.12 Guntas out of 3 Acres 20 Guntas* into a multi-storied residential Building under mutually agreed terms and conditions thereon. In terms of the said JDA, the landowner/s and builder have agreed to share the revenue in the ratio of 34% (for landowner) and 66% (for builder).

Subsequently, Sri. K.V. Venkataswamy Reddy along with his wife Smt. Indiramma have executed General Power of Attorney dated 07.12.2023 (Doc. No. 497/23-24) in favour of M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru empowering the attorney to do various acts, deeds and things, including the power to alienate the developers UDS in the subject land.

Sri.Manohar Reddy V and Smt.G.K Punitha.V.Reddy executed confirmation deed dated 04.09.2024 (Doc. No. 7317/24-25) in favour of M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru confirming and ratifying Joint Development Agreement dated 07.12.2023 (Doc.No. 9456/23-24) and General Power of Attorney dated 07.12.2023 (Doc.No.497/23-24).

Later, STRR planning Authority Cancelled Sanctioned Single site Plan and Construction Plan dated 12.08.2024 approved by Anekal Planning Authority in respect of Sy.No 7/3 measuring 2 Acres 18 Guntas.

Sri. K.V. Venkataswamy Reddy and Smt.Indramma represented by their GPA Holder M/s. Grihamithra Confra Private Limited, represented by its Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru executed a Relinquishment Deed dated 15.03.2025 (Doc. No. 14674/24-25) in favour of Member Secretary, STRR Planning Authority on behalf of the Government. However, Cancellation of Relinquishment Deed dated 28.6.2017 executed by Sri. K.V. Venkataswamy Reddy along with M/s. V4 Group, represented by its managing partners

Sri. M.A. Mahesh in favour of Karnataka Government and on behalf of the Government (Doc. No. 1516/2017-18) is awaited.

Details related to Building Plan:

STRR Planning Authority Sanctioned Plan and issued Commencement Certificate dated 15.03.2025 bearing No. STRRPA/TP/DP-02/2024-25 for the construction of 03 multi-stored apartment building as follows:

- a) Block A consisting of 1 Basement, 1 Ground, 13 Upper Floors,
- b) Block B consisting of 1 Basement, 1 Ground, 13 Upper Floors and
- c) Block C consisting of 1 Basement, 1 Ground, 13 Upper Floors over the land in Sy.No 7/3 measuring 03 Acres 3.12 Guntas.

Details related to Builder Co.,

M/s Grihamithra Confra Private Limited is registered on 09.08.2021 with Ministry of Corporate affairs as evident from the Certificate of Incorporation bearing Corporate Identity Number no. U45309KA2021PTC150554 issued by it. M/s Grihamithra Confra Private Limited comprises of its directors Viz., Directors Sri.Kumara Giri Reddy Konda, Sri.Durga Chandu Valluri and Sri.Ali Babu Kalluru.

NOCs from various authorities:

- a) Revised No Objection Certificate dated 30.09.2024 issued by Airports Authority of India, Bengaluru giving Height Clearance to construction of residential Apartment building over the land in Survey Number 7/3.
- b) Digitally signed – Revised No Objection Certificate dated 21.12.2024 issued by Karnataka State Fire & Emergency Services, giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 7/3.
- c) Digitally signed - Revised No Objection Certificate dated 12.02.2025 issued by the Karnataka State Pollution Control Board giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 7/3.
- d) Digitally signed - Revised No Objection Certificate dated 10.03.2025 issued by State Level Environment Impact Assessment Authority (SEIAA), Karnataka giving Consent of establishment to construction of residential Apartment building over the land in Survey Number 7/3.
- e) The office of Hadenahalli Village Panchayat, Handenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore has issued and undated Endorsement showing consent for water supply for 220 residential apartments to be constructed at Sy. No. 7/3 of Billapura Village, Surjapura Hobli, Anekal Taluk, Bangalore Urban District.

- f) The office of Special Tahsildar, Anekal Taluk, Anekal has issued an Endorsement dated 07.11.2012 for non-availability of MR bearing Nos. 5, 8/1988-89 in respect of land bearing Survey Numbers 7/3 & 6/3.
- g) The office of Special Tahsildar, Anekal Taluk, Anekal has issued an Endorsement dated 20.10.2012 for non-availability of MR bearing Nos. 6, 8/1988-89 in respect of land bearing Survey Numbers 7/3 & 6/3.

IV. ENCUMBRANCE:

Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there are no registered mortgage/charges in or upon the property for the period covered in the E.C/s.

V. EVIDENCE OF POSSESSION:

All the documents produced for scrutiny evidence the possession of captioned property in favour of Sri. K.V. Venkataswamy Reddy and Smt.Indramma (Owners) & Developer M/s. Grihamithra Confra Private Limited.

VI. CERTIFICATE:

Based on the documents scrutinized and information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF THE FOLLOWING DOCUMENTS:

1. Fresh Nil-Tenancy Endorsement (*as furnished one is almost 11-year-old*).
2. PTCL Endorsement in respect of land bearing Survey Number 7/3 (*as furnished one dated 19/10/2012 is almost 11-year-old*).
3. Tax Paid Receipt for the year 2025-26.
4. RERA certificate.
5. ROC search report related to M/s Grihamithra Confra Private Limited issued by Chartered Accountant.
6. Encumbrance Certificate by reflecting all transactions from 06.06.2025 to till date in respect of subject land.

We hereby certify that *Sri. K.V. Venkataswamy Reddy and Smt.Indramma* are the absolute owners of the subject property and Developer *M/s. Grihamithra Confra Private Limited* has development rights over the property, and their title to the same is legally valid, clear and marketable and they would have clear and marketable title over the same.

NOTE:

- I. COPIES OF DOCUMENTS PERUSED FOR THIS FILE ARE BONAFIDE BELIEVED TO BE GENUINE PHOTO-COPIES OF ORIGINALS.



- II. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you

For M&G Associates

H.K. GIRISH

Managing Partner / Advocate