



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.27/02/2026.

M/s. NPS DEVELOPERS

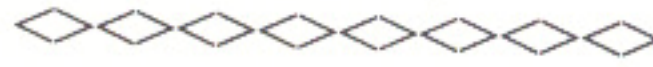
A registered Partnership firm having its office at
Flat No.302, Sri Sai Revera Apartment,
6th Cross, Kaggadasapura, Bangalore -560 093.

Represented by it's Managing Partners

1. **Mr. SUMAN KUMAR Y**, aged about 40 years,
Son of Late. Y Srinivasulu,
Aadhaar No.2823 1276 4756
2. **Mr. RAVULA SAHADEV**, aged about 53 years,
Son o Late. Ravula Beerappa,
Aadhaar No.3114 6208 7668
3. **Mr. PRAVEEN KUMAR Y**, aged about 42 years,
Son of Late. Sreenivasulu Y,
Aadhaar No.4878 3480 5260

TITLE CLEARANCE CERTIFICATE

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



RE:

All that piece and parcel of property bearing **Converted Survey No.45/1**, (Conversion from agricultural to non agricultural residential purpose vide conversion Order Application No.5545, dated.07.08.2019, issued by the Deputy Commissioner, Bangalore District, Bangalore), situated at **BIDARE AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, totally measuring **39 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the (As per conversion order);





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East by : Land in Survey No.45/2;
West by : Land in Survey No.59;
North by : Land in Survey No.44;
South by : Land in Survey No.46;

I. LIST OF DOCUMENTS SCRUTINISED.

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Village Map, Akarbandh, Karda Nakalu, Hissa Survey Tippani, Atlas, RR Balabagada Nakalu in respect of the above said property.	Copy
02.		Endorsement stating that RTC Extracts from 1968 to 1984 in not available.	Copy
03.		RTC Extracts for the period from 1984-85 to 2011-12, 2015-16 to 2022-2023 in respect pf the above said property.	Copy
04.		Mutation Register Extract No.4/1985-86, 34/2004-05, 8/2005-06 and 10/2007-2008.	Copy
05.		Inam abolition Case No.49 (Order, Endorsement and Form No.VIII) in the name of Sri.N.Ramanna in respect of the above said property.	Copy
06.	10.08.1978	Sale deed executed by Sri.N.Ramanna Son of Narasappa in favour of Sri.Pillappa Son of Sri.Munikempaiah registered vide document No.1293/1978-79, Book I, Volume 1547, pages 94 to 95, registered in the office of the Sub-registrar Hoskote.	Copy
07.		Death Certificate of Sri.Pillappa and Family Tree of Sri.Pillappa.	Copy
08.	13.09.2004	Partition deed entered between Sri.Ashwathappa, Doddapapanna both sons of Late Munikempaiah and their children D.D.Narayanaswamy and D.Muniraju	





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		registered vide document No.16682/2004-05, Book I, registered in the office of the Sub-registrar Krishnarajapura, Bangalore.	
09.	16.07.2005	Sale deed executed by Sri.Ashwathappa Son of Late Pillappa and his wife Smt.Munirathnamma and children Sri.C.A.Nagesha and C.A.Manjunatha in favour of Sri.K.V.Venkataramanappa @ Papanna Son of Sri.Bachappa @ Bachanna registered vide document No.5454/2005-06, Book I, registered in the office of the Senior Sub-Registrar K.R.Puram Bangalore.	
10.	06.05.2005	General Power of Attorney executed by Sri.D.C.Narayanaswamy and Sri.D.Muniraj both children of Sri.Doddapapanna in favour of Sri.K.V.Venkataramanappa Son of Sri.Bachanna @ Bachappa registered vide document No.16/2005-06, Book IV, registered in the office of the Senior Sub-Registrar K.R.Puram Bangalore.	
11.	1.06.2005	Sale deed executed by Sri.D.C.Narayanaswamy and Sri.D.Muniraj both children of Sri.Doddapapanna represented by their GPA Holder Sri.K.V.Venkataramanappa Son of Sri.Bachanna @ Bachappa in favour of Sri.K.V.Venkataramanappa Son of Sri.Bachappa @ Bachanna registered vide document No.4169/2005-06, Book I, registered in the office of the Sub-registrar K.R.Puram Bangalore.	
12.	21.08.2007	Sale deed execute by Sri.K.V.Venkataramanappa Son of Sri.Bachappa in favour of Sri.B.Govinda Raju Son of Sri.P.Balappa represented by his GPA holder Sri.B.Srinivas Son of Sri.B.Balappa	





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		registered vide document No.1753/2007-08, Book I, registered in the office of the Sub-Registrar Bidarahalli.	
13.	18.03.2024	48 A Endorsement issued by the Thasildhar in respect of the above said property.	
14.	08.02.2012	79 A & B Endorsement issued by Assistant Commissioner in respect of the above said property.	
15.	16.02.2015	PTCL Endorsement issued by the Assistant Commissioner in respect of the above said property.	
16.	30.05.2019	NOC issued by the Karnataka Industrial area Development Board.	
17.	21.05.2019	Letter dated issued by the Bangalore Development Authority.	
18.	03.06.2019	Letter issued by Bangalore Development Authority stating that Sy.No. is not acquired for any Purpose.	
19.	31.05.2019	Letter issued by the Bangalore Development Authority stating that Survey Number is not acquired for formation of any Layout or PRR.	
20.		Conversion Sketch and Conversion charges paid receipt.	Copy
21.	07.08.2019	Official Memorandum bearing Application No.5545 issued by the Deputy Commissioner, Bangalore.	Copy
22.	24.01.2025	Joint Development Agreement entered between Sri.B.Govindaraju Son of Sri.P.Balappa and Sri.NPS Developers represented by its managing Partners Sri.Suman Kumar Y, Sri.Ravula Sahadev and Sri.Praveen Kumar registered vide document No.16433/2024-25, Book I, registered in the office of the Sub-Registrar Banaswadi.	Copy





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23.	24.01.2025	General Power of Attorney executed by Sri.B.Govindaraju Son of Sri.P.Balappa in favour of M/s. NPS Developers represented by its managing Partners Sri.Suman Kumar Y, Sri.Ravula Sahadev and Sri.Praveen Kumar registered vide document No.1160/2024-25, Book IV, registered in the office of the Sub-Registrar Banaswadi.	Copy
24.		Encumbrance Certificate from 1.08.1986 to 31.05.1989 and from 1.04.2004 to 23.07.2024 in respect of the above said property.	Copy

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. NPS Developers represented by its managing Partners Sri.Suman Kumar Y, Sri.Ravula Sahadev and Sri.Praveen Kumar are the owners and they would derive marketable title to sell the Flats that has been allocated to Builders share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para in the project Known as "NATURE'S NEST" and Sri.B.Govindaraju Son of Sri.P.Balappa the Owner would derive marketable title to sell the remaining flats in respect of Schedule property. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para.


(MURTHY. S)
ADVOCATE

S. MURTHY
Advocate

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