

Date: 02nd December/2025,

To,

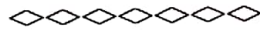
M/S. JAI SHELTERS,
A Regd. Partnership Firm,
Having its Office at Shop No.101, Kodigehalli Main Road,
Ayyappa Nagar, K.R. Puram, Bangalore-560036.

Rep by it's Managing Partner

Mr. M SOMASEKHAR,
S/o. Mr. M. Krishnamurthy Naidu,

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.



RE: All that piece and parcel of the Vacant Land in Converted Sy.No.102/2, Present BBMP Katha No.870 Sy.No.102/2, vide Order No.ALN(AKHW) NR/116/13-14, dated 16/01/2015, by Deputy Commissioner, Bengaluru District, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk at Bangalore, measuring about 21 Guntas.

I. LIST OF DOCUMENTS SCRUTINISED

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Village map	Copy
02.		RTC From 2001-02 to 2015-16, in respect of	Copy

		Sy.No.102 and 102/2, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru North Taluk, Bangalore.	
03.		Un-registrar Sale Agreement executed by Sri. H.N. Anandarama Reddy S/o. Late. Narayana Reddy in favour of Smt. A Rajitha W/o. Sri. A M Gopalakrishna Reddy, in respect of Sy.No.102, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru North Taluk, Bangalore.	Copy
04.	06/08/1997	Sale deed executed by Sri. H.N. Anandarama Reddy S/o. Late. Narayana Reddy in favour of Smt. A Rajitha W/o. Sri. A M Gopalakrishna Reddy, registered as document No.4668/1997-98, Book-I, registered before the office of the sub-registrar Krishnarajapuram, in respect of Sy.No.102, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru North Taluk, Bangalore.	Copy
05.		MR.No.23/1997-98	Copy
06.	11/12/2017	Release deed executed by Sri.Gopala Krishna Reddy A M S/o Late Muni Reddy in favour of Smt.Rajitha W/o Gopala Krishna Reddy A M, registered as document No.7626/2017-18, dated on 11/12/2017, Book-IV, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.	Copy
07.	11/12/2017	Gift deed executed by Smt.Rajitha W/o Gopala Krishna Reddy A M in favour of Sri.Gopala Krishna Reddy A M S/o Late Muni Reddy ,	Copy

		registered as document No.7635/2017-18, dated on 11/12/2017, Book-IV, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.	
08.	23/05/2024	Sale Deed executed by 1.Mr. Gopala Krishna Reddy A M S/o. Late. Sri. Muni Reddy, 2. Mr. Harsha Vardhan G S/o. Mr. Gopala Krishna Reddy A M, 3. Mr. Prathap G S/o. Mr. Gopala Krishna Reddy A M in favour of 1. M/s. JAI SHELTERS, rep by its Managing Partner Mr. M Somasekhar S/o. Mr. M. Krishnamurthy Naidu, 2. Mr. H.A. Venugopal S/o. Sri. R. Ashwath Reddy, 3. Ms. Rachana Reddy D/o. Mr. Suresh Reddy, 4. Mr. Pokuri Srikanth S/o. Sri. P. Jayachandra Naidu, 5. Mr. Parameshwarappa E S/o. Sri. Eshwarappa M B, 6. Mr. E. Bhujangam Naidu, 7. Mr. Nadir Zeeshan S/o Mr. Anwar Basha, 8. Mrs. Deepika G S D/o Sri. G M Sheshe Gowda, 9. Mr. J Ravikumar S/o Sri. J Reddappa Naidu, 10. Mr. N Mohan Naidu S/o Sri. N Balakrishnama Naidu, 11. Mrs. B Devaki W/o Sri. Subramanyam Naidu, 12. Mr. B Ranjith Kumar S/o Sri B V Subbaiah, registered as document No.2501/2024-25, dated on 23/05/2024, Book-I, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.	Copy

09.	15/06/2024	Rectification Deed executed by 1.Mr. Gopala Krishna Reddy A M S/o. Late. Sri. Muni Reddy, 2. Mr. Harsha Vardhan G S/o. Mr. Gopala Krishna Reddy A M, 3. Mr. Prathap G S/o. Mr. Gopala Krishna Reddy A M in favour of 1. M/s. JAI SHELTERS, rep by its Managing Partner Mr. M Somasekhar S/o. Mr. M. Krishnamurthy Naidu, 2. Mr. H.A. Venugopal S/o. Sri. R. Ashwath Reddy, 3. Ms. Rachana Reddy D/o. Mr. Suresh Reddy, 4. Mr. Pokuri Srikanth S/o. Sri. P. Jayachandra Naidu, 5. Mr. Parameshwarappa E S/o. Sri. Eshwarappa M B, 6. Mr. E. Bhujangam Naidu, 7. Mr. Nadir Zeeshan S/o Mr. Anwar Basha, 8. Mrs. Deepika G S D/o Sri. G M Sheshe Gowda, 9. Mr. J Ravikumar S/o Sri. J Reddappa Naidu, 10. Mr. N Mohan Naidu S/o Sri. N Balakrishnama Naidu, 11. Mrs. B Devaki W/o Sri. Subramanyam Naidu, 12. Mr. B Ranjith Kumar S/o Sri B V Subbaiah, registered as document No.3955/2024-25, dated on 15/06/2024, Book-I, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.	Copy
10.	06/03/2024	General Power Of Attorney executed by Sri. Harsha Vardhan G S/o. Gopala Krishna Reddy A M in favour of Sri. Prathap G S/o. Gopala Krishna Reddy A M registered as document No.671/2023-24, dated on 06/03/2024, Book-IV, registered before the office of the sub-	Copy

		registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.	
11.		TAX Paid receipt	Copy
12.		BBMP Katha	Copy
13.		EC From 01/04/2004 to 1/12/2025.	

II. DESCRIPTION OF PROPERTY

RE: All that piece and parcel of the Vacant Land in Converted Sy.No.102/2, Present BBMP Katha No.870 Sy.No.102/2, vide Order No.ALN(AKHW) NR/116/13-14, dated 16/01/2015, by Deputy Commissioner, Bengaluru District, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk at Bangalore, measuring about 21 Guntas and bounded on the:

East by : Sy.No.103;
Wesr by: Road;
North by: Sy.No.102/1;
South by: Sy.No.105;

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of the Vacant Land in Converted Sy.No.102/2, Present BBMP Katha No.870 Sy.No.102/2, vide Order No.ALN(AKHW) NR/116/13-14, dated 16/01/2015, by Deputy Commissioner, Bengaluru District, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk at Bangalore, measuring about 21 Guntas.

Sale deed executed by Sri. H.N. Anandarama Reddy S/o. Late. Narayana Reddy in favour of Smt. A Rajitha W/o. Sri. A M Gopalakrishna Reddy, registered as document No.4668/1997-98, Book-I, registered before the office of the sub-registrar Krishnarajapuram, in respect of Sy.No.102, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru North Taluk, Bangalore.

Later Release deed executed by Sri.Gopala Krishna Reddy A M S/o Late Muni Reddy in favour of Smt.Rajitha W/o Gopala Krishna Reddy A M, registered as document No.7626/2017-18, dated on 11/12/2017, Book-IV, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.

Thereafter Gift deed executed by Smt.Rajitha W/o Gopala Krishna Reddy A M in favour of Sri.Gopala Krishna Reddy A M S/o Late Muni Reddy , registered as document No.7635/2017-18, dated on 11/12/2017, Book-IV, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.

Later Sale Deed executed by 1.Mr. Gopala Krishna Reddy A M S/o. Late. Sri. Muni Reddy, 2. Mr. Harsha Vardhan G S/o. Mr. Gopala Krishna Reddy A M, 3. Mr. Prathap G S/o. Mr. Gopala Krishna Reddy A M in favour of 1. M/s. JAI SHELTERS, rep by its Managing Partner Mr. M Somasekhar S/o. Mr. M. Krishnamurthy Naidu, 2. Mr. H.A. Venugopal S/o. Sri. R. Ashwath Reddy, 3. Ms. Rachana Reddy D/o. Mr. Suresh Reddy, 4. Mr. Pokuri Srikanth S/o. Sri. P. Jayachandra Naidu, 5. Mr. Parameshwarappa E S/o. Sri. Eshwarappa M B, 6. Mr. E. Bhujangam Naidu, 7. Mr. Nadir Zeeshan S/o Mr. Anwar Basha, 8. Mrs. Deepika G S D/o Sri. G M Sheshe Gowda, 9. Mr. J Ravikumar S/o Sri. J Reddappa Naidu, 10. Mr. N Mohan Naidu S/o Sri. N Balakrishnama Naidu, 11. Mrs. B Devaki W/o Sri. Subramanyam Naidu, 12. Mr. B Ranjith Kumar S/o Sri B V Subbaiah, registered as document No.2501/2024-25, dated on 23/05/2024,

Book-I, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.

Thereafter Sale deed executed by Dr.Shanthi.S D/o. Late Selva Rajan. C in favour of M/S. Siddhisthaa Housing Private Limited Rep by Authorized Signatory Mr. Kamal G S/o. Mr. M. Goutham, registered dated on 31/07/2023, registered as document No.5705/2022-23, Book-I, registered before the office of the sub-registrar, Indiranagar, in respect of Plot No. 14, measuring 1408 Sq.Ft, of Aga abbas ali Road, Ulsoor, Bangalore.

Later Sale Deed executed by 1) Mrs. G. Vimala D/o. Mr. Chalapathy Naidu, 2) Mr. B.A. Narayana Swamy, 3) Mr. Sampath Kumar S/o. Late Venugopal, 4) Mr. C.B. Ramesh Babu S/o. Late. B.A. Chiti Babu, 5) Mrs. B.A. Padma D/o. Late R. Abbhainaidu, 6) Mrs. K. Dhanalakshmi D/o. Mr. Krishna, 7) Mrs. B.A. Asha D/o. Late Abbaiah Naidu, 8) Mrs. Uma Sathya Kumar D/o. Late R. Abbaiah Naidu, 9) Mr. B.A. Ramu S/o. Late. R.A. Naidu, 10) Mrs. B.A. Hemavathi D/o. Late Abbayya Naidu, 11) Mrs. B.A. Vasantha D/o. Late Abbaiah Naidu, 12) Mrs. P. Prabhaavathi D/o. Late R. Abbaiah Naidu, 13) Mr. B.G. Suresh S/o. Late. B.A. Gopal, 14) Mrs. Geetha Rathnakar R D/o. Late B.A. Gopal, 15) Mr. Ravi B.G S/o. Late B.A. Gopal, 16) Mr. B.G. Sriram S/o. Late B.A. Gopal, 17) Mr. Kishore V S/o. Late Venugopal N, 18) Mrs. Suman V D/o. Late Venugopal, 19) Mrs. P. Sunitha D/o. Late B.A. Prakash, 20) Mr. P. Pramod S/o. Late. B.A. Prakash in favour of M/S. Siddhisthaa Housing Private Limited Rep by Authorized Signatory Mr. Kamal G S/o. Mr. M. Goutham, registered dated on 31/07/2023, registered as document No.5747/2023-24, Book-I, registered before the office of the sub-registrar, Indiranagar, in respect of Old Site No. 16, New Site No. 13, measuring 2295 Sq.Ft, of Aga abbas ali Road, Ulsoor, Bangalore.

Later Rectification Deed executed by 1.Mr. Gopala Krishna Reddy A M S/o. Late. Sri. Muni Reddy, 2. Mr. Harsha Vardhan G S/o. Mr. Gopala Krishna Reddy A M, 3. Mr. Prathap G S/o. Mr. Gopala Krishna Reddy A M in favour of 1. M/s. JAI SHELTERS, rep by its Managing Partner Mr. M Somasekhar S/o. Mr. M. Krishnamurthy Naidu, 2. Mr. H.A. Venugopal S/o. Sri. R. Ashwath Reddy, 3. Ms. Rachana Reddy D/o. Mr. Suresh Reddy, 4. Mr. Pokuri Srikanth S/o. Sri. P. Jayachandra Naidu, 5. Mr. Parameshwarappa E S/o. Sri. Eshwarappa M B, 6. Mr. E. Bhujangam Naidu, 7. Mr. Nadir Zeeshan S/o Mr. Anwar Basha, 8. Mrs. Deepika G S D/o Sri. G M Sheshe Gowda, 9. Mr. J Ravikumar S/o Sri. J Reddappa Naidu, 10. Mr. N Mohan Naidu S/o Sri. N Balakrishnama Naidu, 11. Mrs. B Devaki W/o Sri. Subramanyam Naidu, 12. Mr. B Ranjith Kumar S/o Sri B V Subbaiah, registered as document No.3955/2024-25, dated on 15/06/2024, Book-I, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.

Thereafter General Power Of Attorney executed by Sri. Harsha Vardhan G S/o. Gopala Krishna Reddy A M in favour of Sri. Prathap G S/o. Gopala Krishna Reddy A M registered as document No.671/2023-24, dated on 06/03/2024, Book-IV, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 01/04/2004 to 01/12/2025.

I further certificate that

As per the Absolute Sale deed 1. M/s. JAI SHELTERS, rep by its Managing Partner Mr. M Somasekhar S/o. Mr. M. Krishnamurthy Naidu, 2. Mr. H.A. Venugopal S/o. Sri. R. Ashwath Reddy, 3. Ms. Rachana Reddy D/o. Mr. Suresh Reddy, 4. Mr. Pokuri Srikanth S/o. Sri. P. Jayachandra Naidu, 5. Mr. Parameshwarappa E S/o. Sri. Eshwarappa M B, 6. Mr. E. Bhujangam Naidu, 7. Mr. Nadir Zeeshan S/o Mr. Anwar Basha, 8. Mrs. Deepika G S D/o Sri. G M Sheshe Gowda, 9. Mr. J Ravikumar S/o Sri. J Reddappa Naidu, 10. Mr. N Mohan Naidu S/o Sri. N Balakrishnama Naidu, 11. Mrs. B Devaki W/o Sri. Subramanyam Naidu, 12. Mr. B Ranjith Kumar S/o Sri B V Subbaiah, registered as document No.3955/2024-25, dated on 15/06/2024, Book-I, registered before the office of the sub-registrar, Krishnarajapuram, in respect of Sy.No.102/2, measuring 21 Guntas, situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bangalore.

