



To,

Date: 16.04.2026

M/s. Bhavya Constructions,
No.504, B Block, Geetham Pride Apartments,
Kudlu Main Road, Kudlu,
Bangalore-560068,
represented by its Partners
Sri. Venkateswarlu Nadella,
Sri. Putta Venkata Lakshmana Rao

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the Converted land in Survey Number 8/1 (Old Survey No. 8) measuring to an extent of 03 Acres 06 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted to non-agricultural purpose on 31.03.2006, vide Official Memorandum bearing No. BDS: ALN (E) VB/SR 260/2004-05, issued by the Deputy Commissioner Bangalore District and bounded on:

East by	West by	North by	South by
Road and Land in Sy.No.8/2	Land in Sy.No.9	Land in Sy.No.1	Land in Sy.No.9

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL. No.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	31.03.2006	Official Memorandum for conversion of the land issued by the Deputy Commissioner, Bangalore	ALN (E) VB/SR 260/2004-05
2.	12.11.2004	Intimation Letter Issued by Deputy Commissioner, Bengaluru District	
3.		Conversion fees paid receipt	





TITLE DEEDS

4.	10.04.2026	Confirmation Deed executed by Shamala A.C in favour of M/s. Bhavya Constructions.	Doc.No.1480/2026-27
5.	25.08.2025	Sale Deed executed by M/s. S S S Projects Limited in in favour of M/s. Bhavya Constructions.	Doc.No.8116/2025-26
6.	06.08.2025	Confirmation Deed executed by Suresh Shobitha and others in favour of M/s. S S S Projects Limited.	Doc.No.3427/2025-26
7.	30.07.2025	Confirmation Deed executed by Roopa in favour of M/s. S S S Projects Limited.	Doc.No.2951/2025-26
8.	23.07.2025	Confirmation Deed executed by B. Manjula and others in favour of M/s. S S S Projects Limited.	Doc.No.2753/2025-26
9.	22.05.2013	Agreement of Cancellation executed by P. Anitha in favour of K. Satish Kumar	Doc.No.1175/2013-14
10.	29.07.2006	Absolute Sale Deed executed by Smt. P. Rajitha in favour of Sri. K. Satish Kumar	Doc. No. 11033/2006-07
11.	21.08.2003	Partition deed executed between Sri P. Ramprasad & others	Doc. No. 2709/2003-04
12.	24.09.2003	Agreement of Sale Deed executed by Smt. P. Rajitha, in favour of Sri. Satish kumar	Doc. No. 13134/2003-04
13.	30.03.1976	Order passed by the Special Deputy Commissioner for Inams	60/1972-73
14.	29.12.1976	Endorsement issued by the Special Deputy Commissioner for Inams	
15.		Family Tree of A.G. Chikkaramareddy	
16.		Family Tree of A.C. Prakash Reddy	
17.		Family Tree of Late Leelamma	

REVENUE RECORDS

18.		Index of Land	
19.		RTC for the period from 1969-1970 to 2001-2002 for Sy. No. 8	
20.		RTC for the period from 2002-2003 to 2007-2008 for Sy.No.8	
21.		RTC for the period from 2008-	





		2009 to 2025-2026 for Sy.No.8/1.	
22.		Mutation Register Extract	MR.No.02/1993-1994
23.	27.05.2004	Endorsement issued by Thasildar stating non-availability of MR 10/1978-79	RK CR 605/2004-05
24.		Mutation Register Extract	MR.No.27/2003-2004
25.		Mutation Register Extract	MR.No.06/2006-2007
26.		Mutation Register Extract	MR.No.04/2008-2009
SURVEY RECORDS			
27.		Mula Tippani	
28.		Hissa Tippani	
29.		RR Balabaga	
30.		Atlas	
31.		Akaraband	
32.		Village Map	
ENDORSEMENTS			
33.	19.05.2004	Endorsement issued by the Thasildar Bangalore East Taluk Under section 48 of KLR Act	LRF CR 25/2004-05
MISCELLANEOUS			
34.	02.08.2014	Khatha Certificate Issued by B.B.M.P	
35.		Property Tax Paid Receipt for the period from 2014-2015 to 2024-2025.	
36.		Plaint, Written Statement and Memo of withdrawal	OS No. 806/2000
37.		Memo of withdrawal.	OS No. 4287/2000
38.		Article of Association, Memorandum of Association and Certificate of Incorporation of SSS Project Ltd.,	
ENCUMBRANCE CERTIFICATE			
39.	15.05.2025	Encumbrance Certificate for the period of 01.04.1965 to 31.03.2004 for Sy. No.8.	SA 20087/2024-25
40.	17.06.2014	Encumbrance Certificate for the period of 01.04.2004 to 16.10.2014 for Sy. No.8	SA 1848/2014-15
41.	04.10.2019	Encumbrance Certificate for the period of 01.04.2014 to 03.10.2019 for Sy. No.8/1.	SA 9600/2019-20





42.	01.12.2021	Encumbrance Certificate for the period of 01.04.2019 to 30.11.2021 for Sy. No.8/1.	SA 4710/2021-22
43.	21.03.2025	Encumbrance Certificate for the period of 01.04.2004 to 18.03.2025 for Sy. No.8.	SA 377483/2024-25

III. DESCRIPTION OF THE TITLE:

1. All that piece and parcel of the Residentially converted land in Survey Number 8/1 (Old Survey No. 8) measuring to an extent of 03 Acres 06 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted to non-agricultural purpose on 31.03.2006, vide Official Memorandum bearing No. BDS: ALN (E) VB/SR 260/2004-05, issued by the Deputy Commissioner Bangalore District, which is more fully described in the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 8, measuring 06 Acres, 12 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, being the Inam land attached to the Kasavanahalli Village, on the application made by one A.C. Prakash Reddy, Son of A.G. Chikkaramaiah, the Special Deputy Commissioner for Abolition of Inams has granted the occupancy rights in favour of the said A.C. Prakash Reddy in Case No.60/1972-73 under section 27 A of Karnataka (Religious and Charitable) Inams Abolition Act, 1955. He got mutated the katha of the land in his name.
3. Thereafter death of the above said A.C. Parkash Reddy, his daughters namely P. Anitha and P. Ranjitha inherited and got jointly mutated the katha in their names vide IHC.No.2/1983-84.
4. Thereafter the above said P. Anitha, P. Rajitha @ P. Ranjitha and P. Ram Prasad, children of the above said Late A.C. Prakash Reddy have entered into





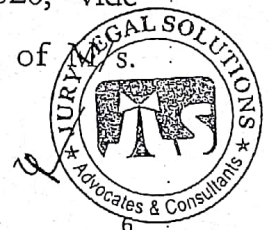
a registered partition Deed on 21.08.2003, vide document bearing No.2709/2003-04. As per the said Partition, the land in Survey Number 8, measuring 03 Acres 06 Guntas each were allotted to the share of P. Antitha and P. Ranjitha. They got mutated the katha of their respective shares in their respective names vide MR.No.27/2003-04.

5. Thereafter the above P. Rajitha @ P. Ranjitha and P. Anitha, Daughters of Late A.C. Prakash Reddy obtained the conversion of the land in Survey Number 8, measuring 06 Acres 12 Guntas from agricultural to non-agricultural purpose on 31.03.2006, vide Official Memorandum bearing No. BDS : ALN (E) VB/SR 260/2004-05, issued by the Deputy Commissioner, Bangalore District.
6. Thereafter the converted land in Survey Number 8, measuring 03 Acres 06 Guntas which was allotted to the share of P. Rajitha @ P. Ranjitha is phoded and renumbered as Survey Number 8/1, **the Schedule Property herein.**
7. Thereafter the above said P. Rajitha @ P. Ranjitha conveyed the Schedule Property to **M/s. SSS Projects Limited**, on 29.07.2006, vide Document bearing No. BAS-1-11033-2006-07, stored in CD No. BASD259, registered in the Office of the Sub-Registrar, Bangalore South.
8. Thereafter the above said SSS Projects Ltd., has conveyed the Schedule Property to Bhavya Constructions on 25.08.2025, vide Document No. 8116/2025-26. As such the Vendor herein became the absolute owner of the Schedule Property.
9. It is observed that, one Radhamma daughter of A.G. Chikkarama Reddy had filed a suit in OS No. 806/2000, for partition of her 1/5th share in the land in Survey No. 8, measuring 6 Acres, 12 Guntas and other properties has mentioned therein.





10. Subsequently, above said Radhamma along with sister Susheelamma have settled their claims and affixed their signature to Partition deed dated 21.08.2003 as concurring witness. Later, Radhamma filed memo for withdrawal on 24.09.2003 and accordingly suit was dismissed as settled out of court in terms of the Memo filed by Radhamma.
11. It is further observed that, above said P. Anitha filed a suit for partition in OS No. 4287/2000, before the City Civil Judge, Bangalore. During the pendency of the suit, P. Anitha, P. Rajitha and P. Ram prasad the children of late A.C. Prakash Reddy have entered into above said Partition deed on 21.08.2003 and thereafter they have conveyed their respective shares as mentioned above.
12. It is further observed that, above said P. Anitha had filed a memo for withdrawal of the suit in OS No. 4287/2000, on 24.09.2003. However, one Smt. Shyamala C has filed an application in the above suit to transpose her as Plaintiff and to claim her rights over the suit schedule Property and accordingly she was transposed as Plaintiff in the above said suit, which is pending.
13. It is observed that, the legal heirs of one Late Radhamma, the sister of the above said A.C. Prakash Reddy have executed a Confirmation Deed on 06.08.2025, vide document bearing No.3427/2025-26, the legal heirs of Late Leelamma, the sister of the above said A.C. Prakash Reddy have executed a Confirmation Deed on 25.07.2025, vide document bearing No.2951/2025-26 & on 22.07.2025, vide document bearing No.2753/2025-26 in favour of the in favour of SSS Projects Ltd, confirming its right, title and interest over the Schedule Property and the transactions mentioned therein.
14. It is also observed from the documents furnished to us that, the above said Shyamala A.C has executed Confirmation Deed on 10.04.2026, vide document bearing No.480/2026-27 in favour of the in favour of





Bhavya Constructions, confirming its right, title and interest over the Schedule Property and the transactions mentioned therein.

15. It is also observed from the documents furnished to us that, the above said P. Rajitha had executed an Agreement to Sell on 24.09.2003, vide document bearing No.13134/2003-04 in favour of one Satish Kumar and it is also observed that, the said Satish Kumar has signed as Confirming Party to the sale Deed dated 29.07.2006, vide document bearing No.11033/2006-07 in favour of M/s. SSS Projects Limited.
16. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1968-69 to 2025-26 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
17. Endorsement issued by the Tahasildar, Bangalore East Taluk dated 19.05.2004 under section 48 (Form No.7 & 7A) of KLR Act.
18. The Encumbrance Certificate for the period of 01.04.1965 to 31.03.2004 in respect of Survey Number 8 reflects the following transactions:
 - a. Sale Agreement dated 06.10.2003
 - b. Sale Agreement dated 06.10.2023 **(Does not pertain to Schedule Property)**
 - c. Partition Deed dated 22.08.2003
19. The Encumbrance Certificate for the period of 01.04.2004 to 16.06.2014 in respect of Survey Number 8 reflects the following transactions:
 - a. Sale Agreement dated 22.05.2003
 - b. Cancellation Deed dated 22.05.2013
 - c. Sale Deed dated 29.07.2006

(Documents at Sl.No.1 & 2 does not pertain to Schedule Property)





20. The Encumbrance Certificate for the period of 01.04.2014 to 30.11.2023 in respect of Survey Number 8/1 reflects the nil transactions.
21. The Encumbrance Certificate for the period of 01.04.2004 to 18.03.2025 in respect of Survey Number 8 reflects the Cancellation of Sale Agreement dated 22.05.2013.

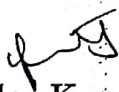
CERTIFICATE OF TITLE

We hereby certify that of **M/s. Bhavya Constructions**, represented by its **Partners Sri. Venkateswarlu Nadella and Sri. Putta Venkata Lakshmana Rao** holds good, valid marketable title over the **Schedule Property** subject to obtaining of the following documents:

- EC from 01.11.2023 to till date for Sy.No.8/1
- E Katha in the name of M/s. Bhavya Constructions
- Up to date Tax paid receipt
- Memo for withdrawal and order sheet reflecting the order of withdrawal in O.S.No.4287/2000
- Death Certificate of Radhamma
- Family Tree of Radhamma issued by Tahasildar
- Death Certificate of Leelamma
- Family Tree of Leelamma issued by Tahasildar.
- Endorsement issued by the Assistant Commissioner under the provisions of PTCL Act.

For Jury Legal Solutions




Uday Kumar P
Advocate