



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.9845087191/968426282/9535397986

To,

Date.07.03.2023.

M/s. SAPTHAGIRI SHELTERS

PAN:AEBFS4817C

A Partnership Firm having its office at
Site No.36, 1st Cross, Kodigehalli Main Road,
Ayyappa Nagar, K.R. Puram, Bangalore-560 036.

Represented by its Managing Partners

1. **Mr. M. SUBRAMANYAM NAIDU**, aged about 40 years,
S/o Sri. M. Ramachandra Naidu,

2. **Mrs. M. LAVANYA**, aged about 36 years.
W/o Mr. M. Subramanyam Naidu,

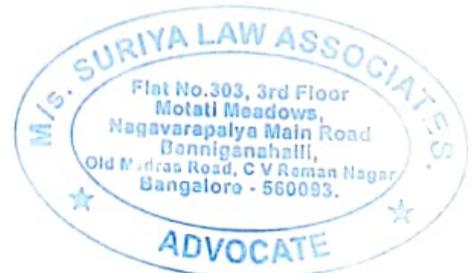
TITLE CLEARANCE CERTIFICATE

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

RE:

SCHEDULE "A" PROPERTY

All that piece and parcel of the land bearing **Converted New Survey No.87/1**, (Old Sy No.87/1-P1), measuring 15 Guntas & **Converted New Survey No.87/2**, (Old No.87/2B), measuring 30 Guntas, now assigned new **BBMP Katha No.3093/87/1**, {Converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No.ALN (PU) (B) SR:99/2008-09, dated:21.05.2009, ALN (PU) (B) SR.11/2009-10, dated:15.06.2009 & ALN (PU) (B) (KA) SR.28/2010-11, dated:14.09.2010, all conversion orders issued by the Special/Deputy Commissioner, Bangalore District, Bangalore}, **totally measuring 1 Acre 05 Guntas (45 Guntas)**, situated at **BELATHUR VILLAGE**, Bidarahalli





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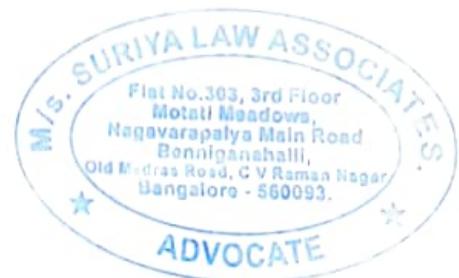
Hobli, Bangalore East Taluk, Bangalore, , presently within the administrative jurisdiction of **BBMP**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the:

East by : Road thereafter Kumbena Agrahara Village Boundary;
West by : Land in Sy No.75 & 76 of Kubena Agrahara;
North by : Land in Sy No.78 of Kumbena Agrahara belongs to
Second party namely M/s.Sapthagiri Shelters,
represented by its Managing Partners
Mr.M.Subramanyam Naidu & Mrs.M.Lavanya
(Schedule 'B' property);
South by : Remaining Portion of Sy No.87/2 & Sy No.79 of
Belthur Village;

SCHEDULE "B" PROPERTY

All that piece and parcel of the immovable Property bearing **Converted New Survey No.78**, (Old No.78/A & 78/B), now assigned new **BBMP Katha No. 1124/78**, in all totally measuring **1 Acre 31 Guntas**, {Converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No.ALN (PU) (B) SR.93/2008-09 & ALN (PU) (B) SR.130/2008-09, both dated:21.05.2009, both issued by the Special Deputy Commissioner, Bangalore District, Bangalore}, situated at **KUMBENA AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore presently within the administrative jurisdiction of **BBMP**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : **Road** thereafter remaining portion of same
Sy No.78 of Kumbena Agrahara Village;
West by : Land in Sy No.77 of Kumbena Agrahara;
North by : Remaining portion of same Sy No.78 and
Land in Sy No.86 of Kumbena Agrahara;





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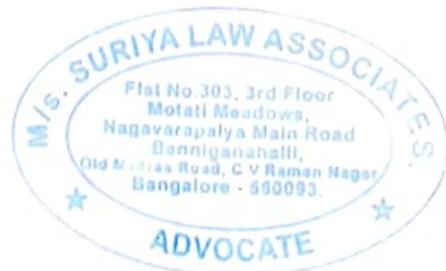
South by : Land in Sy No.87/1 & 87/2 of
Belthur Village belongs to First Party namely Mr. K.
Ethirajulu Naidu, Mr. Rajesh Bandi & Mr. Bandi
Pavan Kumar (Schedule 'A' Property)

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the Property bearing **Converted New Survey No.87/1**, (Old Sy No.87/1-P1), **Converted New Survey No.87/2**, (Old No.87/2B), now assigned new **BBMP Katha No.3093/87/1**, & **Converted New Survey No.78**, (Old No.78/A & 78/B), now assigned new **BBMP Katha No. 1124/78** {Converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No.ALN (PU) (B) SR:99/2008-09, dated:21.05.2009, ALN (PU) (B) SR.11/2009-10, dated:15.06.2009, ALN (PU) (B) (KA) SR.28/2010-11, dated:14.09.2010, ALN (PU) (B) SR.93/2008-09 & ALN (PU) (B) SR.130/2008-09, both dated:21.05.2009, all conversion orders issued by the Special/Deputy Commissioner, Bangalore District, Bangalore}, situated at **BELATHUR & KUMBENA AGRAHARA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, presently within the administrative jurisdiction of **BBMP**, **totally measuring 2 Acre 36 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : **Road** thereafter remaining portion of same
Sy No.78 of Kumbena Agrahara Village;
West by : Land in Sy No.75, 76 & 77 of Kubena Agrahara;
North by : Remaining portion of same Sy No.78 and
Land in Sy No.86 of Kumbena Agrahara;
South by : Remaining Portion of Sy No.87/2 & Sy No.79 of
Belthur Village;

(Signature)





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I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		Survey No.87/2	
01.		Akarbandh, Atlas, RR Balabagada Nakalu, Moola Tippani, Hissa Survey Tippani, in respect of the above said property.	Copy
02.		RTC extract from 1969-70 to 1982-83, 1990-91 to 2002-03, 2009-2010 to 2020-21 in respect of the above said property.	Copy
03.	05.03.1962	Gift Deed executed by Smt.Venkatamma Wife of Sri.Chikkappaiah in favour of Sri.Abbaiah Son of Sri.Munishamappa registered vide document No.3577/1961-62, Volume 1016, pages 221 to 223, Book I, registered in the office of the Sub-Registrar Hosakote in respect of Survey No.87/2 measuring 26 Guntas of Belathur Village.	Copy
04.	02.01.1963	Sale deed executed by Sri.Abbaiah Son of Sri.Munishamappa and his sons Ramaiah, Muniyappa and Venkatashami in favour of Smt.Pillamma Wife of Sri.Nanjundappa registered vide document No.3140/1962-63, Volume 1048, pages 82 to 84, Book I, registered in the office of the Sub-Registrar Hosakote in respect of Survey No.87/2 measuring 26 Guntas of Belathur Village.	Copy
05.	30.09.1963	Sale deed executed by Smt.Pillamma Wife of Sri.Nanjundappa in favour of Sri.Abbaiah @ Yellappa Son of Sri.Munishamappa registered vide document No.2480/1963-64, Volume 1069, pages 240 to 242, Book I, registered in	Copy





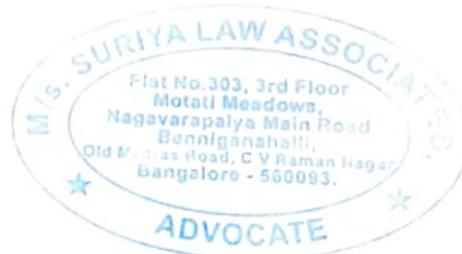
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		the office of the Sub-Registrar Hosakote in respect of Survey No.87/2 measuring 26 Guntas of Belathur Village.	
06.	09.11.1995	Unregistered Partition deed entered between Sri.Abbaiah Son of Sri.Munishami and his children Sri.Narayanappa, Sri.Ramanna, Muniyappa and his wife Smt.Venkatalakshmamma and Sri.Venkataswamy, as per the partition Sri.Ramanna is allotted 13 ½ Guntas, Sri.Muniyappa is allotted 6 ½ Guntas, Venkataswamy is allotted 6 Guntas.	Copy
07.	02.09.2006	General Power of Attorney executed by Sri.Rupen Patel Son of Sri.P.A.Patel in favour of Sri.Prakash Babu Son of Sri.Gurunatha Rao in respect of the above said property.	Copy
08.	14.05.2010	Agreement of Sale executed by Sri.Ramaiah @ Ramanna Son of Late Abbaiah and his wife Smt.Lakshmamma and their children Smt.Varalakshmi, Smt.Lalithamma, Sri.Muniyappa Son of Ramanna, Sri.Ananda Son of Sri.Ramaiah @ Ramanna, Sri.Muniyappa Son of late Sri.Abbaiah and his wife Smt.Lakshmamma and their children Smt.Manjula, Sri.Ravi and Chennamma in favour Sri.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.Prakash Babu Son of Sri.Gurunatha Rao vide registered document No.870/2010-11, Book I, registered before the Office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.87/2 measuring 13½ Guntas + 6 ½ Gunta totally measuring 20 Guntas of Belthur Village.	Copy

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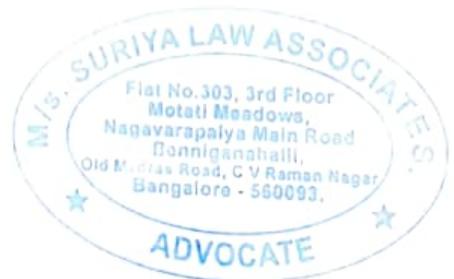
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09.	29.07.2011	General Power of Attorney executed by Sri.Ramaiah @ Ramanna Son of Late Abbaiah and his wife Smt.Lakshamma and their children Smt.Varalakshmi, Smt.Lalithamma, Sri.Muniyappa Son of Ramanna, Sri.Ananda Son of Sri.Ramaiah @ Ramanna, Sri.Muniyappa Son of late Sri.Abbaiah and his wife Smt.Lakshamma and their children Smt.Manjula, Sri.Ravi and Chennamma represented by his GPA Holder Sri.Prakash Babu Son of Sri.Gurunatha Rao in favour of Sri.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.Prakash Babu Son of Sri.Gurunatha Rao, vide registered document No.2903/2011-12, Book I, registered before the Office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.87/2 measuring 13½ Guntas + 6 ½ Gunta totally measuring 20 Guntas of Belthur Village.	Copy
10.	29.07.2011	Sale deed executed by Sri.Ramaiah @ Ramanna Son of Late Abbaiah and his wife Smt.Lakshamma and their children Smt.Varalakshmi, Smt.Lalithamma, Sri.Muniyappa Son of Ramanna, Sri.Ananda Son of Sri.Ramaiah @ Ramanna, Sri.Muniyappa Son of late Sri.Abbaiah and his wife Smt.Lakshamma and their children Smt.Manjula, Sri.Ravi and Chennamma in favour Sri.Rupen Patel Son of Sri.Prakash Babu Son of Sri.Gurunatha Rao vide registered document No.19/2010-11, Book IV, registered before the Office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.87/2	Copy

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		measuring 13½ Guntas + 6 ½ Gunta totally measuring 20 Guntas of Belthur Village.	
11.	15.06.2010	79 (A)(B) Endorsement in respect of the above said property.	Copy
12.	01.02.2012	PTCL Endorsement in respect of the above said property.	Copy
13.	23.08.2010	Letter issued by the Bangalore Development Authority stating that Sy.No.87/2 is not acquired for any purpose.	Copy
14.	01.09.2010	Letter issued by the Bangalore Development Authority stating that Sy.No.87/2 is in Mainly Residential Zone.	Copy
15.		Conversion intimation letter, Conversion charges paid receipt and Conversion Sketch.	Copy
16.	14.09.2010	Conversion Certificate bearing No.ALN (PU) (B) (KA) SR.28/2010-11, issued by the Deputy Commissioner, Bangalore in respect of the above said property.	Copy
17.		Encumbrance certificate from 1.06.1989 to 31.03.2004, 1.04.2004 to 21.07.2021 in respect of the above said property.	Copy
		Survey No.87/2B	
18.	5.03.1962	Sale deed executed by Sri.Venkatamma Wife of Chikkappaiah in favour of Sri.Venkataramanappa, registered vide document No.3575/1961-62, Book I, Volume 1018, Pages 101 to 103, registered in the office of the Sub-Registrar Hosakote in respect of Sy.No.87/2 measuring 60X12 Gaja or 12 Guntas of Belathur Village.	Copy
19.	15.01.2005	Partition deed entered between Sri.Venkataramanappa and his legal heirs, registered vide document No.27699/2004-05,	Copy

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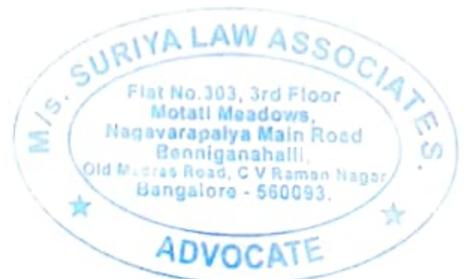
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		Book I, registered in the office of the Sub-registrar, K.R.Puram in respect of the above said property.	
20.	22.09.2008	Sale deed executed by Sri.Venkataramanappa Son of Late Pereppa and his legal heirs in favour of Sri.Rupen patel Son of Sri.P.A.Patel represented by his GPA holder Sri.Prakash Babu registered vide document No.1664/2008-09, Book I, registered in the office of the Sub-registrar Bidarahalli in respect of Sy.No.87/2B measuring 10 Guntas of Belathur Village.	Copy
21.	07.08.2009	Relinquishment Deed executed by Smt.Rathnamma D/o Venkataramanappa and wife of Late H.Nagaraj in favour of Rupen Patel Son of P.A.Patel represented by his GPA Holder Sri.Prakash Babu, registered on 22.10.2009, registered vide document No.2770/2009-10, Book I, registered in the office of the Sub-Registrar Bidarahalli, in respect of Sy.No.87/2B measuring 1/9 th Share	Copy
22.	9.01.2009	79 (A)(B) Endorsement in respect of the above said property.	Copy
23.	24.01.2009	PTCL Endorsement in respect of the above said property.	Copy
24.	5.01.2009	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
25.	27.02.2009	Endorsement issued by the Bangalore Development Authority stating that Sy.No.87/2 is not acquired for any purpose.	Copy
26.		Conversion intimation letter, Conversion charges paid receipt and Conversion Sketch.	Copy
27.	15.06.2009	Conversion Certificate bearing No. ALN (PU) (B) SR.11/2009-10, issued by the Deputy	Copy

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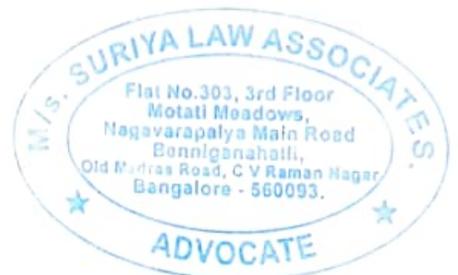


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		Commissioner, Bangalore in respect of the above said property.	
28.		RTC Extract from 2002-03 to 2008-09 in respect of Sy.No.87/2B.	Copy
29.		Mutation register extract No.48/2004-05, 15/2008-09, 26/2008-09, 6/2010-11, 17/2010-11.	Copy
30.		Encumbrance certificate from 1.04.1940 to 31.07.1986, 1.04.2004 to 21.07.2021	Copy
		Survey No.87/1	
31.		Village Map, Akarbandh Durasth, Moola Tippani, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas,	Copy
32.		Endorsement issued by the Thasildhar stating that RTC from 1960 to 1969 and 1985 to 1990 is not available.	Copy
33.		RTC extract From 1969-70 to 1984-85, 1990-91 to 2008-09, 2010-11 to 2020-2021 in respect of the above said property.	Copy
34.		Mutation Register Extract No.14/2000-01, 12/2007-08,	Copy
35.	30.08.2007	Sale deed executed by Sri.Muniyallappa Son of Chinnappa, Smt.Rajamma Wife of Sri.Muniyallappa, Smt.Ammaiyamma D/o Muniyallappa, Smt.Neelamma D/o H.Nagaraj represented by GPA Holder Sri.Muniyallappa, Smt.venkatalakshmi and others in favour of Mr. Rupen Patel Son of P.A.Patel represented by his GPA Holder Sri.Prakash Babu, registered vide document No.1818/2007-08, Book I, registered in the office of the Sub-Registrar Bidarahalli, Bangalore.	Copy

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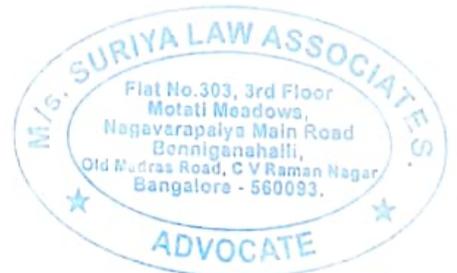


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36.	28.05.2008	79 (A)(B) Endorsement in respect of the above said property.	Copy
37.	17.09.2008	PTCL Endorsement in respect of the above said property.	Copy
38.	3.06.2008	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
39.	15.01.2009	Endorsement issued by the Bangalore Development Authority stating that Sy.No.87/2 is not acquired for any purpose.	Copy
40.	23.10.2008	Letter issued by the Bangalore Development Authority stating that Sy.No.87/P1 is in residential main zone.	Copy
41.		Conversion intimation letter, Conversion charges paid receipt and Conversion Sketch.	Copy
42.	21.05.2009	Conversion Certificate bearing No. ALN (PU) (B) SR:99/2008-09 issued by the Deputy Commissioner, Bangalore in respect of the above said property.	Copy
43.		Encumbrance Certificate from 1.04.1940 to 31.7.1986, 1.04.1986 to 31.05.1989, 1.6.1989 to 31.03.2004, 1.04.2004 to 17/10/2022 in respect of the above said property.	Copy
		Common Documents	
44.	07.03.2022	Sale deed executed by Mr. Rupen Patel Son of P.A.Patel, M/s.Patel Engineering Limited represented by its Chairman and managing Director Sri.Rupen Patel (Vendors) M/s.Sapthagiri Shelters represented by its managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya in favour of Mr.K.Ethirajulu Naidu, Mr.Rajesh Bandi and Bandi Pavan Kumar vide document No.12274/2021-22, Book I, registered in the	Copy

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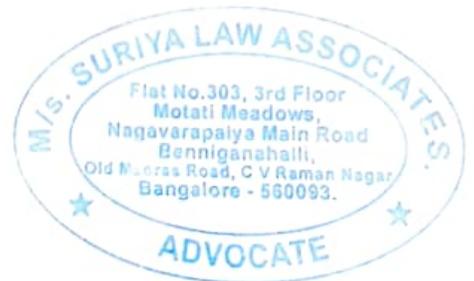
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		office of the Sub-Registrar , K.R.Puram.	
45.		Tax paid receipt from 2018-2019 to 2022-23	Copy
46.		Improvement charges paid receipt.	Copy
47.	16.07.2022	Katha Certificate and Katha Extract issued by the BBMP in respect of the above said property.	Copy
		Survey No.78, (Old No.78/A & 78/B)	
48.		Karda Nakalu, Moola Tippani, Akarbandh in respect of the above said property.	Copy
49.		Endorsement stating Hissa Survey Tippani RR Balabagada Nakalu, Atlas is not available.	Copy
50.		Endorsement issued by the office of the Thasildhar stating that RTC from 1980 to 19990, 1985 to 1990 is not available.	Copy
51.		RTC extract from 2002-03 to 2006-07 in respect of Sy.No.78/A.	Copy
52.		RTC extract from 2002-03 to 2006-07, in respect of Sy.No.78/B.	Copy
53.		RTC extract from 2008-09 to 2020-21 in respect of Sy.No.78.	Copy
54.		MR No.11/1996-97, 14/2000-01, 10/2007-08, 30/2007-08, 2/2008-09, 10/2008-09.	Copy
55.		Inam Abolition order, Endorsement and Form No.VIII in Case No.1066/1967-68 in the name of Sri.M.Muniswamy Son of Lakshmaiah and Smt.Venkatamma W/o Chikkayappa issued by the Court of the Special Deputy Commissioner for abolition of Inam.	
56.	28.10.1976	Sale deed executed by Sri.Munishamappa Son of Sri.Lakshmaiah in favour of Sri.Chinnappa, registered vide document No.2101/1976-77, Book I, registered in the office of the Sub-	Copy

Chinnappa



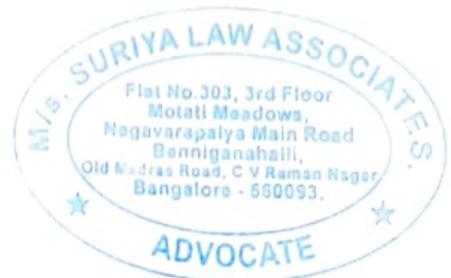


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		Registrar Hosakote in respect of 78/A measuring 15 Guntas.	
57.	30.03.1982	Form No.10 issued in the name of Sri.Chinnappa in respect of Sy.No.78/B measuring 27 Guntas.	Copy
58.	13.09.2007	Sale deed executed by Sri.Suresh Son of Chinnanna and his legal heirs, Smt.Rathnamma, Smt.Gowramma and Smt.Ayamma in favour of Mr.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.Prakash Babu, registered vide document No.1957/2007-08, Book I, registered in the office of the Sub-registrar Bidarahalli in respect of the above said property.	Copy
59.	27.07.2007	General Power of Attorney executed by Smt.Neelamma in favour of Sri.Muniyallappa @ Shamanna in respect of the above said property.	Copy
60.	30.08.2007	Sale deed executed by Sri.Muniyallappa Son of Chinnappa and others in favour of Mr.Rupen Patel Son of Sri.P.A.Patel represented by his GPA Holder Sri.Prakash Babu, registered vide document No.1818/2007-08, Book I, registered in the office of the Sub-registrar Bidarahalli in respect of the above said property.	Copy
61.		Encumbrance Certificate from 1.4.1940 to 31.07.1986, 1.08.1986 to 31.05.1989, 1.6.1989 to 31.03.2004, 1.04.2004 to 21.07.2021. Survey No.78, (Old No.78/A & 78/B)	
62.	26.07.1993	Sale deed executed by Sri.Munishamappa, Smt.Ramakka and Smt.Muniyamma in favour of Sri.H.Nagaraj, registered vide document No.1595/1993-94, Book I, registered in the	Copy





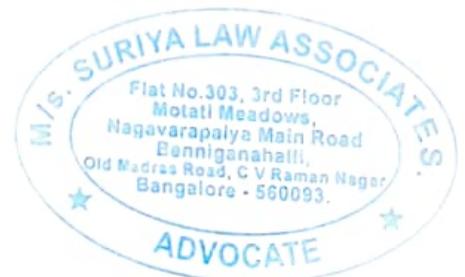
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		office of the Sub-registrar Krishnarajapuram in respect of the above said property.	
63.		Family Tree of Sri.H.Nagaraj certified by Village Accountant.	Copy
64.	02.09.2006	General Power of Attorney executed by Sri.Rupen Patel Son of Sri.P.A.Patel in favour of Sri.Prakash Babu Son of Sri.Gurunatha Rao in respect of the above said property.	Copy
65.	18.08.2007	Sale deed executed by Sri.H.nagaraj Son of Abbalappa and his legal heirs in favour of Sri.Rupen Patel Son of Sri.P.A.Patel represented by his GPA holder Sri.Prakash Babu Son of Sri.Gurunatha Rao, registered vide document No.1839/2007-08, Book I, registered in the office of the Sub-registrar Bidarahalli in respect of Sy.No.78/A measuring 15 Guntas and Sy.No.78/B measuring 27 Guntas of Kumbena Agrahara Village.	Copy
66.	28.05.2008	79 (A)(B) Endorsement in respect of the above said property.	Copy
67.	17.09.2008	PTCL Endorsement in respect of the above said property.	Copy
68.	3.06.2008	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
69.		Conversion intimation letter, Conversion charges paid receipt and Conversion Sketch.	Copy
70.	21.05.2009	Conversion Certificate bearing No. ALN (PU) (B) SR:130/2008-09 issued by the Deputy Commissioner, Bangalore in respect of the above said property.	Copy
71.	21.05.2009	Conversion Certificate bearing No. ALN (PU) (B) SR:93/2008-09 issued by the Deputy Commissioner, Bangalore.	Copy

[Handwritten signature]





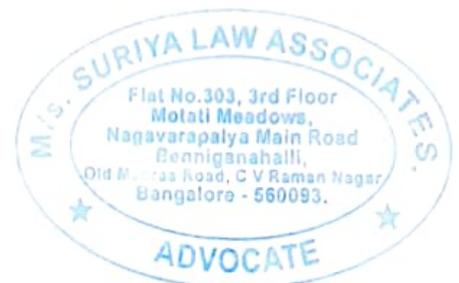
SURIYA LAW ASSOCIATES

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.9845087191/968426282/9535397986

72.	07.03.2022	Sale deed executed by Mr. Rupen Patel Son of P.A.Patel, M/s.Patel Engineering Limited represented by its Chairman and managing Director Sri.Rupen Patel in favour of M/s.Sapthagiri Shelters represented by its managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya vide document No.12319/2021-22, Book I, registered in the office of the Sub-Registrar , K.R.Puram.	Copy
73.		Improvement charges paid receipt.	Copy
74.	06.08.2022	Katha Certificate and Katha extract in respect of the above said property.	Copy
		Common document	
75.	21.07.2022	Amalgamation deed entered between Sri.K.Ethirajulu Naidu, Rajesh Bandi and Bandi Pavan Kumar and M/s.Sapthagiri Shelters represented by its managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya registered vide document No.3010/2022-23, Book I, in respect of the above said property.	Copy.
76.	24.06.2022	Joint Development Agreement executed by Mr.K.Ethirajulu Naidu, Mr.Rajesh Bandi and Bandi Pavan Kumar in favour of M/s.Sapthagiri Shelters represented by its managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya vide document No.5425/2022-23, Book I, registered in the office of the Sub-Registrar, Banaswadi.	Copy.
77.	24.06.2022	General Power of attorney executed by Mr.K.Ethirajulu Naidu, Mr.Rajesh Bandi and Bandi Pavan Kumar in favour of M/s.Sapthagiri Shelters represented by its	Copy.

Handwritten signature





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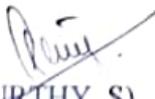
		managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya vide document No.321/2022-23, Book IV, registered in the office of the Sub-Registrar, Banaswadi.	
78.		Special Notice issued by Bruhat Bangalore Mahanagara Palike.	Copy.
79.	3.09.2022	Katha Certificate and Katha extract in the joint names of Sri.K.Ethirajulu Naidu, Rajesh Bandi and Bandi Pavan Kumar and M/s.Sapthagiri Shelters represented by its managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya.	Copy.

II. ENCUMBRANCES:

There are no encumbrances or minor claims over the subject property till date in respect of above said property, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

IV. CERTIFICATE

Therefore I certify that M/s.Sapthagiri Shelters A Partnership firm Represented by it's Managing Partners M.Subramanyam Naidu and his wife Smt.M.Lavanya, A would derive marketable title to sell the flats that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – II in the project/multistoried residential building and the Owners Mr.K.Ethirajulu Naidu, Mr.Rajesh Bandi and Bandi Pavan Kumar would derive marketable title to sell the remaining flats. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.


MURTHY. S)
ADVOCATE

**S.MURTHY
ADVOCATE**

M/s. SURIYA LAW ASSOCIATES
Flat No.303,3rd Floor,Motati Meadows,
Nagavarapalya Main Road ,Benniganahalli,
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