



Date: 30th June, 2023

To,

M/s. SUMADHURA INFRACON PVT LTD,
Represented by its Chairman and Managing Director
Sri.G.MADHUSUDHAN,
S/o. Late.Sri.G.Sattaiah,

LEGAL SCRUTINY REPORT

This Legal Opinion is given to **M/s. SUMADHURA INFRACON PVT LTD.**,
Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**,
based on the photocopies of title documents and information provided by them.

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RE: "SARANG BY SUMADHURA" constructed over All that piece and parcel of land bearing **SyNo.119, measuring 4 Acres 26 Guntas out of 5 Acres 09 Guntas plus 12 Guntas Karab**, { converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 418656, dated 04/01/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore }, situated at Doddabanhalli Village, Bidarahalli Hobli, Bangalore East Taluk, situated at Doddabanhalli Village, Bidarahalli Hobli, Bangalore East Taluk, and totally measures about **04 Acres 26 Guntas**,

I LIST OF DOCUMENTS SCRUTINISED

Sl .No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original / Copy
01.		R.T.C for the period from 1968-69 to 2021-22 in the respect of Sy.No.119 , of Doddabanhalli Village.	Copy



08.	04/01/2023	Conversion Certificate bearing No.418656, dated 04/01/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.119, measuring about 04 Acres 26 Guntas situated at Doddabanhalli Village alongwith other properties of Doddabanhalli Village, is converted for residential purpose in the name of Smt. Vegeena Kasturi W/o Sri.Venkatapathi Raju.	Copy
09.	26/08/2022	Joint Development Agreement executed by of Smt. Vegeena Kasturi W/o Sri.Venkatapathi Raju in favour of M/s. SUMADHURA INFRACON PVT LTD , Represented by its Chairman and Managing Director Sri.G.MADHUSUDHAN , registered as document No.5271/2022-23, Book – I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.119 Measuring 04 Acres 26 Guntas situated at Doddabanhalli Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
10.		General Power of Attorney executed of Smt. Vegeena Kasturi W/o Sri.Venkatapathi Raju in favour of M/s. SUMADHURA INFRACON PVT LTD , Represented by its Chairman and Managing Director Sri.G.MADHUSUDHAN , registered as document No.267/2022-23, Book – IV, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.119 Measuring 04 Acres 26 Guntas situated at Doddabanhalli Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
11.	17/06/2023	NOC issued by Bangalore Electricity Supply company Limited, rep by its Supertending Engineer El., Bangalore Rural Circle, BESCOM Bangalore for the proposed residential flats over the land in Sy.No.119 situated at Doddabanhalli Village.	Copy
12.	06/12/2022		Copy



II. DESCRIPTION OF PROPERTY

All that piece and parcel of residentially converted land bearing SyNo.119, **measuring 4 Acres 26 Guntas out of 5 Acres 09 Guntas plus 12 Guntas Karab**, { converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 418656, dated 04/01/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore }, situated at Doddabanhalli Village, Bidarahalli Hobli, Bangalore East Taluk, situated at Doddabanhalli Village, Bidarahalli Hobli, Bangalore East Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, bounded on the:

East by : Road thereafter remaining portion of same Sy.No.119 and Property Sy.No.116;

West by : Property bearing Sy.No.3;

North by : Property bearing old Sy.No.3 New Sy.No.121 & Sy.No.127;

South by : Property bearing Sy.No.114 and Road thereafter remaining portion of same Sy.No.119;

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.3 of Doddabanhalli Village, and in the meanwhile the land bearing Sy.Nos.3 has been sub divided/phodi has been done, and allotted with new survey number 119, in Doddabanhalli Village was granted to Sri. K Subbiah S/o. Sri.Nanjunda under order bearing No.D.AUS.MS.DAR 205/55 dated 03/03/1977 to an extant of 1 Acre 09 Guntas and Order No. M2DARSPL 61/50-51 dated 30/04/1951 to an extant of 4 Acres issued by Tahsildar, Hosakote Taluk, the said Sri. K Subbiah S/o. Sri.Nanjunda had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri. K Subbiah, on



The said **Smt.Vegeesna Kasturi**, had entered into a registered Joint Development Agreement dated 26/08/2022, with M/s. **SUMADHURA INFRACON PRIVATE LIMITED.**, Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**, for the development of 1. Converted land bearing Sy.No.119, measuring about 04Acre 26 Guntas subject to the terms and conditions mentioned therein and in pursuance thereto, **Smt.Vegeesna Kasturi**, had also executed and registered a Power of Attorney in favour of the said M/s. **SUMADHURA INFRACON PRIVATE LIMITED.**, Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**, Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder M/s. **SUMADHURA INFRACON PRIVATE LIMITED.**, Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**, to sell **63%** of undivided interest land in Converted land bearing Sy.No.119, measuring about 04Acre 26 Guntas situated at Doddabanhalli Village.

The Promoter and the Owner of the Schedule Property have obtained Plan sanction approval by the BDA vide LP.No.17/2023-24, dated 21/06/2023, for the construction of multistoried building over the Schedule Property.

V.CERTIFICATE

From the foregoing, and subject to the observations made above, I certify that **Smt.Vegeesna Kasturi**, had got absolute title over the land in Sy.No.119, measuring about 04 Acre 26 Guntas of Doddabanhalli Village of the Schedule Property and M/s. **SUMADHURA INFRACON PRIVATE LIMITED.**, Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**, would derive right to sell **63%** of undivided share over the Schedule Property, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said M/s. **SUMADHURA INFRACON PRIVATE LIMITED.**, Represented by its Chairman and Managing Director **Sri.G.MADHUSUDHAN**, would derive valid title to the flats in the proposed multistoried building known as "**SARANG BY SUMADHURA**", to be constructed over the Schedule Property, The **Smt.Vegeesna Kasturi**, would derive valid title for remaining **37%** of super built up area in the project alongwith proportionate undivided share of land by virtue of Joint Development Agreement dated 26/08/2022, referred to above.