

To,

Date: 21.02.2024

M/s. ABHEE VENTURES PVT LTD,
 No.393, 1st Floor, 15th Cross,
 5th Main Road, Sector-6,
 HSR Layout, Bangalore-560102,
 Rep by its Managing Director
R. NAGARAJA REDDY.

Sir,

Sub: Legal Scrutiny Report

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All the piece and parcel of the Residentially converted land bearing Survey Number 22/2, measuring to an extent of 01 Acre 29 Guntas and 03 Guntas kharab, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from Agricultural to Non-Agricultural purpose on 30.12.2022, vide Official Memorandum bearing No. ALN (ASH) SR: 221/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Road, Sy. No. 66 & Gramathana	Survey Number 23	Survey Number 64	Remaining land in same Sy. No. & Sy.No. 22/3

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	18.01.2023	Modified Memorandum issued by the Deputy Commissioner, Bangalore District	Official ALN (ASH) SR: 221/2022-23





2.	30.12.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	AI.N (ASH) SR: 221/2022-23
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TITLE DEEDS

3.	10.05.2022	Joint Development Agreement executed by Vanitha and others in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.1885/2022-23
4.	10.05.2022	General power of Attorney executed by Vanitha and others in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.53/2022-23
5.	11.04.2022	Registered Final Decree in O.S.No.62/20212	Doc.No.314/2022-23
6.	07.08.2000	Will executed by Annaiah Reddy in favour of Venkatesh Reddy	Doc.No.62/2000-01
7.		Family tree of Annaiah Reddy	
8.		Death Certificate of Annaiah Reddy	
9.		Death Certificate of Venkatesh Reddy	

REVENUE DOCUMENTS

10.	01.12.2021	Endorsement issued by the Tahasildar, Anekal stating the non-availability of Preliminary Record and Index of Lands	
11.		RTC for the period of 1969-70 to 2023-24	
12.		Mutation Register Extract	MR.No.18/2000-01
13.		Mutation Register Extract	MR.No.1140/2011-12
14.		Mutation Register Extract	MR. No. T24/2022-23

SURVEY RECORDS

15.		Mula Tippani	
16.		Hissa Tippani	
17.		Atlas	
18.		RR Balabag	
19.		Akaraband	

ENDORSEMENTS





20.	20.02.2023	Endorsement issued by the Tahasildar, Anekal under section 48 (Form No.7 & &A) of KLR	
21.	16.02.2023	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provisions of PTCL Act	PTCL (A)/CR: 922/2022-23
MISCELLANEOUS			
22.		Katha Certificate and Katha Extract in the name of Vantiha and others issued by BBMP.	
23.		Tax paid receipts	
24.	26.12.2022	No objection Certificate issued by the BWSSB	
25.	15.02.2024	Building License issued by the BBMP (Bommanahalli)	BBM/Ad. Com /BMI/0120/2023-24
26.	20.02.2024	Sanctioned building Plan issued by the BBMP	BBM/Ad. Com /BMI/0120/2023-24
27.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd	
28.		Plaint and Joint Compromise Petition	O.S.No.62/2012
ENCUMBRANCE CERTIFICATE			
29.	25.04.1968	Encumbrance Certificate for the period 01.04.1968 to 31.03.2004	SA.No.15344/2023-24
30.	22.02.2023	Encumbrance Certificate for the period of 01.04.2004 to 22.02.2023	SA.No.29474/2022-23

III. DESCRIPTION OF TITLE:

1. All the piece and parcel of the Residentially converted land bearing Survey Number 22/2, measuring to an extent of 01 Acre 29 Guntas and 03 Guntas kharab, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from Agricultural to Non-Agricultural purpose on 30.12.2022, vide Official Memorandum bearing No. AIN





(ASH) SR: 221/2022-23, issued by the Deputy Commissioner, Bangalore District which is more fully described in the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

2. Originally the land in Survey Number 22/2, measuring 01 Acre 39 Guntas and 03 Guntas kharab, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Annaiah Reddy.
3. Thereafter the above said Annaiah Reddy has executed a registered will on 07.08.2000, vide document bearing No.62/2000-01 thereby bequeathing land in Survey Number 22/2, measuring 01 Acre 39 Guntas and 03 Guntas kharab along with other Properties in favour of his son Venkatesh Reddy.
4. After the death of the above said Annaiah Reddy, his son Venkatesh Reddy inherited and got mutated the katha of the land in his name vide MR.No.18/2000-01.
5. Thereafter the above said Venkatesh Reddy died intestate leaving behind his wife Vanitha and Sons namely Manoj V. Reddy and Rachan V. Reddy. After the death of the above said Venkatesh Reddy, his wife Vanitha got mutated the katha of the land in her name vide MR.No.1140/2011-12.
6. Thereafter the sisters of the above said Venkatesh Reddy have filed a suit in O.S No.62/2012 against the above said Vanitha and others for the Partition of the family Properties. Subsequently the parties to the said suit have resolved their disputes and have entered into a Joint Compromise Petition. As per the said Joint Compromise Petition, the land in Survey Number 22/2, measuring 01 Acre 39 Guntas and 03 Guntas kharab was allotted to the share of the above said Vanitha and her sons Manoj V. Reddy and Rachan V. Reddy.





7. Thereafter the above said Vanitha and her sons got registered the Final Decree in terms of the above said Joint Compromise Petition on 11.04.2022, vide document bearing No. 314/2022-23. As such the above said Vanitha, Manoj V. Reddy and Rachan V. Reddy became the absolute owners of the land in Survey Number 22/2, measuring 01 Acre 39 Guntas.
8. Thereafter the above said Vanitha, Manoj V. Reddy and Rachan V. Reddy have executed a Joint Development Agreement on 10.05.2022, vide document bearing No.1885/2022-23 and also executed a General Power of Attorney on 10.05.2022, vide document bearing No.53/2022-23 in respect of portion of the land in Survey Number 22/2, measuring 01 Acre 29 Guntas and 03 Guntas kharab in favour of M/s. Abhee Ventures Pvt Ltd **(Developer)** for the construction of multistoried Residential Building in the above said land.
9. Thereafter the above said Vanitha obtained the conversion of the land in Survey Number 22/2, measuring 01 Acre 39 Guntas from agricultural to non-agricultural purpose on 30.12.2022, vide Official Memorandum bearing No. ALN (A.S.H) SR/221/2022-23, issued by the Deputy Commissioner, Bangalore District.
10. Thereafter the above said Vanitha obtained rectified Official Memorandum on 18.01.2023, vide Official Memorandum bearing No. ALN (A.S.H) SR/221/2022-23, issued by the Deputy Commissioner, Bangalore District thereby splitting the boundaries for the land in Survey Number 22/2, measuring 01 Acre 29 Guntas, **the Schedule Property herein** and for the remaining extent of land in Survey Number 22/2, measuring 10 Guntas.
11. Thereafter the Developer obtained the sanctioned building plan for construction of an Apartment Complex consisting of Stilt, Ground and 03 upper floors in the Schedule Property on 20.02.2024, vide order bearing No.





BBM/Ad. Com/BMII/0120/2023-24, issued by BBMP. The BBMP has issued Building License on **20.02.2024**, vide order bearing No. BBM/Ad. Com/BMII/0120/2023-24.

12. It is observed from the documents furnished to us that, the above said Annaiah Reddy had executed a Mortgage Deed on 25.04.1968, vide document bearing No.23/1968-69. We had called upon the parties to clarify that, whether the said Mortgage is discharged or not? It was informed to us that the said Mortgage is discharged but the Deed is not registered.
13. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2023-24 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
14. The Endorsement issued by the Tahasildar, Anekal dated 20.02.2023 stating that there are no cases filed or pending under section 48 (Form No.7 & 7A) of KLR Act.
15. The Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division dated 16.02.2023 under the provisions of PTCL Act.
16. The Encumbrance Certificate for the period of 01.04.1968 to 31.03.2004 reflects the JDA dated 10.05.2022.
17. The Encumbrance Certificate for the period of 01.04.2004 to 22.02.2023 reflects the Mortgage dated 25.04.1968.





CERTIFICATE OF TITLE

We hereby certify that **Smt. Vanitha, Sri. Manoj V. Reddy and Sri. Rachan V. Reddy** holds good, valid marketable title over the **Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds developmental rights and power to sell its share of Flats to be constructed in the Schedule Property in terms of JDA dated 10.05.2022 subject to obtaining of the up-to date EC.

For Jury Legal Solutions,

Uday20
Uday Kumar P
Advocate



Housiey.com