

Ref. No.

04.01.2023

Bangalore.

To,

M/s Sattva Real Estate Private Limited.
Bangalore.

Sirs,

Sub :- Legal scrutiny report regarding the title of M/s Sattva Real Estate Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing BBMP Katha no.643/Byrathi/Sy.no.143, Ward no.54-Hoodi, Byrathi Ward, Bangalore (earlier land bearing Sy.no.143, old Sy.no.28, Block-III), situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District.

I DESCRIPTION OF THE PROPERTY:

All that piece and parcel of property bearing BBMP Katha no.643/Byrathi/Sy.no.143, ward no.54-Hoodi, Byrathi Ward, Bangalore (earlier land bearing Sy.no.143, old Sy.no.28, Block-III), situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District, measuring 3 acre and the bounded as follows:

On the East by	:	Land bearing Sy.nos.135 and 136,
West by	:	Kottanur Village Border,
North by	:	Road,
South by	:	Land bearing Sy.no.144.

II LIST OF DOCUMENTS SCRUTINISED (all photo-copies) :

- RTC/s for the period 1968-69 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1995-96 to 1999-00, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2017-18, 2018-19, 2019-20, 2020-21, issued by the Tahsildar/ Village Accountant in respect of land bearing Sy.no.28,



Re-Sy.no.143 situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

2. Copy of Settlement of akarband.
3. Copy of mutation register bearing MR no.6/1980-81 issued by the office of Taluk Shirasthedar, Bangalore East Taluk, Krishnarajapura.
4. Copy of mutation register bearing MR no.39/2005-06 issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura.
5. Copy of mutation register bearing MR no.17/2007-08 issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura.
6. Copy of mutation register bearing MR no.10/2008-09 issued by the Village Accountant.
7. Copy of mutation register bearing MR no.T20/2021-22 issued by the Village Accountant.
8. Copy of Grant Certificate dated 13.09.1962 issued by the office of Tahsildar, Bangalore East Taluk, Bangalore.
9. Certified copy of absolute sale deed dated 19.03.1980 executed by Sri.Krishna Rao Power in favour of Sri.Nanjareddy (doc.no.2748/1979-80).
10. Copy of order passed by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore in case no.LRF BE 283 : 95-96.
11. Copy of order dated 26.05.2008 passed by the Assistant Tahsildar in case no.RRT(Case)CR31/2007-08.
12. Copy of order dated 28.02.2022 passed by the Karnataka Appellate Tribunal at Bangalore in Appeal no.849/2002.
13. Endorsement dated 07.12.2019 issued by KIADB.
14. Endorsement dated 30.12.2019 issued by Special Land Acquisition Officer, Bangalore.
15. Official memorandum dated 20.02.2020 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 3 acre of land bearing Sy.no.143, Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District from agriculture to non-agricultural Transportation and communication – workshop and garages / LMV and HMV purpose.
16. NRI general power of attorney dated 03.03.2020 executed by Smt.MamathaNanjareddy in favour of Sri.Ravindranath N. (Notarised).
17. NRI general power of attorney dated 29.12.2021 executed by Ms.Manisha Manohar in favour of Sri.Ravindranath N.
18. NRI general power of attorney dated 29.12.2021 executed by Smt.Madhuri Manohar in favour of Sri.Ravindranath N – *Reference purpose.*

19. Official memorandum dated 10.01.2022 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 3 acre of land bearing Sy.no.143, Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District from non-agricultural transportation and communication-workshop and garages / LMV and HMV to residential purpose.
20. General power of attorney dated 04.01.2022 executed by Smt.PratibhaAdinarayana Reddy, Miss.RIA. Ravindranath and Sri.AbhishekRavindranath in favour of Sri.Ravindranath N. (Notarised).
21. NRI Power of attorney dated 22.02.2022 executed by Smt.MamathaNanjareddy in favour of Smt.Jayamma (Notarised).
22. Genealogical tree of the family of Sri.Nanjareddy (Notarised).
23. Deed of gift dated 02.03.2022 executed by Smt.Jayamma in favour of Sri.N.Ravindranath (doc.no.7139/2021-22).
24. Deed of gift dated 02.03.2022 executed by Smt.Mamatharep by her PA holder Smt.Jayammain favour of Sri.N.Ravindranath (doc.no.7140/2021-22).
25. Sale deed dated 07.03.2022 executed by Sri.N.Ravindranath, Sri.Abhishek R. and Baby Ria R. in favour of M/s Sattva Real Estate Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj (doc.no.7620/2021-22).
26. Genealogical tree of the family of Jayamma.
27. Public notice dated 11.02.2022 caused in daily news paper 'Times'.
28. No objection certificate dated 05.12.2022 issued by Induslaw, K.N.Geetha, Advocate.
29. Fresh certification of incorporation consequent upon change of name dated 18.05.2012 issued by the Registrar of Companies, West Bengal favouring M/s Sattva Real Estate Private Limited.
30. Copy of Memorandum of Association of M/s Sattva Real Estate Private Limited.
31. Copy of confirmation letter dated 15.11.2021 issued by the BDA.
32. Special notice dated 10.12.2021 issued by the BBMP.
33. Katha endorsement dated 02.08.2022 issued by BBMP in favour of M/s Sattva Real Estate Private Limited.
34. Katha extract dated 30.07.2022 issued by BBMP in favour of M/s Sattva Real Estate Private Limited.
35. Katha certificate dated 02.08.2022 issued by BBMP in favour of M/s Sattva Real Estate Private Limited.
36. Tax paid receipt dated 12.07.2022 for the period 2022-23.
37. License for construction dated 07.11.2022 issued by BBMP.
38. Copy of sanction plan bearing LP no.BBMP/Ad.Com./MDP/0414/22-23.



39. Copy of sketch.

40. Copy of Village Map.

41. Copy of Atlas.

42. Copy of Hissa.

43. Copy of Resurvey Tippani.

44. Encumbrance certificates :

- a. Dated 28.03.2011 for the period 01.04.2020 to 31.12.1974 (form 16).
- b. Dated 14.02.2022 for the period 01.04.1960 to 31.12.1971 (form 16).
- c. Dated 14.07.2014 for the period 01.04.1968 to 31.12.1969 (form 16).
- d. Dated 14.07.2014 for the period 01.01.1971 to 31.12.1973 (in form 16).
- e. Dated 14.07.2014 for the period 01.01.1973 to 31.12.1975 (form 16).
- f. Dated 22.02.2011 for the period 01.01.1975 to 18.03.1980 (form 16).
- g. Dated 10.01.2008 for the period 19.03.1980 to 31.07.1986, depicting the entry of sale deed dated 19.03.1980 (doc no.2748).
- h. Dated 24.07.2014 for the period 01.08.1986 to 31.05.1989 (form 16).
- i. Dated 14.01.2008 for the period 01.06.1989 to 31.03.2004 (form 16).
- j. Dated 01.07.2019 for the period 01.04.2004 to 28.06.2019 (form 16).
- k. Dated 03.03.2020 for the period 07.11.2019 to 28.02.2020 (form 16).
- l. Dated 03.03.2020 for the period 07.11.2019 to 02.03.2020 (form 16).
- m. Dated 15.01.2021 for the period 07.11.2019 to 12.01.2021 (form 16).
- n. Dated 25.10.2021 for the period 01.01.2021 to 20.10.2021 (form 16).
- o. Dated 13.01.2022 for the period 19.10.2021 to 11.01.2022 (form 16).
- p. Dated 10.02.2022 for the period 10.04.2021 to 06.02.2022 (form 16).
- q. Dated 09.02.2022 for the period 01.04.2021 to 07.02.2022 (form 16).
- r. Dated 16.02.2022 for the period 01.12.2021 to 14.02.2022 (form 16).
- s. Dated 17.02.2021 for the period 07.07.2004 to 07.11.2019 (form 16).
- t. Dated 07.05.2022 for the period 01.01.2022 to 07.05.2022, depicting the entry of sale deed dated 07.03.2022 (doc.no.7620/2021-22), gift deed dated 02.03.2022 (doc.no.7140/2021-22), gift deed dated 02.03.2022 (doc.no.7139/2021-22).
- u. Dated 07.05.2022 for the period 01.01.2022 to 07.05.2022, depicting the entry of sale deed dated 07.03.2022 (doc.no.7620/2021-22), gift deed dated 02.03.2022 (doc.no.7140/2021-22)&gift deed dated 02.03.2022 (doc.no.7139/2021-22).

III SOURCE OF TITLE :



On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no. 28, measuring 3 acres situated at Byrathi Village, Hosakote Taluk, Bangalore District was earlier owned and possessed by one Sri.Krishna Rao Pawar S/o Narayana Rao Pawar, he having acquired the same in terms of Grant Certificate (Form-1) dated 13.09.1962 passed by the Tahsildar, Hoskote Taluk.

Subsequently, Sri.Krishna Rao Pawar for a valuable consideration, sold and conveyed land bearing Sy no. 28, Re-Sy.no.143, measuring 3 acres situated at Byrathi Village, Bidarahalli Hobli, Hosakote Taluk, in favour of Sri.Nanjareddy S/o Sri.Venkatarama Reddy in terms of an Absolute Sale Deed dated 19.03.1980 and registered on 09.04.1080 (doc.no.2748/1979-80).

The land bearing Sy.no.143 measuring 3 acres of Byrathi Village owned by Sri.Nanjareddy was forfeited to the Government for having violated Section 79 A & B of KLR Act in terms of an order dated 12.07.2014 passed by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore in case bearing no.LRF BE 288/95-96.

Aggrieved by the order passed the Assistant Commissioner in case bearing no.LRF BE 288/95-96, Sri.Nanjareddy filed an Appeal no.849/2002 before the Karnataka Appellate Tribunal, Bangalore against the State of Karnataka and Assistant Commissioner, Bangalore North Sub-Division, Bangalore challenging the order passed by the Assistant Commissioner. The said appeal came to be allowed in terms of an order dated 28.02.2003 and the order passed by the Assistant Commissioner in case bearing no.LRF BE 288/95-96 was set-aside. The katha in respect of land bearing Sy no.143 measuring 3 acres of Byrathi Village was effected in the name of Sri.Nanjareddy in terms of mutation register bearing M.R. no.39/2005-06 issued by the Village Accountant, Bangalore East Taluk pursuant to order passed by the Karnataka Appellate Tribunal.

After the demise of Sri.Nanjareddy, the katha in respect of land bearing Sy no.143 measuring 3 acres of Byrathi Village was transferred to the name of his wife Smt.Jayamma in terms of mutation register bearing MR no.17/2007-08 issued by the Village Accountant, Bangalore East Taluk.

Thereafter, Sri.Ravindranatha.N S/o Late Sri.Nanjareddy filed a case bearing no.RRT(Dis)CR.31/2007-08 against Smt.Jayamma W/o Late Sri.Nanjareddy challenging the order passed in mutation register bearing MR no.17/2007-08 before the Court of



Deputy Tahsildar, Bidarahalli Hobli, Bangalore East Taluk. The said case came to be disposed of with a direction to effect katha in the name of Smt.Jayamma W/o Late Sri.Nanjareddy vide order 26.05.2008. The Katha in respect of land bearing Sy no.143 measuring 3 acres of Byrathi Village was transferred in the name of Smt.Jayamma pursuant to direction given by the Deputy Tahsildar in terms of mutation register bearing MR no.10/2008-09 issued by the office of Village Accountant, Bangalore East Taluk.

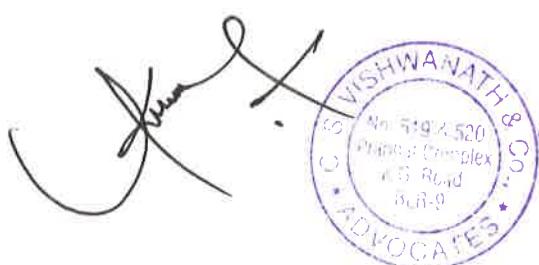
The office of KIADB has issued an endorsement dated 07.12.2019 confirming that no acquisition proceedings have been initiated in respect of Sy.no.143 measuring 3 acres situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk.

The office of Special Land Acquisition Officer, Bangalore has issued an endorsement dated 30.12.2019 confirming that no acquisition proceedings have been initiated in respect of Sy.no.143 measuring 3 acres situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk.

The land measuring 3 acres land in Sy no.143 situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk was converted from agriculture to non-agricultural Transportation and Communication – Workshop and garages / LMV and HMV purpose vide official memorandum dated 20.02.2020 issued by the office of Deputy Commissioner, Bangalore Urban District, Bangalore and later on modified for residential purpose vide official memorandum dated 10.01.2022 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion is also depicted in the mutation register bearing MR no.T20/2021-22 issued by the office of Village Accountant, Bangalore East Taluk.

Further, Smt.Mamatha Nanjareddy has executed a General Power of Attorney dated 22.02.2022 (NRI-Adjudicated) in favour of Smt.Jayamma empowering the attorney to execute release deed, gift deed in respect of her 1/3rd share in the subject property.

The office of BDA, Bangalore has issued an Endorsement dated 15.11.2021 with regard to change of land usage from Transportation and Communication – Workshop and garages / LMV and HMV to residential purpose in respect of Sy.no.143 measuring 3 acres situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk.



The copy of genealogical tree of the family of Late.Nanjareddy issued by the Village Accountant, Bangalore East Taluk confirms that Smt.Jayamma, Sri.Ravindranath.N and Mamatha N. are the wife & children of Late.Nanjareddy.

Thereafter, Smt.Jayamma out of natural love and affection towards her son Sri.N.Ravindranath, gifted her 1/3 undivided share in respect of property bearing BBMP katha no.643/Byrathi/Sy.no.-143, earlier bearing Sy.no.143, Old Sy.no.28, Block-III, situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, measuring 3 acres unto him in terms of a Gift Deed dated 02.03.2022 (doc.no.7139/2021-22).

The said Smt.Mamatha rep by her GPA holder Smt.Jayamma out of natural love and affection towards her brother Sri.N.Ravindranath, gifted her 1/3 undivided share in respect of property bearing BBMP katha no.643/Byrathi/Sy.no.-143, earlier bearing Sy.no.143, Old Sy.no.28, Block-III, situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, measuring 3 acres unto him in terms of a Gift Deed dated 02.03.2022 (doc.no.7140/2021-22).

In turn, Sri.N.Ravindranath, Sri.Abbishek.R and Kumari.Baby Ria.R minor rep by her kartha, father and natural guardian Sri.N.Ravindranath for a valuable consideration, sold and conveyed the property bearing BBMP katha no.643/Byrathi/Sy.no.-143, Ward no.54-Hoodi Ward, Bangalore earlier bearing Sy.no.143 (Old Sy.no.28, Block-III), situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District measuring 3 acres in favour of M/s Sattva Real Estate Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in terms of a Sale Deed dated 07.03.2022 and registered as doc.no.7620/2021-22 at the office of Senior Sub-Registrar, Shivajinagar, Bangalore.

The katha of the captioned property stands in the name of M/s Sattva Real Estate Private Limited, vide Katha endorsement, Katha certificate both dated 02.08.2022 and Katha extract dated 30.07.2022 issued by BBMP. The property tax is paid upto the period 2022-23.

The copies of Atlas, Hissa, Tippani, Akarband issued by ADLR/Tahsildar, Bangalore East Taluk discloses the shape, identification and bifurcation and allotment of Re-Sy no.143 in respect of old Sy no.28 of Byrathi Village.

The copies of RTC/s for the period 1968-69 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1995-96 to 1999-00, 2000-01, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2017-18, 2018-19, 2019-20, 2020-21 issued by



the office of Tahsildar/Village Accountant reflects the names of erstwhile owner/s as kathedars/s and occupant/s in respect of land bearing Sy.no.28, Re-Sy.no.143 situated at Byrathi Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

The copy of fresh certification of incorporation dated 18.05.2012 consequent upon change of name from Vaishali Traders Private Limited to Sattva Real Estate Private Limited issued by the Registrar of Companies, West Bengal is produced.

The copies of Article and Memorandum of Association of Sattva Real Estate Private Limited are produced.

The copy of sanction plan bearing LP no.BBMP/Ad.Com./MDP/0414/22-23 and license for construction dated 07.11.2022 issued by BBMP are given for perusal.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charges in or upon the property for the period covered in the E.C/s.

IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of Captioned Property in favour of M/s Sattva Real Estate Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj.

V OPINION :

On the basis of documents scrutinised and information furnished, **SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :**

1. Nil charge certificate issued by ROC in favour of M/s Sattva Real Estate Private Limited,
2. Copy of RERA certificate,
3. Nil encumbrance certificate 07.05.2022 till date.

We are of the opinion that the title of M/s Sattva Real Estate Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj over the Subject Property first described above is legally clear, valid and marketable.

NOTE:-

1. THE ORIGINAL DOCUMENTS OF TITLE SHOULD BE VERIFIED.



2. DOCUMENTS PERUSED & VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE COPIES OF ORIGINALS.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,
Yours Sincerely,

For C.S.Vishwanath& Co.


Krishna Murthy,
Advocate



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