

To,
Date: 07.12.2023

M/S. SUBHA LUXURY PROJECTS, LLP,
 No.252, 14th Main, 6th Sector,
 HSR Layout, Bangalore-560102,
 Represented by its Designated Partner,
Sri. Chandrashekhar Garine.

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 179, measuring to an extent of 35 Guntas, situated at Iggaluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.02.2005, vide Official Memorandum bearing No. BDS: ALN (A) SR: 453/2004-05, issued by the Deputy Commissioner, Bangalore District, and bounded on:

East by	West by	North by	South by
Survey Number 215	Survey Number 180	Survey Number 210 & 214	Survey Number 178

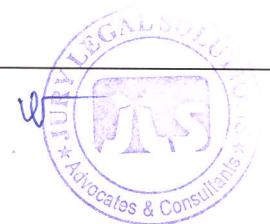
II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	15.02.2005	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	ALN (A) SR: 453/2004-05
2.		Conversion sketch	
TITLE DEEDS			
3.	27.10.2023	Deed of Confirmation executed by Ramakka, Padma and Venkatalakshmamma in favour of Purushotham K and another.	Doc.No.9848/2023-24





4.	27.10.2023	Deed of Confirmation executed by Aparna M in favour of Purushotham K and another.	Doc.No.9844/2023-24
5.	27.10.2023	Deed of Confirmation executed by Rathnamma and others in favour of Purushotham K and another.	Doc.No.9845/2023-24
6.	02.09.2023	Joint Development Agreement executed by Purushotham K and another in favour of M/s. Subha Luxury Projects, LLP	Doc.No.4852/2023-24
7.	02.09.2023	General Power of Attorney executed by Purushotham K and another in favour of M/s. Subha Luxury Projects, LLP	Doc.No.126/2023-24
8.	09.06.2023	Sale Deed executed by N.H. Bhaskar Reddy in favour of Purushotham K and another	Doc.No.2210/2023-24
9.	09.03.2006	Cancellation of Sale Agreement executed by Sanjay Dhanachand Ghodawat Managing Director of Ghodawat Industries Pvt Ltd in favour of N.H. Bhaskar Reddy	Doc.142/2006-07
10.	01.07.2004	Sale Agreement executed by N.H. Bhaskar Reddy in favour of Sanjay Dhanachand Ghodawat Managing Director of Ghodawat Industries Pvt Ltd	Doc.6532/2004-05
11.	27.03.2004	Sale Deed executed by A. Bhadraiah and others in favour of Bhaskar Reddy	Doc.No.16088/2003-04
REVENUE DOCUMENTS			
12.		Records of Rights	
13.	16.09.2021	Endorsement issued by the Thasildhar Anekal, Non-availability of Index of Lands Preliminary Record	





14.		RTC for the period 1969-70 to 2023-24	
15.		Inheritance Certificate	IHC No. 06/1997-98
16.		Mutation Register extract	MR.No.91/2004-05
17.		Mutation Register extract	MR.No.257/2004-05
SURVEY RECORDS			
18.		Mula Tippani	
19.		Akaraband	
20.		Village Map	
MISCELLANEOUS			
21.	29.11.2023	Provisional Plan sanction letter issued by Anekal Planning Authority	APA/LAO/51/2023-24
22.	20.10.2023	Provisional Sanction Plan issued by the Anekal Planning Authority	APA/LAO/51/2023-24
23.		Partnership Deed of M/s. Subha Luxury Projects	
ENCUMBRANCE CERTIFICATE			
24.	17.09.2021	Nil Encumbrance Certificate for the period of 01.04.1920 to 31.03.1969	S.A. No.15711/2021-22
25.	06.08.2021	Nil Encumbrance Certificate for the period of 01.04.1969 to 31.03.2004	S.A. No.9438/2021-22
26.	05.08.2021	Encumbrance Certificate for the period of 01.04.2004 to 05.08.2021	S.A. No.9416/2021-22
27.	27.09.2023	Encumbrance Certificate for the period of 05.05.2021 to 26.09.2023	S.A. No.123071/2023-24

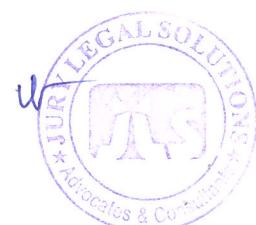
III. DESCRIPTION OF TITLE:

1. The Residentially converted land in Survey Number 179, measuring 35 Guntas, situated at Iggaluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, hereinafter referred to as **SCHEDULE PROPERTY**.
2. Originally the land in Survey Number 179, measuring 35 Guntas, situated at Iggaluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was owned by one Ajjappa Son of Giriyappa.





3. After the death of the above said Ajjappa, his son A. Bhadraiah inherited and got mutated the katha of the same in his name.
4. Thereafter the above A. Bhadraiah along with his son conveyed the land in Survey Number 179, measuring 35 Guntas to N.H. Bhaskar Reddy on 17.03.2004, vide document bearing No. ANK-1-16088/2003-04, stored in CD.No. ANKD4, registered on 20.03.2004, in the office of the Sub-Registrar, Anekal. He got mutated the katha of the same in his name vide MR.No.91/2004-05.
5. Thereafter the above said N.H. Bhaskar Reddy obtained the conversion of the land in Survey Number 179, measuring 35 Guntas from agricultural to non-agricultural residential purpose on 15.02.2005, vide Official Memorandum bearing No. BDS: ALN (A) SR: 453/2004-05, issued by the Deputy Commissioner, Bangalore District, **the SCHEDULE PROPERTY** herein.
6. Thereafter the above said N.H. Bhaskar Reddy conveyed the Schedule Property to one Purushotham K and Meda Mullikarjuna on 09.06.2023, vide document bearing No.2210/2023-24.
7. Thereafter the above said Purushotham K and Meda Mullikarjuna have executed a Joint Development Agreement on 02.09.2023, vide document bearing No.4852/2023-24 and also executed a General power of Attorney on 02.09.2023, vide document bearing No.126/2023-24 in favour of M/s. Subha Luxury Projects, LLP for the development of the Schedule Property into a residential layout.
8. Thereafter the legal heirs of the above said Ajjappa have executed Three Confirmation Deeds on 27.10.2023, vide document bearing No.9844/2023-24, on 03.11.2023, vide document bearing No.9845/2023-24 and 9848/2023-24 in favour of Purushotham K and Meda Mullikarjuna thereby confirming their right, title and interest over the Schedule Property.
9. It is further observed from the documents furnished to us that, the above said N.H. Bhaskar Reddy had executed an Agreement to Sell on 01.07.2004, vide document bearing No.6532/2004-05 in favour of Sanjay Dhanachand Ghodawat Managing Director of Ghodawat Industries Pvt Ltd and subsequently the said Sale Agreement was cancelled on 09.03.2006, vide document bearing No.142/2006-07.





10. Thereafter the above said M/s Subha Luxury Projects LLP, being a Developer has obtained the Provisional Layout Plan 20.10.2023, vide No. APA/LAO/51/2023-24, issued by the Anekal Planning Authority for the formation of the Residential Layout in the Schedule Property by amalgamating the other adjacent lands consisting of 106 Sites.
11. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 1996-97 reflects that Ajjappa Son of Giriappa was the kathedar in possession of the land during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1997-98 to 2000-01 reflects that A. Bhadraiah, Son of Ajjappa was the kathedar in possession of the land during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2004-05 to 2020-21 reflects that N.H. Bhaskar Reddy is the kathedar in possession of the Schedule Property during the relevant period of time.
12. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.1969 reflects Nil Transactions.
13. The Encumbrance Certificate for the period of 01.04.1969 to 31.03.2004 reflects the Sale deed dated 18.03.2004.
14. The Encumbrance Certificate for the period of 01.04.2004 to 05.08.2021 reflects the Sale Agreement dated 08.07.2004.
15. The Encumbrance Certificate for the period of 05.05.2021 to 26.09.2023 reflects the nil transactions.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. Purushotham K and Sri. Meda Mallikarjuna** holds good, valid marketable title over the **Schedule Property** and **M/s. Subha Luxury Projects, LLP** holds the developmental rights over the Schedule Property and power to sell its share of Plots as per the Sharing Agreement subject to obtaining up to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

