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TITLE SCRUTINY REPORT

To,

Date:09-06-2023

M/S.GREEN LEAF PROJECTS

PARTNERSHIP DEED NUMBER JNR-F723-2017-18

A partnership Firm Having it's Office
At Survey no 50/3, Nagadevanahalli Village,
Kengeri Hobli, Bangalore 560061.

Represented by it's Managing Partners

1.Mr.Suresh Babu.K.R

2.Mr.Hemanth Kumar.D

3.Mr.Yashwanth Kumar.H

Sub:- Title opinion in respect of immovable property being **Converted Property Bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas measuring 86,031 square feet** (out of the 86031 square feet, 11000 square feet of land measuring North to South 100 feet and East to West 110 feet in the North- West portion of the property adjacent to Ananthapura Road is exclusively retained by Owner Smt.Uma Shamasundar) and **remaining land measuring 75,031 square feet is available for development converted from Agriculture to Non Agricultural/ Residential Purpose vide conversion order bearing No.BDS:ALN, SR (N.A) 116/92-93, dated 18-08-1995, issued by the Special Deputy Commissioner, Bangalore District, situated at Ananthapura Village also known as Geddalahalli Village, Yelahanka Hobli, Bangalore North (Addl) Taluk, Bangalore Urban District Presently comes under the jurisdiction of Bruhath Bangalore Mahanagara Palike(BBMP).**

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable property being **Converted Property Bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas measuring 86,031 square feet** (out of the 86031 square feet, 11000 square feet of land measuring North to South 100 feet and East to West 110 feet in the North- West portion of the property adjacent to Ananthapura Road is exclusively retained

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by Owner Smt.Uma Shamasundar) and **remaining land measuring 75,031 square feet is available for development converted from Agriculture to Non Agricultural/ Residential Purpose vide conversion order bearing No.BDS:ALN, SR (N.A) 116/92-93, dated 18-08-1995, issued by the**

Special Deputy Commissioner, Bangalore District, situated at Ananthapura Village also known as Geddalahalli Village, Yelahanka Hobli, Bangalore North (Addl) Taluk, Bangalore Urban District Presently comes under the jurisdiction of Bruhath Bangalore Mahanagara Palike, with all the easements, rights and appurtenances attached therewith and bounded on the:

East By : Survey No 54 and 55 Belongs to Gowramma,
 West By : Survey No 61 and 62 Belongs to Channappa and property retained by Smt.Uma Shamasundar,
 North By : Ananthapura Road and property retained by Smt.Uma Shamasundar,
 South By : Survey No 62 and Remaining Portion of Sy No 60.

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl. No.	Date	NATURE OF THE DOCUMENT
1		Village Map of Ananthpura
2		Tippani of Sy.No.60
3		Tippani of Sy.No.61
4		Hissa Survey Tippani of Sy.No.61
5		RR Nakalu of Sy.No.61
6		Akarband of Survey No.60 and 61
7	09-10-1963	orders in case No.17/58-59 of the Inams abolition Act passed by the Special Deputy Commissioner in respect of Sy.no.60, 61 and other lands.
8	07-11-1963	Endorsement issued by the Special Deputy Commissioner of the Inams abolition Act in respect of grant of Sy.no.60, 61 and other lands.
9	27-09-1967	Partition deed dated 27-09-1967 registered as document bearing No.1873/1967-68, Book-1,

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		volume 2633 at pages 141-150, in the office of the Sub-Registrar, Bangalore North Taluk
10	06-04-1991	Endorsement issued by the Thasildar, Bangalore North Taluk, in respect of Non-availability of Index of land and record of rights in respect of Sy.no.60, 61 and other lands.
11	02-06-1986	Sale deed dated 02-06-1986 executed by Sri.Thimaiah S/o.Muniyappa along with his children in favour of Sri.M.N.Anandathirtha Rao registered as Document bearing no.443/86-87, Book-1, Volume 3910 at pages 9 to 24 on 12-06-1986 in the office of the Sub-Registrar, Bangalore North Taluk in respect of land bearing Sy.No.60 and 62 together measuring 31 ½ guntas and land bearing Sy.no.61/3 measuring 1 acre 38 guntas including 2 guntas of Kharab Land and other lands
12		MR.No.3/87-88 reflects the sale deed dated 02-06-1986
13		Letter issued by the Bangalore Development authority in respect of land bearing Sy.No.60, 61.
14	4-01-1992	Intimation letter in respect of conversion of land bearing Sy.No.60, 61 and other lands issued by Spl DC Bangalore District.
15	26-05-1995	Conversion fee paid receipt
16	18-08-1995	Conversion order No.Bdis.ALN.SR(NA):116/1992-93 dated 18-08-1995 issued by Spl DC Bangalore in respect of bearing Sy.No.60, 61 and other lands converted for residential purpose.
17	14-06-1993	Sale deed executed by Sri.M.N.Anandathirtha Rao in favour of Mr.Sheshagiri Rao in respect of land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas vide Sale deed dated 14-06-1993 registered as document bearing No.1437/93-94, Book-1, Volume 383, at pages 226-231 registered on 23-06-1993 in the Office of the Sub-registrar Yelahanka.

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18	01-04-2016	MR.H13/2015-16 reflects the rectification in conversion order details
19	08-08-2019	Partition deed dated 08-08-2019 entered between Sri.M.S.Narayana Rao and others in respect of converted land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas registered as document bearing No.YAN-1-04865-2019-2020, Book-1, CD.No.YAND839, registered on 17-08-2019 in the office of the senior Sub-Registrar, Yelahanka, Bangalore.
20	08-08-2019	Joint Development Agreement dated 08-08-2019 entered by Sri.M.S.Narayana Rao and others with M/S.GREEN LEAF PROJECTS , A partnership Firm registered as Document bearing No.YAN-1-04867-2019-20, in Book-1, CD.No.YAND839, on 17-08-2019 in the office of the Senior Sub-Registrar Yelahanka, Bangalore in respect of the schedule property
21	08-08-2019	General Power of Attorney dated 08-08-2019 executed by Sri.M.S.Narayana Rao and others in favour of M/S.GREEN LEAF PROJECTS , A partnership Firm registered as Document bearing No. YAN-4-00213-2019-20, in Book-4, CD.No.YAND839, on 17-08-2019 in the office of the Senior Sub-Registrar Yelahanka, Bangalore in respect of the schedule property
22		Certificate of registration of M/S.GREEN LEAF PROJECTS
23		Partnership deed of M/S.GREEN LEAF PROJECTS
24	01-02-2021	Special notice issued by the BBMP in respect of tax assessment of land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas.
25	01-02-2021	Improvement charges paid receipt in respect of tax assessment of land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas.

26	20-02-2021	Khata certificate issued by BBMP in respect of land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas standing in the name of Sri.M.S.Narayana Rao and others .
27	20-02-2021	Khata Extract issued by BBMP in respect of land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas standing in the name of Sri.M.S.Narayana Rao and others.
28	07-11-2022	Supplementary Agreement of Sharing of Apartments entered between M.S. Narayana rao and others and M/S Green leaf Projects specifying the flats/units fallen to their respective share.
29	24-02-2022	NOC issued by the Bangalore Electricity Supply Company Limited
30	15-03-2022	NOC issued by the Karnataka state Pollution Control Board
31	30-09-2021	NOC issued by the Bangalore Water supply and Sewerage Board
32	22-07-2022	Plan sanction letter/Building License vide LP.No.BBMP/Addl.Dir/JDNORTH/0028/21-22 for construction of two blocks i.e, Block A consisting of 1 Ground + 4 upper floors for Commercial purpose and Block B consisting of 1 Basement +1 Ground + 4 upper floors for residential purpose on the schedule property.
33	22-07-2022	Approved Santion Plan from BBMP
34		Tax paid receipts for the year 1990, 2020-2021, 2021-22 and 2022-23 in respect of schedule property.
35	17-04-2023	Endorsement issued by the Assistant Commissioner, Bangalore North division in respect Nil proceedings under PTCL Act in respect of sy.No.60 and 61/3
36	27-04-2023	Endorsement issued by the Assistant Commissioner, Bangalore North division in respect Nil proceedings

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		under 79 A and B of land reforms act in respect of sy.No.60 and 61/3
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37	1965-1966 To 1972-73	Reflects the name of Muniyappa in respect of sy.No.61 measuring 5 acres 34 guntas
38	1986-1987 To 1993-1994	Reflects the partition among the children of Muniyappa and transfer of ownership in respect of Sy.no.61 measuring 1 acre 36 guntas from thimmappa to Anandthirtha.
39	2002-2003 To 2015 - 2016	Reflects the transfer of ownership in respect of Sy.no.61 measuring 1 acre 36 guntas to the name of Anandthirtha.
40	2016-2017 To 2022-2023	Reflects the phodi in respect of Sy.no.61 and assignment of new number as 61/3 measuring 1 acre 36 guntas to the name of Anandthirtha and also change in the details of the conversion order.
41	1965-1966 To 1972-1973	Reflects the name of Muniyappa in respect of sy.No.60 measuring 39 guntas
42	1986-1987 To 1996-1997	Reflects the partition among the children of Muniyappa and transfer of ownership in respect of Sy.no.60 measuring 29 guntas from thimmappa to Anandthirtha.
43	2002-2003 To 2022 - 2023	Reflects the transfer of ownership in respect of Sy.no. 60 measuring 29 guntas to the name of Anandthirtha and conversion details.
		ENCUMBRANCE CERTIFICATE

44	01-04-1960 to 31-05-1989	Encumbrance certificate reflects the Partition deed dated 29-09-1967 and sale deed dated 02-06-1986 registered on 12-06-1986 in respect of Sy.No.60, 61 and other lands
45	01-06-1989 To 31-03-2004	Encumbrance certificate reflects the sale deed dated 14-06-1993 in respect of Sy.No.60, 61 and other lands
46	01-04-2004 To 14-04-2023	Encumbrance certificate reflects the partition deed dated 08-08-2019 and Joint development agreed dated 08-08-2019 in respect of Sy.No.60, 61 and other lands

III TRACING OF TITLE

It appears from the documents available to me that the land bearing Sy.No.60 measuring 29 guntas and Sy.No.61 measuring 5 Acres 28 guntas situated at Ananthapura Village also known as Geddalahalli Village, Yelahanka Hobli, Bangalore North (Addl) Taluk, belonged to Muniyappa as noticed in orders in case No.17/58-59 of the Inams abolition Act and Kharda, he having been registered as occupant vide orders in case No.17/58-59 of the Inams abolition Act and thereafter the said Muniyappa's children partitioned the properties vide Partition deed dated 27-09-1967 registered as document bearing No.1873/1967-68, Book-1, volume 2633 at pages 141-150, in the office of the Sub-Registrar, Bangalore North Taluk, by virtue of which the land bearing Sy.No.61 measuring 5 acres 34 guntas including 6 guntas of kharab land which belonged to Muniyappa was transferred in the names of his sons i.e, Sri.Nallappa S/o.Muniyappa measuring 1 acre 38 guntas including 2 guntas of Kharab Land, Sri.Channappa S/o.Muniyappa measuring 1 acre 38 guntas including 2 guntas of Kharab Land and Sri.Thimaiah S/o.Muniyappa measuring 1 acre 38 guntas including 2 guntas of Kharab Land of Sy.No.61 and Sy.No.60 and 62 together measuring 31 $\frac{1}{2}$ guntas and further it is noticed that the said land were phoded and the land belonging to Sri.Nallappa S/o.Muniyappa was assigned as 61/1, the land belonging to Sri.Channappa S/o.Muniyappa was assigned as 61/2 and land belonging to Sri.Thimaiah S/o.Muniyappa was assigned as 61/3 and the same is evident from revenue records.

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Thereafter the said Sri.Thimaiah S/o.Muniyappa along with his children sold the said land bearing Sy.No.60 and 62 together measuring 31 $\frac{1}{2}$ guntas and land bearing Sy.no.61/3 measuring 1 acre 38 guntas including 2 guntas of Kharab Land and other lands in favour of Sri.M.N.Anandathirtha Rao vide sale deed dated 02-06-1986 registered as Document bearing no.443/86-87, Book-1, Volume 3910 at pages 9 to 24, on 12-06-1986 in the office of the Sub-Registrar, Bangalore North Taluk and the revenue records were transferred in the name of Sri.M.N.Anandathirtha Rao vide MR.No.3/87-88.

Subsequently the said Sri.M.N.Anandathirtha Rao had applied for conversion of the land bearing Sy.No.60, 61 and other lands totally measuring 3 acres 34 $\frac{3}{4}$ guntas from agricultural to Non-Agricultural residential purpose and the same was permitted vide Conversion order No.Bdis.ALN.SR(NA):116/1992-93 dated 18-08-1995 issued by Spl DC Bangalore, but meanwhile the said Sri.M.N.Anandathirtha Rao had sold land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas in favour of Mr.Sheshagiri Rao vide Sale deed dated 14-06-1993 registered as document bearing No.1437/93-94, Book-1, Volume 383, at pages 226-231 registered on 23-06-1993 in the Office of the Sub-registrar Yelahanka.

Thus Mr.Sheshagiri Rao became the absolute owner of the said converted land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas. He died intestate and thereafter his legal heirs and his brothers and sisters i.e., Sri.M.S.Narayana Rao and others have partitioned the said lands among them vide Partition deed dated 08-08-2019 registered as document bearing No.YAN-1-04865-2019-2020, Book-1, CD.No.YAND839, registered on 17-08-2019 in the office of the senior Sub-Registrar, Yelahanka, Bangalore and by virtue of the said partition Sri.M.S.Narayana Rao and Smt.M.S.Padmasree got to their joint share an undivided 1.395% share, right, title, interest and possession in the said lands, Sri.M.N.Ramakrishna Rao was allotted an undivided 1.395% share, right, title, interest and possession in the said lands, Smt.Sukanya Rao, Sri.M.Gururaj Atreya and Sri.M.Vijay Atreya were jointly allotted an undivided 1.395% share, right, title, interest and possession in the said lands, Sri.M.N.Venkatesh Rao was allotted an undivided 3.138% share, right, title, interest and possession in the said lands, Sri.M.N.Anandathirtha Rao was allotted an undivided 3.138% share, right, title, interest and possession in the said lands, Smt.M.N.Saraswathi was allotted an undivided 1.395% share, right, title, interest and possession in the said lands, Smt.Uma Shamasundar was allotted an undivided 86.749% share, right, title, interest and possession in the said lands and Smt.M.N.Vijaya was

allotted an undivided 1.395% share, right, title, interest and possession in the said lands.

The said Sri.M.S.Narayana Rao and others who became absolute owners in respect of undivided share in the said converted land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas, with an intention to develop portion of the said land i.e, **75,031 square feet out of 86031 square feet, had entered into** Joint Development Agreement dated 08-08-2019 registered as Document bearing No.YAN-1-04867-2019-20, in Book-1, CD.No.YAND839, on 17-08-2019 in the office of the Sub-Registrar Yelahanka, Bangalore with **M/S.GREEN LEAF PROJECTS**, A partnership Firm Represented by it's Managing Partners1.Mr.Suresh Babu.K.R, 2.Mr.Hemanth Kumar.D, 3.Mr.Yashwanth Kumar.H (hereinafter referred to as the Developers) and also executed in their favour General Power of Attorney dated 08-08-2019 registered as Document bearing No. YAN-4-00213-2019-20, in Book-4, CD.No.YAND839, on 17-08-2019 in the office of the Sub-Registrar Yelahanka, Bangalore in respect of the schedule property and as per the said Joint Development Agreement, the land owners Sri.M.S.Narayana Rao and others granted Development rights to the Developers to develop a multi-storied residential Apartment/commercial Building on the Schedule Property.

As per the agreed terms of the said Joint Development Agreement dated 08-08-2019, the land owners Sri.M.S.Narayana Rao and others are entitled for **39% of** super Built up Area in the form of Square feet to be constructed on the Schedule property together with proportionate undivided share of right, title and interest in the schedule property and proportionate car parking slots and terrace area and the Developers are entitled for **61%** of the super built up area in the form of Square feet to be constructed on the Schedule property together with proportionate undivided share of right, title and interest in the schedule property and proportionate car parking slots and terrace area.

The said land bearing Survey No.60 Measuring 03 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas came under the jurisdiction of BBMP and the land owners Sri.M.S.Narayana Rao and others have paid improvement charges in respect of the same and BBMP has issued katha certificate and Extract, confirming that the Katha in respect of the said land stands in the name of Sri.M.S.Narayana Rao and others, in its office records and the schedule property is the portion of the said land bearing Survey No.60 Measuring 3 Guntas and Survey No 61/3 (Old Sy No 61) Measuring 1 acre 36 guntas.

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The land owners Sri.M.S.Narayana Rao and others and Developers have subsequently entered into Supplementary Agreement of Sharing of Apartments dated 07/11/2022 specifying the flats/units fallen to their respective share and the developers have obtained Plan sanction/Building License from BBMP vide LP.No.BBMP/Addl.Dir/JDNORTH/0028/21-22 for construction of two blocks i.e, Block A consisting of 1 Ground + 4 upper floors for Commercial purpose and Block B consisting of 1 Basement +1 Ground + 4 upper floors for residential purpose on the schedule property and have obtained NOC from various departments such BESCOM, BWSSB, Environmental pollution Board.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owners Sri.M.S.Narayana Rao and others .

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owners i.e, Sri.M.S.Narayana Rao and others have right with respect to 39% of super built up area to be constructed on the schedule property in the form of square feet, together with proportionate undivided share of right, title and interest in the schedule property and proportionate car parking slots and terrace area and **M/S.GREEN LEAF PROJECTS** (developers), are entitled for remaining 61% of super built up area to be constructed on the schedule property in the form of square feet, together with proportionate undivided share of right, title and interest in the schedule property and proportionate car parking slots and terrace area and the Land owner has marketable title with respect to the schedule property.

Yours faithfully

C.R.Prathima
Advocate