

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Converted land bearing **Survey No.63/2**, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring **6 Guntas** (converted vide Official Memorandum dated 30/12/2019 bearing No.ALN(ASH)SR:53/2019-20 issued by the Deputy Comissioner, Bangalore for Residential personal Housing purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Sri. Chandrappa S/o. Sri.Hosur Ramaiah and Others
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Converted land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas (converted vide Official Memorandum dated 30/12/2019 bearing No.ALN(ASH)SR:53/2019-20 issued by the Deputy Comissioner, Bangalore for Residential personal Housing purposes) and bounded on the:

East by: Sy.No.63/3

West by: Sy.No.63/1

North by: Sy.No.186

South by: Sy.No.63/4

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Village map of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
2. Hissa Tippani Nakalu dated 2/2/1939 in respect of Land bearing Survey No.63 measuring 3 Acres 31 Guntas and 2 Guntas kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, which shows bifucation of the said survey number into three Sub Divisions, i.e., 63/1, 63/2 & 63/3. Out of which Sy.No.63/2 stands in the name of Sri.Munishamaiah son of Sri.Sonappa.
3. RR Balabagadha Nakalu in respect of Land bearing Survey No. 63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measures 35 Guntas, in the name of Sri.Munishamaiah son of Sri.Sonappa, as Hissadar.
4. RR Sl.No.130 in respect of Land bearing Survey No. 63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, in the name of Sri.Munishamaiah son of Sri.Sonappa.
5. Sale deed dated 19/1/1919 executed by Sri.Munishamaiah son of Sri.Sonappa in favour of Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa in respect of Land bearing Survey No. 63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measures 35 Guntas.

6. Sale Deed dated 15.10.1952 executed by Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa in favour of Sri.S.Krishna Shastri son of Sri.Shivaramabhatta, registered as document No.1624/1952-53 of Book I, Volume No.682, at pages 172-175 in the Office of the Sub-Registrar, Anekal, in respect of the various lands including land bearing Survey No.63/2 measuring 35 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
7. Sale Deed dated 10.06.1957 executed by Sri.S.Krishna Shastri son of Sri.Shivaramabhatta in favour of Sri.Ramaiah son of Sri.Hosur Krishnappa, registered as document No.1052/1957-58, of Book I, Volume No.790 at pages 72-73 in the office of the Sub Registrar, Anekal, in respect of various lands including half portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
8. Sale Deed dated 06.04.1960 executed by Sri.S.Krishna Shastri son of Sri.Shivaramabhatta in favour of Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, registered as document No.166/1960-61, Volume No.881, at pages 231-233 in the office of the Sub Registrar, Anekal, in respect of various lands including half southern portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
9. Complaint / Order Sheet and Compromise Order in respect of Case bearing O.S.No.346/92 before the Hon'ble Court of the Munsiff and JMFC, Anekal, filed by Sri.Hosur Ramaiah against Sri.Muniyappa & S another. As per the Compromise, the Defendants have given up their rights over the Property to Plaintiff.
10. Mutation Register Extract bearing No.22/2004-05 wherein the names of Sri.Munishamappa, Sri.Anjinappa and Sri. Muniyappa are removed from the revenue records in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas.
11. Orders passed in Case bearing R.A.98/2008-09 filed by Sri.Anjinappa against Sri.Ramaiah and others by the Asst. Commissioner, Bangalore South Taluk, Bangalore
12. Complaint and Order sheet pertaining to Case bearing O.S.No.414/2008 (VOS.No.143/2008) filed by Sri.Anjinappa against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. Case dismissed as withdrawn and not pressed.
13. Partition Deed dated 25/10/2010 registered as Document No.02599/2010-11 of Book I, Stored in C.D.No.SRJD48 in the Office of the Sub-Registrar, Sarjapura, Bangalore entered into amongst Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and Children in respect of several lands including the land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas.

14. Hissa Mojini/Phodi records in respect of the land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas out of which, 6 guntas belonging to Sri.Chandrappa is assigned Old Sy.No.63/2 and 29 Guntas belonging to Sri.Venkatesh is assigned New Sy.No.63/4 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
15. Joint Development Agreement dated 26/3/2016 registered as document No.06182/2015-16 of Book I, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Chandrappa S/o. Hosur Ramaiha and his family members in favour of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas.
16. General Power of Attorney dated 26/3/2016 registered as document No.00576/2015-16 of Book IV, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Chandrappa S/o. Hosur Ramaiha and his family members in favour of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas.
17. Official Memorandum dated 30/12/2019 bearing No.ALN(ASH)SR:53/2019-20 issued by the Deputy Commissioner, Bangalore in respect of conversion of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas for Residential personal Housing purposes.
18. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Chandrappa and other land owners in favour of STRR Planning Authority thereby releasing civic amenity portion in the entire project, which includes the Subject Land.
19. Confirmation Deed dated 5/3/2022 document No.9953/2021-22, of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Amrutha and Others in favour of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas.
20. Record of Rights, tenancy and Crop inspection in respect land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk earlier measuring 35 Guntas later 6 Guntas for the period from 1969-1974; 1979-1984; 1989-1994; 1994-1997; 1997-2002; 2001-2019-2023
21. Endorsement dated 15/2/2019 issued by Tahsildar, Anekal, regarding non availability of RTC records in respect of the subject land for the period 1984-1989.
22. Endorsement dated 1/3/2019 issued by Asst. Commissioner, Bangalore South, to the effect that there are no cases pending under the provisions of PTCL Act in respect of the subject Land.

23. Nil Tenancy Certificate dated 22/5/2015 issued by the Tahsildar, Anekal, to the effect that there are no tenancy cases pending in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas.
24. Nil Tenancy Certificate dated 4/2/2017 issued by the Tahsildar, Anekal, to the effect that there are no tenancy cases pending in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas.
25. Atlas Nakalu & Akar Bandh in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
26. Sanctioned Layout plan dated 29/7/2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
27. Commencement Certificate dated 29/7/2022 issued by STRR Planning Authority according sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.
28. Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.Venkatesh and Others with M/s. Cachet Projects LLP effecting sharing the saleable sital areas amongst the Owners and the Developer in the proposed project over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.
29. Encumbrance Certificate for the period from
 - a. 01/04/2004 to 13/11/2018
 - b. 01/04/2004 to 08/02/2021
 - c. 01/02/2021 to 02/09/2021

III. GENESIS OF TITLE:

A perusal of the documents would goes to establish that the Land bearing Survey No.63/2 measuring 35 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, belonged to one Sri.Munishamaiah son of Sri.Sonappa as evidenced from the Hissa Tippani Nakalu dated 2/2/1939 who was the Khatedar/Hissadar of the said land.

The said Sri.Munishamaiah son of Sri.Sonappa conveyed the said Land bearing Survey No.63/2 measuring 35 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk to Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa vide Sale deed dated 19/1/1919 and who inturn sold the same to Sri.S.Krishna Shastry son of Sri.Shivaramabhatta under a Sale Deed dated 15.10.1952 registered as document No.1624/1952-53 of Book I, Volume No.682, at pages 172-175 in the Office of the Sub-Registrar, Anekal. Thus Sri.S.Krishna

Shastri son of Sri.Shivaramabhatta has become the sole owner of the said land and was in peaceful possession and enjoyment of the same.

In turn the said Sri.S.Krishna Shastri son of Sri.Shivaramabhatta conveyed the said Land bearing Survey No.63/2 measuring 35 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk under to different sale deeds to Sri.Hosur Ramaiah, Sri.Anjinappa and Sri.Muniyappa viz.,

- a. Under a Sale Deed dated 10.06.1957 in favour of Sri.Ramaiah son of Sri.Hosur Krishnappa, registered as document No.1052/1957-58, of Book I, Volume No.790 at pages 72-73 in the office of the Sub Registrar, Anekal, Sri.S.Krishna Shastri sells various lands including half portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and likewise,
- b. Under a Sale Deed dated 06.04.1960 in favour of Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, registered as document No.166/1960-61, Volume No.881, at pages 231-233 in the office of the Sub Registrar, Anekal, Sri.S.Krishna Shastri sells various lands including half southern portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

We understand that Sri.Hosur Ramaiah files a suit for injunction against the Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, seeking for injunction in respect of the Land bearing Survey No.63/2 measuring 17 ½ Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and claiming that he is the agreement holder of the said property in Case bearing O.S.No.346/1992 before the Hon'ble Court of the Munsiff and JMFC, Anekal. However the said suit is decreed in terms of compromise and as per which, the Defendants in the above case have given up their rights over suit schedule land in favour of the Plaintiff. Thus the Plaintiff has become the sole owner of the said land. The Mutation Register Extract bearing No.22/2004-05 shows the removal of the names of Sri.Munishamappa, Sri.Anjinappa and Sri. Muniyappa from the revenue records in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas. Further we understand that the as per the Orders passed in Case bearing R.A.98/2008-09 by the Asst. Commissioner, Bangalore South Taluk, Bangalore the revenue records stood mutated in the name of Hosur Ramaiah.

Further we understand that in counter to the above cases, Sri.Anjinappa files a suit for Declaration, injunction and other reliefs in O.S.No.414/2008 (VOS.No.143/2008) against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. However based on the Memo filed by the Parties to the said suit, the said suit came to be dismissed as not pressed.

Thus the said Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and his family members having acquired the said land in the manner mentioned above were in peaceful possession and enjoyment of the same.

By a Partition Deed dated 25/10/2010 registered as Document No.02599/2010-11 of Book I, Stored in C.D.No.SRJD48 in the Office of the Sub-Registrar, Sarjapura, Bangalore entered into amongst Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and his children Sri.Munikrishnappa, Sri.Narayanappa, Sri.Venkatesh, Sri.Chandrappa and Sri.Ramesh and as per the terms of the Partition Sri.Chandrappa is allotted towards his share 6 Guntas in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

Thus Sri.Chandrappa and his family members having acquired the said Property in the manner mentioned above are in peaceful possession and enjoyment of the same.

They intrun have entered into a registered Joint Development Agreement dated 26/3/2016 registered as document No.06182/2015-16 of Book I, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore with of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas, for development of the same into a residential layout/villas/apartmetns/multi dwelling units after conversion and further in this regard, they have also executed a General Power of Attorney dated 26/3/2016 registered as document No.00576/2015-16 of Book IV, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore in their favour which authorises the Developer to develop of Subject Property into a residential layout/villas/apartmetns/multi dwelling units after conversion.

The subject land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 6 Guntas stands converted for residential purposes vide Official Memorandum dated 30/12/2019 bearing No.ALN(ASH)SR:53/2019-20 issued by the Deputy Comissioner, Bangalore.

We have the benefit of examining the Record of Rights, tenancy and Crop inspection in respect land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk earlier measuring 35 Guntas later 6 Guntas for the period from 1969-1974; 1979-1984; 1989-1994; 1994-1997; 1997-2002; 2001-2019, which would reiterate the flow of title in the manner mentioned above.

We have also examined the Village map, Atlas & Akar Bandh in respect of the subject land which would depict the location, share and assesement of the land in question.

An endorsement dated 22/5/2015 issued by the Tahsildar, Anekal, confirms that there are no tenancy cases pending in respect of the subject land.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of

the Sub-Registrar, Anekal, Bangalore, Sri.Chandrappa and other land owners have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.Venkatesh and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period from :

- a. 01/04/2004 to 13/11/2018
- b. 01/04/2004 to 08/02/2021
- c. 01/02/2021 to 02/09/2021

IV) CERTIFICATE:

a. We hereby certify that Sri.Chandrappa and his family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.Chiranjeevi Bathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.
Advocate
(K.V.Narendra and Associates)
Advocates

SHANTI
L

Digitally signed
by SHANTI L

Date: 2022.12.16
16:30:46 +05'30'

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Converted land bearing Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 1 Acre 5 Guntas (converted vide Official Memorandum dated 16.11.2019 bearing No.ALN(ASH)SR 46/2019-20 issued by the Deputy Commissioner, Bangalore District for Residential personal Housing purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Sri. Venkatesh S/o. Sri.Hosur Ramaiah and Others
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Converted land bearing Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 1 Acre 5 Guntas (converted vide Official Memorandum dated 16.11.2019 bearing No.ALN(ASH)SR 46/2019-20 issued by the Deputy Commissioner, Bangalore District for Residential personal Housing purposes), and bounded on the:

East by: Sy.No.62/3
West by: Sy.No.62/1
North by: Sy.No.63
South by: Sy.No.60

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Hissa Survey Nakalu dated 2.2.1939 in respect of Survey No.62 of S Medahalli Village, Sarjapura Hobli, Anekal Taluk, bifurcated into three Sub Divisions, Survey No.62/2 showing the name of Sri.Munishamaiah son of Sri.Sonnappa as Hissadar.
2. Sale deed dated 19.1.1919 executed by Sri.Munishamaiah son of Sri.Sonappa in favour of Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa in respect of land bearing Survey No.62/2 measuring 1 Acre 5 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.
3. Sale Deed dated 15.10.1952 executed by Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa in favour of Sri.S.Krishna Shastri son of

Sri.Shivaramabhatta, registered as document No.1624/1952-53 of Book I, Volume No.682, at pages 172-175 in the Office of the Sub-Registrar, Anekal, in respect of the various lands including land bearing Survey No.62/2 measuring 1 Acre 5 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

4. Sale Deed dated 10.06.1957 executed by Sri.S.Krishna Shastri son of Sri.Shivaramabhatta in favour of Sri.Ramaiah son of Sri.Hosur Krishnappa, registered as document No.1052/1957-58, of Book I, Volume No.790 at pages 72-73 in the office of the Sub Registrar, Anekal, in respect of various lands including half portion of the land in land bearing Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
5. Sale Deed dated 06.04.1960 executed by Sri.S.Krishna Shastri son of Sri.Shivaramabhatta in favour of Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, registered as document No.166/1960-61, Volume No.881, at pages 231-233 in the office of the Sub Registrar, Anekal, in respect of various lands including half southern portion of the land in Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
6. Plaint / Order Sheet and Compromise Order in respect of Case bearing O.S.No.346/92 before the Hon'ble Court of the Munsiff and JMFC, Anekal, filed by Sri.Hosur Ramaiah against Sri.Muniyappa & S another. As per the Compromise, the Defendants have given up their rights over the Property to Plaintiff.
7. Orders passed in Case bearing R.A.98/2008-09 filed by Sri.Anjinappa against Sri.Ramaiah and others by the Asst. Commissioner, Bangalore South Taluk, Bangalore
8. Plaint and Order sheet pertaining to Case bearing O.S.No.414/2008 (VOS.No.143/2008) filed by Sri.Anjinappa against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. Case dismissed as withdrawn and not pressed.
9. Gift Deed dated 04.12.2006 executed by Sri.Ramaiah son of Late Hosur Krishnappa in favour of his son Sri.Venkatesh, registered as document No.ANK-1-28755/2006-07 stored in CD No.ANKD181, Book-I in the office of the Sub Registrar, Anekal, in respect of Land bearing Survey No.62/2 measuring 22.08 Guntas as per MR 18/89-90 and 22.08 Guntas as per

MR 21/2004-05, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.

10. Mutation Register Extract bearing No.66/2006-07 in the name of Sri.Venkatesh son of Sri.Ramaiah, in respect of Land bearing Survey No.62/2 measuring 1 Acre 5 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, pursuant to Gift Deed referred to above.
11. RTC for the period 1969-70 to 1983-84, 1989-90 to 2021-22 in respect of Land bearing Sy.No.62/2 measuring 1 Acre 5 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.
12. Village map of M/s Cachet Projects LLP for development of the Subject Land
13. Akarbandh in respect of Land bearing Sy.No.62/2 measuring 1 Acre 5 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.
14. Endorsement dated 16.01.2019 bearing No.PTCL.CR(A)/598/2018-19 issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore, stating that there are no cases pending under PTCL Act, in respect of Land bearing Sy.No.62/2 measuring 1 Acre 5 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.
15. Endorsement dated 05.12.2018 issued by the Tahsildar, Anekal Taluk, stating that there are no tenancy applications in respect of land bearing Sy.No.62, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, pursuant to order in LRF/ATC/1721/75-76.
16. Official Memorandum dated 16.11.2019 bearing No.ALN(ASH)SR 46/2019-20 issued by the Deputy Commissioner, Bangalore District, in the name of Sri.Venkatesh, for conversion from agricultural to non agricultural Residential/ Personal Housing purpose, the land in Sy.No.62/2 measuring 1 Acre 5 Guntas situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.
17. Plaint and Order dated 27.11.2015 in O.S 414/2008 between Sri.Anjinappa (since deceased by his Lr's Smt.Chinnamma and others) and Sri.Ramaiah and others. The suit came to be dismissed as settled out of court.
18. Order in Appeal No.R.A(A)98/2008-09 dated 08.10.2015 between Sri.Anjinappa son of Sri.Hosur Lakshmaiah and Sri.Ramaiah son of Late

Krishnappa and others, questioning MR 21/2004-05 and MR 66/2006-07. The case is withdrawn in terms of compromise.

19. Mutation Register Extract bearing No.H42/2015-16 in the name of Sri.Venkatesh son of Sri.Ramaiah, in respect of Survey No.62/2 measuring 1 Acre 5 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, as per Order in R.A(A)98/2008-09 dated 08.10.2015.
20. G-Tree of Sri.Venkateshappa @ Venkatesh son of Sri.Hosur Ramaiah.
21. Joint Development Agreement dated 08.03.2016 entered between Sri.Venkatesh son of Sri.Hosur Ramaiah @ Bidre Ramaiah @ Ramaiah, Smt.Susheelamma wife of Sri.Venkatesh, Mr.Suman son of Sri.Venkatesh and M/s.Cachet Projects LLP, represented by its Partner Sri.Chiranjeevi Bathula, registered as document No.ANK-1-05697/2015-16 stored in CD No.ANKD400, Book-I in the office of the Sub Registrar, Anekal, in respect of Survey No.62/2 measuring 1 Acre 5 Guntas and other land, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.
22. General Power of Attorney dated 08.03.2016 executed by Sri.Venkatesh son of Sri.Hosur Ramaiah @ Bidre Ramaiah @ Ramaiah, Smt.Susheelamma wife of Sri.Venkatesh, Mr.Suman son of Sri.Venkatesh in favour of M/s.Cachet Projects LLP, represented by its Partner Sri.Chiranjeevi Bathula, registered as document No.ANK-4-00131/2015-16 stored in CD No.ANKD392, Book-I in the office of the Sub Registrar, Anekal, in respect of Survey No.62/2 measuring 1 Acre 5 Guntas and other land, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.
23. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Venkatesh and other land owners in favour of STRR Planning Authority thereby releasing civic amenity portion in the entire project, which includes the Subject Land.
24. Sanctioned Layout plan dated 29.7.2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
25. Commencement Certificate dated 29.7.2022 issued by STRR Planning Authority according sanction for development of various survey

numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.

26. Supplemental Sharing Agreement dated 4.3.2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.Venkatesh and Others with M/s. Cachet Projects LLP effecting sharing of the saleable sital areas amongst the Owners and the Developer in the proposed project to be formed over the various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.
27. Encumbrance Certificates for the period 01.04.2004 to 07.02.2021; 1.4.2015 to 17.8.2022 in respect of the subject property.

III. GENESIS OF TITLE:

A perusal of the documents would goes to establish that the Land bearing Survey No.62/2 measuring 1 Acres 5 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, belonged to one Sri.Munishamaiah son of Sri.Sonappa as evidenced from the Hissa Tippani Nakalu dated 2.2.1939 who was the Khatedar/Hissadar of the said land.

The said Sri.Munishamaiah son of Sri.Sonappa conveyed the said Land to Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa vide Sale deed dated 19.1.1919 and who inturn sold the same to Sri.S.Krishna Shastry son of Sri.Shivaramabhatta under a Sale Deed dated 15.10.1952 registered as document No.1624/1952-53 of Book I, Volume No.682, at pages 172-175 in the Office of the Sub-Registrar, Anekal. Thus Sri.S.Krishna Shastry son of Sri.Shivaramabhatta has become the sole owner of the said land and was in peaceful possession and enjoyment of the same.

Inturn th said Sri.S.Krishna Shastry son of Sri.Shivaramabhatta conveyed the said Land bearing Survey No.62/2 measuring 1 Acre 5 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk under two different sale deeds to Sri.Hosur Ramaiah, Sri.Anjinappa and Sri.Muniyappa viz.,

- a. Under a Sale Deed dated 10.06.1957 in favour of Sri.Ramaiah son of Sri.Hosur Krishnappa, registered as document No.1052/1957-58, of Book I, Volume No.790 at pages 72-73 in the office of the Sub Registrar, Anekal, Sri.S.Krishna Shastry sells various lands including half portion of the land in land bearing Survey No.61/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and likewise,

- b. Under a Sale Deed dated 06.04.1960 in favour of Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, registered as document No.166/1960-61, Volume No.881, at pages 231-233 in the office of the Sub Registrar, Anekal, Sri.S.Krishna Shastri sells various lands including half southern portion of the land in land bearing Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

We understand that Sri.Hosur Ramaiah files a suit for injunction against the Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, seeking for injunction in respect of the Land bearing Survey No.62/2 measuring 22½ Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and claiming that he is the agreement holder of the said property in Case bearing O.S.No.346/1992 before the Hon'ble Court of the Munsiff and JMFC, Anekal. However the said suit is decreed in terms of compromise and as per which, the Defendants in the above case have given up their rights over suit schedule land in favour of the Plaintiff. Thus the Plaintiff has become the sole owner of the said land. Further we understand that the as per the Orders passed in Case bearing R.A.98/2008-09 by the Asst. Commissioner, Bangalore South Taluk, Bangalore the revenue records stood mutated in the name of Hosur Ramaiah.

Further we understand that in counter to the above cases, Sri.Anjinappa files a suit for Declaration, injunction and other reliefs in O.S.No.414/2008 (VOS.No.143/2008) against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. However based on the Memo filed by the Parties to the said suit, the said suit came to be dismissed as not pressed.

Thus the said Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and his family members having acquired the said land in the manner mentioned above were in peaceful possession and enjoyment of the same. Further the revenue records stood mutated in his name vide M.R.18/1989-90 & M.R.21/2004-05.

Under a Gift Deed dated 04.12.2006, registered as document No.ANK-1-28755/2006-07 stored in CD No.ANKD181, Book-I in the office of the Sub Registrar, Anekal, Sri.Ramaiah son of Late Hosur Krishnappa has gifted to his son Sri.Venkatesh, the Land bearing Survey No.62/2 measuring 22.08 Guntas as per MR 18/89-90 and 22.08 Guntas as per MR 21/2004-05, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk. The Revenue records stood transferred in the name of Sri.Venkatesh vide Mutation Register Extract bearing No.66/2006-07.

The said Sri.Venkatesh along with his family members have entered into a registered Joint Development Agreement dated 08.03.2016, registered as document No.ANK-1-05697/2015-16 stored in CD No.ANKD400, Book-I in the office of the Sub Registrar, Anekal, with M/s. Cachet Projects LLP in respect of land bearing Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 1 Acre 5 Guntas, for development of the same into a residential layout/villas/apartments/multi dwelling units after conversion and further in this regard, they have also executed a General Power of Attorney dated 08.03.2016, registered as document No.ANK-4-00131/2015-16 stored in CD No.ANKD392, Book-I in the office of the Sub Registrar, Anekal, which authorises the Developer to develop of Subject Property into a residential layout/villas/apartments/multi dwelling units after conversion.

The subject land bearing Survey No.62/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 1 Acre 5 Guntas stands converted for residential purposes vide Official Memorandum dated 16.11.2019 bearing No.ALN(ASH)SR 46/2019-20 issued by the Deputy Commissioner, Bangalore District.

We have the benefit of examining RTCs for the period 1969-70 to 1983-84, 1989-90 to 2021-22 in respect of Land bearing Sy.No.62/2 measuring 1 Acre 5 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, which reiterate the flow of title in the manner mentioned above.

An Endorsement dated 16.01.2019 issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore, confirms that there are no cases pending under PTCL Act, in respect of the subject land. An Endorsement dated 05.12.2018 issued by the Tahsildar, Anekal Taluk, confirms that there are no tenancy claims in respect of the subject land. We have also examined the Village map, Atlas, Akar Bandh in respect of the subject land which would go to show location, shape and assessment of the land in question.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further the under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore, Sri.Venkatesh and other land owners

have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.Venkatesh and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period 01.04.2004 to 17.8.2022.

IV) CERTIFICATE:

a. We hereby certify that Sri.Venkatesh and his family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.Chiranjeevi Bathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.

Advocate

(K.V.Narendra and Associates),

Advocates

SHAN

TIL

Digitally signed
by SHANTI L

Date:

2022.12.16

16:29:18 +05'30'

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Converted land bearing **Survey No.63/4 (Old Sy.No.63/2)**, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk **measuring 29 Guntas** (converted vide Official Memorandum dated 16/11/2019 bearing No.ALN(ASH)SR:49/2019-2020 issued by the Deputy Commissioner, Bangalore for Residential personal Housing purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Sri. Venkatesh S/o. Sri.Hosur Ramaiah and Others
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Converted land bearing Survey No.63/4 (Old Sy.No.63/2), of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas (converted vide Official Memorandum dated 16/11/2019 bearing No.ALN(ASH)SR:49/2019-2020 issued by the Deputy Commissioner, Bangalore for Residential personal Housing purposes) and bounded on the:

East by: Sy.No.63/3
West by: Sy.No.63/1
North by: Sy.No.63/2
South by: Sy.No.62

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Village map of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
2. Hissa Tippani Nakalu dated 2/2/1939 in respect of Land bearing Survey No.63 measuring 3 Acres 31 Guntas and 2 Guntas kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, which shows bifucation of the said survey number into three Sub Divisions, i.e., 63/1, 63/2 & 63/3. Out of which Sy.No.63/2 stands in the name of Sri.Munishamaiah son of Sri.Sonappa.
3. RR Balabagadha Nakalu in respect of Land bearing Survey No. 63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measures 35 Guntas, in the name of Sri.Munishamaiah son of Sri.Sonappa, as Hissadar.

4. RR Sl.No.130 in respect of Land bearing Survey No. 63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, in the name of Sri.Munishamaiah son of Sri.Sonappa.
5. Sale deed dated 19/1/1919 executed by Sri.Munishamaiah son of Sri.Sonappa in favour of Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa in respect of Land bearing Survey No. 63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measures 35 Guntas.
6. Sale Deed dated 15.10.1952 executed by Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa in favour of Sri.S.Krishna Shastri son of Sri.Shivaramabhatta, registered as document No.1624/1952-53 of Book I, Volume No.682, at pages 172-175 in the Office of the Sub-Registrar, Anekal, in respect of the various lands including land bearing Survey No.63/2 measuring 35 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
7. Sale Deed dated 10.06.1957 executed by Sri.S.Krishna Shastri son of Sri.Shivaramabhatta in favour of Sri.Ramaiah son of Sri.Hosur Krishnappa, registered as document No.1052/1957-58, of Book I, Volume No.790 at pages 72-73 in the office of the Sub Registrar, Anekal, in respect of various lands including half portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
8. Sale Deed dated 06.04.1960 executed by Sri.S.Krishna Shastri son of Sri.Shivaramabhatta in favour of Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, registered as document No.166/1960-61, Volume No.881, at pages 231-233 in the office of the Sub Registrar, Anekal, in respect of various lands including half southern portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
9. Complaint / Order Sheet and Compromise Order in respect of Case bearing O.S.No.346/92 before the Hon'ble Court of the Munsiff and JMFC, Anekal, filed by Sri.Hosur Ramaiah against Sri.Muniyappa & S another. As per the Compromise, the Defendants have given up their rights over the Property to Plaintiff.
10. Mutation Register Extract bearing No.22/2004-05 wherein the names of Sri.Munishamappa, Sri.Anjinappa and Sri. Muniyappa are removed from the revenue records in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas.

11. Orders passed in Case bearing R.A.98/2008-09 filed by Sri.Anjinappa against Sri.Ramaiah and others by the Asst. Commissioner, Bangalore South Taluk, Bangalore
12. Plaint and Order sheet pertaining to Case bearing O.S.No.414/2008 (VOS.No.143/2008) filed by Sri.Anjinappa against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. Case dismissed as withdrawn and not pressed.
13. Partition Deed dated 25/10/2010 registered as Document No.02599/2010-11 of Book I, Stored in C.D.No.SRJD48 in the Office of the Sub-Registrar, Sarjapura, Bangalore entered into amongst Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and Children in respect of several lands including the land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas.
14. Affidavit sworn to by Sri.R.Ramesh S/o. Hosur Ramaiah giving details of family members of late Hosur Ramaiah.
15. Affidavit sworn to by Sri.Venkateshappa S/o. Hosur Ramaiah giving details of family members of Sri.Venkateshappa.
16. M.R.56/2015-16 in the name of Sri.Venkatesh in respect of the subject Land.
17. Joint Development Agreement dated 8/3/2016 registered as document No.05697/2015-16 of Book I, stored in C.D.No.ANKD400 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Venkatesh S/o. Hosur Ramaiha and his family members in favour of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas.
18. General Power of Attorney dated 8/3/2016 registered as document No.547/2015-16 of Book IV, stored in C.D.No.ANKD400 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Venkatesh S/o. Hosur Ramaiha and his family members in favour of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas.
19. Hissa Mojini/Phodi records in respect of the land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring

35 Guntas out of which, 6 guntas belonging to Sri.Chandrappa is assigned Old Sy.No.63/2 and 29 Guntas belonging to Sri.Venkatesh is assigned New Sy.No.63/4 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

20. Official Memorandum dated 16/11/2019 bearing No.ALN(ASH)SR:49/2019-2020 issued by the Deputy Commissioner, Bangalore in respect of conversion of land bearing Survey No.63/4, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas for Residential personal Housing purposes.
21. Record of Rights, tenancy and Crop inspection in respect land bearing Survey No.63/2 (later Sy.No.63/4), of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk earlier measuring 29 Guntas for the period from 1969-1974; 1979-1984; 1989-1994; 1994-1997; 1997-2002; 2001-2019; 2019-2023
22. Endorsement dated 15/2/2019 issued by Tahsildar, Anekal, regarding non availability of RTC records in respect of the subject land for the period 1984-1989.
23. Atlas Nakalu & Akar Bandh in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
24. Endorsement dated 16/1/2019 issued by Asst. Commissioner, Bangalore South, to the effect that there are no cases pending under the provisions of PTCL Act in respect of the subject Land.
25. Nil Tenancy Certificate dated 22/5/2015 issued by the Tahsildar, Anekal, to the effect that there are no tenancy cases pending in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas.
26. Nil Tenancy Certificate dated 5/12/2018 issued by the Tahsildar, Anekal, to the effect that there are no tenancy cases pending in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas.
27. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.B.R.Murthy and other land owners in favour of STRR Planning Authority thereby releasing civil amenity portion in the entire project, which includes the Subject Land.

28. Sanctioned Layout plan dated 29/7/2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
29. Commencement Certificate dated 29/7/2022 issued by STRR Planning Authority according sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.
30. Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.Venkatesh and Others with M/s. Cachet Projects LLP effecting sharing of the saleable sital areas amongst the Owners and the Developer in the proposed project to be formed over the various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.
31. Encumbrance Certificate for the period from
 - a. 01/04/2004 to 08/02/2021
 - b. 01/02/2021 to 02/09/2022

III. GENESIS OF TITLE:

A perusal of the documents would goes to establish that the Land bearing Survey No.63/2 measuring 35 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, belonged to one Sri.Munishamaiah son of Sri.Sonappa as evidenced from the Hissa Tippani Nakalu dated 2/2/1939 who was the Khatedar/Hissadar of the said land.

The said Sri.Munishamaiah son of Sri.Sonappa conveyed the said Land bearing Survey No.63/2 measuring 35 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk to Sri.Lakshmaiah & Sri.Ramaiah both sons of Sri.Hosuru Krishnappa vide Sale deed dated 19/1/1919 and who inturn sold the same to Sri.S.Krishna Shastry son of Sri.Shivaramabhatta under a Sale Deed dated 15.10.1952 registered as document No.1624/1952-53 of Book I, Volume No.682, at pages 172-175 in the Office of the Sub-Registrar, Anekal. Thus Sri.S.Krishna Shastry son of Sri.Shivaramabhatta has become the sole owner of the said land and was in peaceful possesession and enjoyment of the same.

Inturn th said Sri.S.Krishna Shastry son of Sri.Shivaramabhatta conveyed the said Land bearing Survey No.63/2 measuring 35 Guntas of S.Medahalli Village,

Sarjapura Hobli, Anekal Taluk under to different sale deeds to Sri.Hosur Ramaiah, Sri.Anjinappa and Sri.Muniyappa viz.,

- a. Under a Sale Deed dated 10.06.1957 in favour of Sri.Ramaiah son of Sri.Hosur Krishnappa, registered as document No.1052/1957-58, of Book I, Volume No.790 at pages 72-73 in the office of the Sub Registrar, Anekal, Sri.S.Krishna Shastry sells various lands including half portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and likewise,
- b. Under a Sale Deed dated 06.04.1960 in favour of Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, registered as document No.166/1960-61, Volume No.881, at pages 231-233 in the office of the Sub Registrar, Anekal, Sri.S.Krishna Shastry sells various lands including half southern portion of the land in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

We understand that Sri.Hosur Ramaihah files a suit for injunction against the Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, seeking for injunction in respect of the Land bearing Survey No.63/2 measuring 17 ½ Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and claiming that he is the agreement holder of the said property in Case bearing O.S.No.346/1992 before the Hon'ble Court of the Munsiff and JMFC, Anekal. However the said suit is decreed in terms of compromise and as per which, the Defendants in the above case have given up their rights over suit schedule land in favour of the Plaintiff. Thus the Plaintiff has become the sole owner of the said land. The Mutation Register Extract bearing No.22/2004-05 shows the removable of the names of Sri.Munishamappa, Sri.Anjinappa and Sri. Muniyappa from the revenue records in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas. Further we understand that the as per the Orders passed in Case bearing R.A.98/2008-09 by the Asst. Commissioner, Bangalore South Taluk, Bangalore the revenue records stood mutated in the name of Hosur Ramaiah.

Further we understand that in counter to the above cases, Sri.Anjinappa files a suit for Declaration, injunction and other reliefs in O.S.No.414/2008 (VOS.No.143/2008) against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. However based on the Memo filed by the Parties to the said suit, the said suit came to be dismissed as not pressed.

Thus the said Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and his family members having acquired the said land in the manner mentioned above were in peaceful possession and enjoyment of the same.

By a Partition Deed dated 25/10/2010 registered as Document No.02599/2010-11 of Book I, Stored in C.D.No.SRJD48 in the Office of the Sub-Registrar, Sarjapura, Bangalore entered into amongst Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and his children Sri.Munikrishnappa, Sri.Narayanappa, Sri.Venkatesh, Sri.Chandrappa and Sri.Ramesh, Sri.Venkatesh is allotted towards his share 29 Guntas in land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

Thus Sri.Venkatesh and his family members having acquired the said Property in the manner mentioned above are in peaceful possession and enjoyment of the same.

They intrun have entered into a registered Joint Development Agreement dated 8/3/2016 registered as document No.05697/2015-16 of Book I, stored in C.D.No.ANKD400 in the Office of the Sub-Registrar, Anekal, Bangalore with of M/s. Cachet Projects LLP in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas, for development of the same into a residential layout/villas/apartmetns/multi dwelling units after conversion and further in this regard, they have also executed a General Power of Attorney dated 8/3/2016 registered as document No.547/2015-16 of Book IV, stored in C.D.No.ANKD400 in the Office of the Sub-Registrar, Anekal, Bangalore in their favour which authorises the Developer to develop of Subject Property into a residential layout/villas/apartmetns/multi dwelling units after conversion.

The land bearing Sy.No.63/2 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk stands phoded and as per phodi, Sri.Chandrappa's extent of land measuring 6 Guntas stood retained as 63/2 and Sri.Venkatesh's extent of land measuring 29 guntas assigned New Sy.No.63/4, which is the subject matter of this Opinion.

The subject land bearing Survey No.63/4, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 29 Guntas stands converted for residential purposes vide Official Memorandum dated 16/11/2019 bearing No.ALN(ASH)SR:49/2019-2020 issued by the Deputy Comissioner, Bangalore.

We have the benefit of examining the Record of Rights, tenancy and Crop inspection in respect land bearing Survey No.63/2 and later 63/4, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk earlier measuring 35 Guntas later 29 Guntas for the period from 1969-1974; 1979-1984; 1989-1994; 1994-1997; 1997-2002; 2001-2019, 2019-2023 which would reiterate the flow of title in the manner mentioned above.

An Endorsement dated 16/1/2019 issued by Asst. Commissioner, Bangalore South, confirms that there are no cases pending under the provisions of PTCL Act in respect of the subject Land. An Endorsement dated 22/5/2015 & dated 5/12/2018 issued by the Tahsildar, Anekal, confirms that there are no tenancy cases pending in respect of land bearing Survey No.63/2, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 35 Guntas. We have also examined the Village map, Atlas and Akarbandh in respect of the subject land which would location, shape and assessment of the land in question.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore, Sri.Venkatesh and other land owners have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.Venkatesh and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period from 1/4/2004 to 2/9/2022

IV) CERTIFICATE:

a. We hereby certify that Sri.Venkatesh and his family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.Chiranjeevi Bathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.

Advocate
(K.V.Narendra and Associates)
Advocate

SHAN

TI L

Digitally signed
by SHANTI L

Date:

2022.12.16

16:31:22 +05'30'

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Residentially Converted land bearing Sy.No.63/1 admeasuring 1 Acre 25 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk (converted vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:05/2015-16 issued by the Deputy Commissioner, Bangalore for Residential purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Sri.Ramesh S/o. Hosur Ramaiah & Others
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Residentially Converted land bearing Sy.No.63/1 admeasuring 1 Acre 25 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk (converted vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:05/2015-16 issued by the Deputy Commissioner, Bangalore for Residential purposes), and together bounded on the

East by: Sy.No.63/2
West by: Sy.No.64
North by: Sy.No.187
South by: Sy.No.62

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Sale Deed dated 23/12/1931 registered as document No.580 in the Office of the Sub-Registrar, Anekal Bangalore executed by Sri.Khan in favour of Sri.Thimmakka W/o. Mareappa in respect of land bearing Survey No.63/1 measuring 1 Adre 19 Guntas + 1 Gunta Kharab, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
2. Hissa Tippani Nakalu dated 2/2/1939 & RR Balabagadha Nakalu in respect of Land bearing Survey No.63 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, which shows bifurcation of the said survey number into three Sub Divisions, i.e., 63/1, 63/2 & 63/3. Out of which Sy.No.63/1 measuring 1 Acre 27 Guntas stands in the name of Smt.Thimmakka (also called Chikkathimmakka) W/o. Sri.Mareppa
3. Will dated 18/5/1953 registered as document No.5/1953-54 of Book III, in the Office of the Sub-Registrar, Anekal, executed by Smt.Chikkathimmakka W/o. Mariyappa bequeathing various lands including the subject land to her daughters Smt.Mottamma, Smt.Venkatamma and Smt.Ramakka and their respective husband.

4. Sale deed dated 15/11/1971 registered as document No.2184 of Book I, in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Ramakka W/o. Huchappa in favour of Sri.Ramaiah S/o. Hosur late Krishnappa in respect of land bearing Survey No.63/1 measuring 1 Acre 23 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
5. Mutation register bearing No.17/1985-86 made out in the name of Sri.Ramaiah S/o. Hosur late Krishnappa in respect of land bearing Survey No.63/1 measuring 1 Acre 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk pursuant to the above Sale Deed.
6. Sale deed dated 16/1/1973 registered as document No.2731/1972-73 of Book I, at pages 100-102 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Venkatamma W/o. Basappa and Daughter of Sri.Mareappa in favour of Sri.Ramaiah S/o. Hosur late Krishnappa in respect of land bearing Survey No.63/1 measuring 5 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
7. Mutation Register bearing No.6/1985-86 in the name of Sri.Ramaiah S/o. Hosur late Krishnappa in respect of land bearing Survey No.63/1 measuring 5 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk vide Sale deed referred to above.
8. Simple Mortgage Deed dated 3/12/1985 registered as document No.1147/1985-86 of Book I, Volume NO.1403 at page 154 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Ramaiah in favour of Ryathara Seva Sahakari Sangha Niyamitha in respect of land bearing Survey No.63/1 measuring 1 Acre 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
9. Mutation register bearing No.15/1985-86 which reflects the entry of the above said Mortgage Deed
10. Deed of Mortgage dated 26/9/1986 registered as document No.1492/1986-87 of Book I, Volume NO.1439 at page 103 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Ramaiah in favour of Syndicate Ryathara Seva Sahakari Sangha Niyamitha in respect of land bearing Survey No.63/1 measuring 1 Acre 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
11. Discharge Deed dated 16/7/2013 registered as document No.1736/2013-14 of Book I, Stored in C.D.No.128 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Syndicate Ryathara Seva Sahakari Sangha Niyamitha.
12. Mutation Register bearing No.T2/2013-14 reflects the above Discharge Deed.
13. Certificate dated 2/2/2017 issued by Syndicate Ryathara Seva Sahakari Sangha Niyamitha stating that there are no pending loan amount in existence in respect of the Subject Property

14. Partition Deed dated 25/10/2010 registered as Document No.02599/2010-11 of Book I, Stored in C.D.No.SRJD48 in the Office of the Sub-Registrar, Sarjapura, Bangalore entered into amongst Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and Children in respect of several lands including the land bearing Survey No.63/1, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 1 Acre 25 Guntas.
15. Affidavit sworn to by Sri.R.Ramesh S/o. Hosur Ramaiah giving details of family members of late Hosur Ramaiah.
16. Affidavit sworn to by Sri.Venkateshappa S/o. Hosur Ramaiah giving details of family members of Sri.Venkateshappa.
17. RTC records in respect of land bearing Survey No.63/1 measuring 1 Acre 25 Guntas of S.Medahalli Village, Sarjapura for the period 1969-1974; 1974-1979; 1989-1997; 1997-2002; 2001-2022
18. Endorsement dated 23/7/2016 stating non availability of RTC records for the period 1984-1989 for the Subject Land.
19. Tippani Extract /Atlas / Akar Bandh in respect of land bearing Survey No.63/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
20. Endorsement dated 9/6/2015 issued by the Deputy Commissioner, Bangalore to the effect that there are no cases pending under the provisions of PTCL Act in respect of the subject land
21. Endorsement dated 4/2/2017 issued by Thasildar to the effect that there are no tenancy applications pending in respect of the Subject Land.
22. Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:05/2015-16 issued by the Deputy Comissioner, Bangalore, showing conversion of the Subject Land for residential purposes.
23. Joint Development Agreement dated 29/3/2016 registered as document No.06281/2015-16 of Book I, stored in C.D.No.401 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Hosur Ramaiah S/o. Krishnappa and Others in favour of M/s. Cachet Projects LLP in respect of the subject Land.
24. General Power of Attorney dated 29/3/2016 registered as document No.588/2015-16 of Book IV, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Hosur Ramaiah S/o. Krishnappa and Others in favour of M/s. Cachet Projects LLP in respect of the subject Land.
25. Release Deed dated 29/3/2016 registered as document No.6280/2015-16 of Book I, stored in C.D.No.401 in the Office of the Anekal Bangalore executed by Smt.Lakshamma and Smt.Manjula in favour of their father Sri.Ramaiah pertaining to the Subject Property.

26. Family Tree of Hosur Ramaiah in a form of Affidavit.
27. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.B.R.Murthy and other land owners in favour of STRR Planning Authority thereby releasing civil amenity portion in the entire project, which includes the Subject Land.
28. Sanctioned Layout plan dated 29/7/2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
29. Commencement Certificate dated 29/7/2022 issued by STRR Planning Authority according to sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.
30. Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.Hosur Ramaiah and Others with M/s. Cachet Projects LLP effecting sharing of the saleable sital areas amongst the Owners and the Developer in the proposed project to be formed over the various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.
31. Encumbrance Certificate for the period from 01/04/1920 – 31/03/2004; 01/04/2004 – 07/02/2021;

III. GENESIS OF TITLE:

A perusal of the documents would go to establish that the Land bearing Survey No.63/1 measuring 1 Acres + 25 Guntas + 2 Guntas Kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk stood in the name of one Smt. Thimmakka W/o. Sri.Mareppa who purchased the same vide Sale Deed dated 23/12/1931 registered as document No.580 in the Office of the Sub-Registrar, Anekal Bangalore executed by Sri.Khan and subsequent thereto she became the Khatedar/Hissadar of the said land as evident from the Hissa Tippani Nakalu dated 2/2/1939 & RR Balabagadha Nakalu furnished to us.

Under a Will dated 18/5/1953 registered as document No.5/1953-54 of Book III, in the Office of the Sub-Registrar, Anekal, executed by Smt.Chikkathimmakka W/o. Mariyappa, she has bequeathed various lands including the said Land bearing Survey No.63/1 measuring 1 Acres + 25 Guntas + 2 Guntas Kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk to her daughters Smt.Mottamma, Smt.Venkatamma and Smt.Ramakka and their respective husband. As per the bequeath, the beneficiaries Smt.Venkatamma and her husband are bequeathed 5 Guntas in Land bearing Survey No.63/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk. Later upon the death of Basappa and likewise Smt.Ramakka and her husband Narayanappa are bequeathed 1 Acre 20 Guntas in Land bearing Survey No.63/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

The said Smt.Ramakka has sold her extent of land to Sri.Ramaiah S/o. Hosur Krishnappa and Sri.Muniyappa S/o. Hosur Lakshmaiah vide Sale deed dated 15/11/1971 registered as document No.2184 of Book I, in the Office of the Sub-Registrar, Anekal, Bangalore. Subsequent thereto the revenue records stood mutated in his name vide Mutation register bearing No.17/1985-86. Likewise, Smt.Venkatamma sold her extent of land to the said Sri.Ramaiah S/o. Hosur late Krishnappa vide Sale deed dated 16/1/1973 registered as document No.2731/1972-73 of Book I, at pages 100-102 in the Office of the Sub-Registrar, Anekal, Bangalore Subsequent thereto the revenue records stood mutated in his name vide Mutation register bearing No.6/1985-86.

Under a Partition Deed dated 25/10/2010 registered as Document No.02599/2010-11 of Book I, Stored in C.D.No.SRJD48 in the Office of the Sub-Registrar, Sarjapura, Bangalore entered into amongst Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and Children in respect of several lands including the land bearing Survey No.63/1, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring 1 Acre 25 Guntas. One of his sons, Sri.Ramesh is allotted towards his share the subject land. The revenue records stood mutated in his name.

Thus, Sri.Ramesh and his family members having acquired the Schedule Property in the manner mentioned above are in peaceful possession and enjoyment of the same.

We have benefit of examining the RTC records in respect of land bearing Survey No.63/1 measuring 1 Acre 25 Guntas of S.Medahalli Village, Sarjapura for the period 1969-1974; 1974-1979; 1989-1997; 1997-2002; 2001-2022 which would reiterate the flow of title in the manner mentioned above. The Village map/ Tippani Extract /Atlas / Akar Bandh in respect of land bearing Survey No.63/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk which would depict the location, shape and assessment of the said land.

An Endorsement dated 9/6/2015 issued by the Deputy Commissioner, Bangalore confirms that there are no cases pending under the provisions of PTCL Act in respect of the subject land; An Endorsement dated 4/2/2017 issued by Thasildar confirms that there are no tenancy applications pending in respect of the Subject Land.

The Subject Land stands converted for residential purposes vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:05/2015-16 issued by the Deputy Comissioner, Bangalore.

Thus the said Sri.Ramesh along with his family members being the owner of the Subject Land on the one hand and Sri.Hosur Ramaiah along with his family members being the owners of the other land have entered into a registered Joint Development Agreement dated 29/3/2016 registered as document No.06281/2015-16 of Book I, stored in C.D.No.401 in the Office of the Sub-Registrar, Anekal, Bangalore, with M/s Cachet Projects LLP for development of the Subject Land into a residential layout/villas/apartments/multi dwelling and further in this regard, they have also executed a General Power of Attorney dated 29/3/2016 registered as document No.588/2015-16 of Book IV, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore

in their favour which authorises the Developer to develop of Subject Property into a residential layout/villas/apartments/multi dwelling units.

Further it is observed that under a Release Deed dated 29/3/2016 registered as document No.6280/2015-16 of Book I, stored in C.D.No.401 in the Office of the Anekal Bangalore, the daughters of Hosur Ramaiah viz., Smt.Lakshmmamma and Smt.Manjula have released their rights on the property.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore, Sri.Hosur Ramaiah and other land owners have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.Ramesh and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period from 01/04/1920 – 31/03/2004; 01/04/2004 – 07/02/2021.

IV) CERTIFICATE:

a. We hereby certify that Sri.Ramaiah S/o. Sri.Hosur Ramaiah and his family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.Chiranjeevi Bathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.

Advocate

for (K.V.Narendra and Associates)
Panathur/Doddakannali Branch

SHANTI L

Digitally signed by

SHANTI L

Date: 2022.12.16

16:24:55 +05'30'

Housiey.com

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Residentially Converted lands bearing Sy.No.62/1 admeasuring 25 guntas + 3 Guntas Kharab & Sy.No.62/5 admeasuring 30 guntas (Old Sy.No.62/1, admeasuring 1 Acre 15 Guntas) of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk (converted vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:08/2015-16 issued by the Deputy Comissioner, Bangalore for Residential purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Sri.Hosur Ramaiah S/o. Sri.Hosur Krishnappa
and Others
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Residentially Converted lands bearing Sy.No.62/1 admeasuring 25 guntas + 3 Guntas Kharab & Sy.No.62/5 admeasuring 30 guntas (Old Sy.No.62/1, admeasuring 1 Acre 15 Guntas) of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk (converted vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:08/2015-16 issued by the Deputy Comissioner, Bangalore for Residential purposes), and together bounded on the

East by: Sy.No.62/2
West by: Sy.No.64 & 65
North by: Sy.No.63
South by: Sy.No.62/5

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Hissa Tippani Nakalu dated 2/2/1939 & RR Balabagadha Nakalu in respect of Land bearing Survey No.62 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, which shows bifurcation of the said survey number into three Sub Divisions, i.e., 62/1, 62/2 & 62/3. Out of which Sy.No.62/1 stands in the name of Smt.Thimmakka (also called Chikkathimmakka) W/o. Sri.Mareppa
2. Will dated 18/5/1953 registered as document No.5/1953-54 of Book III, in the Office of the Sub-Registrar, Anekal, executed by Smt.Chikkathimmakka W/o. Mariyappa bequeathing various lands including the subject land to her daughters Smt.Mottamma, Smt.Venkatamma and Smt.Ramakka and their respective husband.
3. Sale deed dated 16/1/1973 registered as document No.2731/1972-73 of Book I, at pages 100-102 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Venkatamma W/o. Basappa and Daughter of Sri.Mareappa in favour of Sri.Ramaiah S/o. Hosur late

Krishnappa in respect of land bearing Survey No.62/1 measuring 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

4. Mutation Register bearing No.6/1985-86 in the name of Sri.Ramaiah S/o. Hosur late Krishnappa in respect of land bearing Survey No.62/1 measuring 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk vide Sale deed referred to above.
5. Sale deed dated 16/1/1973 registered as document No.2732/1972-73 of Book I, in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Venkatamma W/o. Basappa and Daughter of Sri.Mareappa in favour of Sri.Muniyappa S/o. late Hosur Lakshmaiah in respect of land bearing Survey No.62/1 measuring 30 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
6. Simple Mortgage Deed dated 3/12/1985 registered as document No.1147/1985-86 of Book I, Volume NO.1403 at page 154 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Ramaiah in favour of Ryathara Seva Sahakari Sangha Niyamitha in respect of land bearing Survey No.62/1 measuring 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
7. Mutation register bearing No.15/1985-86 which reflects the entry of the above said Mortgage Deed
8. Deed of Mortgage dated 26/9/1986 registered as document No.1492/1986-87 of Book I, Volume NO.1439 at page 103 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Ramaiah in favour of Syndicate Ryathara Seva Sahakari Sangha Niyamitha in respect of land bearing Survey No.62/1 measuring 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
9. Discharge Deed dated 16/7/2013 registered as document No.1736/2013-14 of Book I, Stored in C.D.No.128 in the Office of the Sub-Registrar, Sarjapura, Bangalore executed by Syndicate Ryathara Seva Sahakari Sangha Niyamitha.
10. Mutation Register bearing No.T2/2013-14 reflects the above Discharge Deed.
11. Certificate dated 2/2/2017 issued by Syndicate Ryathara Seva Sahakari Sangha Niyamitha stating that there are no pending loan amount in existence in respect of the Subject Property
12. Sale Agreement dated 6/10/1990 executed by Sri.Muniyappa and Sri.Anjinappa both sons of Hosur Lakshmaiah in favour of Sri.Ramaiah S/o. Hosur Krishnappa in respect of the subject land executed by Syndicate Ryathara Seva Sahakari Sangha Niyamitha in respect of land bearing Survey No.62/1 measuring 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
13. Plaint / Order Sheet and Compromise Order in respect of Case bearing O.S.No.346/92 before the Hon'ble Court of the Munsiff and JMFC,

Anekal, filed by Sri.Hosur Ramaiah against Sri.Muniyappa & S another. As per the Compromise, the Defendants have given up their rights over the Property to Plaintiff.

14. Mutation Register Extract bearing No.64/2003-04 which reflects that as per the above referred Court Compromise Decree passed in O.S.No.346/92, the Defendants have given up their rights over the land bearing Survey No.62/1 measuring 30 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and the revenue records stood mutated in the name of Sri.Hosur Ramaiah S/o. Krishnappa
15. RTC records in respect of land bearing Survey No.62/1 measuring 2 Acres and 5 Guntas Kharab and later for Sy.No.62/1 admeasuring 25 guntas + 3 Guntas Kharab & Sy.No.62/5 admeasuring 30 guntas, of S.Medahalli Village, Sarjapura for the period 1969-1974; 1974-1979; 1989-1994; 1997-2002; 2001-2022
16. Endorsement dated 16/6/2016 issued by Tahsildar regarding non availability of RTC records for the period 1974-1979 for the subject Land
17. Akar Bandh in respect of land bearing Survey No.62/1 measuring 2 Acres 5 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
18. Tippani Extract /Atlas in respect of land bearing Survey No.62 & 62/1, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
19. Endorsement dated 9/6/2015 issued by the Deputy Commissioner, Bangalore to the effect that there are no cases pending under the provisions of PTCL Act in respect of the subject land measuring 1 Acre 13 Guntas
20. Endorsement dated 4/2/2017 issued by Thasildar to the effect that there are no tenancy applications pending in respect of land bearing Survey No.62, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
21. Intimation Letter dated 28/5/2015 bearing No.ALN(ASH)SR:08/2015-16 issued by the Deputy Comissioner, Bangalore intimating payment of conversion charges towards conversion of land bearing Survey No.62/1 measuring 30 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk for residential purposes.
22. Conversion charges paid receipts (as per the above Intimation Letter)
23. Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:08/2015-16 issued by the Deputy Comissioner, Bangalore for Residential purposes), showing conversion of land bearing Survey No.62/1 measuring 30 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk for residential purposes.
24. Joint Development Agreement dated 29/3/2016 registered as document No.06281/2015-16 of Book I, stored in C.D.No.401 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Hosur Ramaiah S/o. Krishnappa and Others in favour of M/s. Cachet Projects

LLP in respect of land bearing Survey No.62/1 measuring 1 Acre 15 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

25. General Power of Attorney dated 29/3/2016 registered as document No.588/2015-16 of Book IV, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Hosur Ramaiah S/o. Krishnappa and Others in favour of M/s. Cachet Projects LLP in respect of land bearing Survey No.62/1 measuring 1 Acre 15 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.
26. Release Deed dated 29/3/2016 registered as document No.6280/2015-16 of Book I, stored in C.D.No.401 in the Office of the Anekal Bangalore executed by Smt.Lakshamma and Smt.Manjula in favour of their father Sri.Ramaiah pertaining to the Subject Property.
27. Family Tree of Hosur Ramaiah in a form of Affidavit.
28. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.B.R.Murthy and other land owners in favour of STRR Planning Authority thereby releasing civil amenity portion in the entire project, which includes the Subject Land.
29. Sanctioned Layout plan dated 29/7/2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
30. Commencement Certificate dated 29/7/2022 issued by STRR Planning Authority according to sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.
31. Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.Venkatesh and Others with M/s. Cachet Projects LLP effecting sharing of the saleable site areas amongst the Owners and the Developer in the proposed project to be formed over the various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.
32. Phodi records which show Land bearing Sy.No.62/1 measuring 1 Acre 15 Guntas of S.Medahalli village being phoded into Sy.No.62/1 measuring 25 Guntas and Sy.No.62/7 measuring 30 Guntas of S.Medahalli Village
33. Encumbrance Certificate for the period from
 - a. 01/04/1920 – 31/03/2004; 01/04/2015 – 17/08/2022 for Sy.No.62/1
 - b. 01/04/2004 – 07/02/2021; 01/02/2021 – 02/09/2022 for Sy.No.62/7

III. GENESIS OF TITLE:

A perusal of the documents would go to establish that the Land bearing Survey No.62/1 measuring 2 Acres + 5 Guntas Kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk stood in the name of one Smt. Thimmakka W/o. Sri.Mareppa as Khatedar/Hissadar of the said land as evident from the Hissa Tippani Nakalu dated 2/2/1939 & RR Balabagadha Nakalu furnished to us.

Under a Will dated 18/5/1953 registered as document No.5/1953-54 of Book III, in the Office of the Sub-Registrar, Anekal, executed by Smt.Chikkathimmakka W/o. Mariyappa, she has bequeathed various lands including the said Land bearing Survey No.62/1 measuring 2 Acres + 5 Guntas Kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk to her daughters Smt.Mottamma, Smt.Venkatamma and Smt.Ramakka and their respective husband. As per the bequeath, the beneficiaries Smt.Venkatamma and her husband are bequeathed 1 Acre 15 Guntas in Land bearing Survey No.62/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk. Later upon the death of Basappa, Smt.Venkatamma sells the said Property to Sri.Ramaiah S/o. Hosur Krishnappa and Sri.Muniyappa S/o. Hosur Lakshmaiah in the sale deed mentioned herein below:

- a. Sale deed dated 16/1/1973 registered as document No.2731/1972-73 of Book I, at pages 100-102 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Venkatamma W/o. Basappa and Daughter of Sri.Mareappa in favour of Sri.Ramaiah S/o. Hosur late Krishnappa in respect of land bearing Survey No.62/1 measuring 25 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk. Subsequently the revenue records stood mutated in his name vide Mutation Register bearing No.6/1985-86
- b. Sale deed dated 16/1/1973 registered as document No.2732/1972-73 of Book I, in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Venkatamma W/o. Basappa and Daughter of Sri.Mareappa in favour of Sri.Muniyappa S/o. late Hosur Lakshmaiah in respect of land bearing Survey No.62/1 measuring 30 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk

We understand that Sri.Hosur Ramaiyah files a suit for injunction against the Sri.Anjanappa and Sri.Muniyappa both sons of Sri.Hosur Lakshmaiah, seeking for injunction in respect of various lands including the land in Sy.No.62/1 measuring 30 Guntas of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk and claiming that he is the agreement holder of the said property in Case bearing O.S.No.346/1992 before the Hon'ble Court of the Munsiff and JMFC, Anekal. However the said suit is decreed in terms of compromise and as per which, the Defendants in the above case have given up their rights over suit schedule land in favour of the Plaintiff. Thus the Plaintiff has become the sole owner of the said land.

Further we understand that in counter to the above cases, Sri.Anjinappa files a suit for Declaration, injunction and other reliefs in O.S.No.414/2008 (VOS.No.143/2008) against Sri.Ramaiah and Others in respect of the subject land before the Principal Civil Judge, Senior Division, JMFC, Anekal. However based on the Memo filed by the Parties to the said suit, the said suit came to be dismissed as not pressed.

Thus the said Sri.Hosur Ramaiah uruf Bidra Ramaih uruf Ramaiah S/o. late Sri.Krishnappa uruf Hosur Krishnappa and his family members having acquired the said land in the manner mentioned above were in peaceful possession and enjoyment of the same. The revenue records stood mutated in his name vide Mutation Register Extract bearing No.64/2003-04.

We have the benefit of examining the Record of Rights, tenancy and Crop inspection in respect of land bearing Survey No.62/1 measuring 2 Acres and 5 Guntas Kharab and later for Sy.No.62/1 admeasuring 25 guntas + 3 Guntas Kharab & Sy.No.62/5 admeasuring 30 guntas, of S.Medahalli Village, Sarjapura for the period 1969-1974; 1974-1979; 1989-1994; 1997-2002; 2001-2022 which would reiterate the flow of title in the manner mentioned above. We have also examined the Village map/ Akar Bandh / Tippani Extract /Atlas which depicts the location, shape and assessment of the land in question.

An Endorsement dated 9/6/2015 issued by the Deputy Commissioner, Bangalore confirms that there are no cases pending under the provisions of PTCL Act in respect of the subject land measuring 1 Acre 13 Guntas. An Endorsement dated 4/2/2017 issued by Thasildar confirms that there are no tenancy applications pending in respect of land bearing Survey No.62, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

The land bearing Survey No.62/1 measuring 30 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk stands converted for residential purposes vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:08/2015-16 issued by the Deputy Commissioner Bangalore.

Thus the said Hosur Ramaiah along with his family members having acquired the Subject Land in the manner mentioned above is in peaceful possession and enjoyment of the same. He intun along with her family members have entered into a registered Joint Development Agreement dated 29/3/2016 registered as document No.06281/2015-16 of Book I, stored in C.D.No.401 in the Office of the Sub-Registrar, Anekal, Bangalore, with M/s Cachet Projects LLP for development of the Subject Land into a residential layout/villas/apartments/multi dwelling and further in this regard, they have also executed a General Power of Attorney dated 29/3/2016 registered as document No.588/2015-16 of Book IV, stored in C.D.No.ANKD401 in the Office of the Sub-Registrar, Anekal, Bangalore in their favour which authorises the Developer to develop of Subject Property into a residential layout/villas/apartments/multi dwelling units.

Further it is observed that under a Release Deed dated 29/3/2016 registered as document No.6280/2015-16 of Book I, stored in C.D.No.401 in the Office of the Anekal Bangalore, the daughters of Hosur Ramaiah viz., Smt.Lakshmamma and Smt.Manjula have released their rights on the property.

It is observed that the Land bearing Sy.No.62/1 meausring 1 Acre 15 Guntas of S.Medahalli village stands phoded into Sy.No.62/1 measuirng 25 Guntas and Sy.No.62/7 measuring 30 Guntas of S.Medahalli Village.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore, Sri.Hosur Ramaiah and other land owners have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.Hosur Ramaiah and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period from

- a. 01/04/1920 – 31/03/2004; 01/04/2015 – 17/08/2022 for Sy.No.62/1
- b. 01/04/2004 – 07/02/2021; 01/02/2021 – 02/09/2022 for Sy.No.62/7

IV) CERTIFICATE:

a. We hereby certify that Sri.Hosur Ramaiah and his family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.Chiranjeevi Bathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.
Advocate
for (K.V.Narendra and Associates)
Panathur/Doddakarhalli Branch,
Bangalore

SHA

NTIL

Digitally signed
by SHANTI L

Date:
2022.12.16
16:28:39
+05'30'

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Converted land bearing **Survey No.62/5** of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring **20 Guntas** (converted vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:03/2015-16 issued by the Deputy Comissioner, Bangalore for Residential purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Smt.Pillamma W/o. Sri.H.P.Krishnappa and Others
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Converted land bearing **Survey No.62/5** of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk measuring **20 Guntas** (converted vide Official Memorandum dated 03/10/2015 bearing No.ALN(ASH)SR:03/2015-16 issued by the Deputy Comissioner, Bangalore for Residential purposes) and bounded on the:

East by: Sy.No.62/2 & 62/6

West by: Sy.No.65

North by: Sy.No.62/1

South by: Sy.No.60 & 61

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Hissa Tippani Nakalu dated 2/2/1939 & RR Balabagadha Nakalu in respect of Land bearing Survey No.62 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk, which shows bifurcation of the said survey number into three Sub Divisions, i.e., 62/1, 62/2 & 62/3. Out of which Sy.No.62/1 stands in the name of Smt.Thimmakka W/o. Sri.Mareppa
2. Will dated 18/5/1953 registered as document No.5/1953-54 of Book III, in the Office of the Sub-Registrar, Anekal, executed by Smt.Chikkathimmakka W/o. Mariyappa bequeathing various lands including the subject land to her daughters Smt.Mottamma, Smt.Venkatamma and Smt.Ramakka and their respective husband.

3. Mutation Register bearing No.4/1998-99 made out in the name of Smt.Mottamma in respect of land bearing Survey No.62/1 measuring 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
4. Gift Deed dated 17/11/2000 regisitered as document No.4096/2000-21 of Book I, in the Office of the Sub-Registrar, Anekal, executed by Smt.Mottamma in favour of her daughter Smt.Pillamma in respect of land bearing Survey No.62/1 measuring 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
5. Mutation Register bearing No.16/2000-01 made out in the name of Smt.Pillamma in respect of land bearing Survey No.62/1 measuring 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk pursuant to the above Gift Deed.
6. Hissa Mojini Record which shows bifurcation of revenue records of Sy.No.62/1 wherein Land masuring 20 Guntas + 2 Guntas in Sy.No.62/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk acquired by Smt.Pillamma under the Gift Deed has been phoded and assigned New Sy.No.62/5 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
7. Mortgage Deed dated 27/3/2013 registered as Document No.10925 of Book I, in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Pillamma in favour of Haragadde Vyavasaya Seva Saharaka Sangha Niyamitha in respect of the land bearing Survey No.62/1 measuring 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.
8. Mutation Register bearing No.T20/2012-13 shows mortgage of the land bearing Survey No.62/1 measuring 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk by Smt.Pillamma to Haragadde Vyavasaya Seva Saharaka Sangha Niyamitha vide Mortgage Deed referred to above.
9. Mortgage Discharge Deed dated 27/5/2015 registered as document No.1907/2015-16 of Book I, in the Office of the Sub-Registrar, Anekal, Bangalore executed by Haragadde Vyavasaya Seva Saharaka Sangha Niyamitha in favour of Smt.Pillamma in respet of the Subject Property.
10. Decree passed in O.S.No.1284/2014 by the Hon'ble Senior Civil Judge and JMFC at Anekal, filed by Marappa against Smt.Gowramma and

Others pertaining to Sy.No.62/3 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

11. Record of Rights, tenancy and Crop inspection in respect land bearing Survey No.62/1 and later 62/5, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk for the period 1974-1985; 1986-2000; 2001-2021; 2021-22
12. Village map of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
13. Akar Bandh in respect of the Subject Land.
14. Atlas Nakalu in respect of Land bearing Sy.No.62/1 measuring 2 Acre 5 Guntas of S.Medahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Rural District, which shows bifurcation of Sy.No.62/1 into 62/1; 62/5 and 62/6.
15. Endorsement dated 05.12.2018 issued by the Tahsildar, Anekal Taluk, stating that there are no tenancy applications in respect of land bearing Sy.No.62, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, pursuant to order in LRF/ATC/1721/75-76.
16. Endorsement dated 11/3/2019 issued by Asst. Commissioner, Bangalore South, to the effect that there are no cases pending under the provisions of PTCL Act in respect of the subject Land.
17. Endorsement issued by Tahsildar, stating non availability of MR.3/1989-90 pertaining to the land bearing Survey No.62/1 measuring 20 Guntas, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk
18. Intimation Letter dated 28/05/2015 bearing No.ALN.(EVH)SR.03/2015-16 issued by the Deputy Commissioner, Bangalore District, intimating regarding payment conversion charges of Rs.27,280/- towards conversion of land bearing Sy.No.62/5 measuring 22 Guntas (including 2 Guntas Karab) of S.Medahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Rural District for residential purposes.
19. Conversion charge paid receipt/Challan
20. Official Memorandum dated 03/10/2015 bearing No.ALN.(EVH)SR.03/2015-16 issued by the Deputy Commissioner, Bangalore District, in respect of conversion of land bearing Sy.No.62/5 measuring 22 Guntas (including 2 Guntas Karab) of S.Medahalli

Village, Sarjapur Hobli, Anekal Taluk, Bangalore Rural District, for residential purposes.

21. Conversion Sketch in respect of land bearing Sy.No.62/5 measuring 22 Guntas (including 2 Guntas Karab) of S.Medahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Rural District.
22. Affidavit sworn by Smt.Pillamma swearing the details of her family members
23. Joint Development Agreement dated 08/06/2016 registered as Document No.ANK-1-01496-2016-17, of Book-4, at CD No. ANKD404, in the office of Sub- Registrar Anekal, executed by Smt.Pillamma W/o Sri.H.P.Krishnappa; Sri.H.P.Krishnappa S/o Sri.Pillaiah; Sri.H.K.Muralidhar S/o Sri.H.P.Krishnappa; Ms.Nisha D/o Sri.H.K.Muralidhar; Ms.Keerthi D/o Sri.H.K.Muralidhar; Sri.H.K.Narayana S/o Sri.H.P.Krishnappa; Ms.Amritha D/o Sri.H.K.Narayana and Master.Jithin Gowda S/o Sri.H.K.Narayana in favour of M/s Cachet Projects LLP in respect of the Subject land
24. General Power of Attorney dated 08/06/2016 registered as Document No.ANK-4-00085-2016-17, of Book-4, at CD No. ANKD404, in the office of Sub- Registrar Anekal, executed by Smt.Pillamma W/o Sri.H.P.Krishnappa; Sri.H.P.Krishnappa S/o Sri.Pillaiah; Sri.H.K.Muralidhar S/o Sri.H.P.Krishnappa; Ms.Nisha D/o Sri.H.K.Muralidhar; Ms.Keerthi D/o Sri.H.K.Muralidhar; Sri.H.K.Narayana S/o Sri.H.P.Krishnappa; Ms.Amritha D/o Sri.H.K.Narayana and Master.Jithin Gowda S/o Sri.H.K.Narayana in favour of M/s Cachet Projects LLP in respect of the Subject Land.
25. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Smt.Pillamma and other land owners in favour of STRR Planning Authority thereby releasing civic amenity portion in the entire project, which includes the Subject Land.
26. Sanctioned Layout plan dated 29/7/2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
27. Commencement Certificate dated 29/7/2022 issued by STRR Planning Authority according sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.

28. Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.Venkatesh and Others with M/s. Cachet Projects LLP effecting sharing of the saleable sital areas amongst the Owners and the Developer in the proposed project to be formed over the various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.
29. Encumbrance Certificate for the period from
 - a. 01/04/1920 to 31/03/2004
 - b. 01/04/2004 to 07/02/2021
 - c. 01/04/2015 to 17/08/2022

III. GENESIS OF TITLE:

A perusal of the documents would goes to establish that the Land bearing Survey No.62/1 measuring 2 Acres + 5 Guntas Kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk stood in the name of one Smt. Thimmakka W/o. Sri.Mareppa as Khatedar/Hissadar of the said land as evident from the Hissa Tippani Nakalu dated 2/2/1939 & RR Balabagadha Nakalu furnished to us.

Under a Will dated 18/5/1953 registered as document No.5/1953-54 of Book III, in the Office of the Sub-Registrar, Anekal, executed by Smt.Chikkathimmakka W/o. Mariyappa, she has bequeathed various lands including the said Land bearing Survey No.62/1 measuring 2 Acres + 5 Guntas Kharab of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk to her daughters Smt.Mottamma, Smt.Venkatamma and Smt.Ramakka and their respective husband. As per the bequeath, the beneficiaries Smt.Mottamma and her husband are bequeathed the 25 Guntas in Land bearing Survey No.62/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk. However the said Smt.Motamma gets the revenue records mutated in her name by way of inheritance vide Mutation Register bearing No.4/1998-99.

Further we understand that after the death of Sri.Munishami S/o.Gundappa who is the husband of the said Smt.Mottamma, she gifts the said land to her daughter Smt.Pillamma vide Gift Deed dated 17/11/2000 regisitered as document No.4096/2000-21 of Book I, in the Office of the Sub-Registrar, Anekal. Subsequent thereto the revenue records stood mutated in the name of Smt.Pillamma vide Mutation Register bearing No.16/2000-01.

As per the Hissa Mojini Record the said Land measuring 20 Guntas + 2 Guntas in Sy.No.62/1 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk came to be

phoded/bifurcated and as per the phodi, the land acquired by Smt.Pillamma came to be assigned New Sy.No.62/5 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk.

Further we understand stand from the family tree of late Smt.Motamma W/o. late Sri.Munishami, they have three children Sri.Muniyappa, Sri.Marappa and Smt.Pillamma. On going through the Decree passed in O.S.No.1284/2014 by the Hon'ble Senior Civil Judge and JMFC at Anekal, filed by Sri.Marappa (who is none other than the brother of Smt.Pillamma) against Smt.Gowramma (who is the wife of late brother of Smt.Pillamma viz., Sri.Muniyappa), we understand that land bearing Sy.No.62/3 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk has become the subject matter of litigation and the same has been compromised wherein 1 Acre 20 Guntas in land bearing Sy.No.62/3 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk is allotted to Sri.Muniyappa's family and 10 Guntas in land bearing Sy.No.62/3 of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk is allotted to Sri.Marappa's family and both the family members have entered into a registered Joint Development Agreement with M/s Cachet Projects LLP for joint development. In this point of view, the subject land has not been disputed till date and both the family members of the said brothers of Smt.Pillamma are aware of the fact of the subject land having given to the same builder M/s Cachet Projects LLP for joint development.

We have the benefit of examining the Record of Rights, tenancy and Crop inspection in respect land bearing Survey No.62/1 and later 62/5, of S.Medahalli Village, Sarjapura Hobli, Anekal Taluk for the period 1974-1985; 1986-2000; 2001-2021; 2021-22 which would reiterate the flow of title in the manner mentioned above. The village map, Akar Bandh and Atlas Nakalu would goes to show location, shape and assessment of the land in question.

An Endorsement dated 05.12.2018 issued by the Tahsildar, Anekal Taluk confirms that there are no tenancy applications in respect of land bearing Sy.No.62, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, pursuant to order in LRF/ATC/1721/75-76.

An Endorsement dated 11/3/2019 issued by Asst. Commissioner, Bangalore South, confirms that there are no cases pending under the provisions of PTCL Act in respect of the subject Land.

The said land bearing Sy.No.62/5 measuring 22 Guntas (including 2 Guntas Karab) of S.Medahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Rural District stood converted for residential purposes vide Official Memorandum

dated 03/10/2015 bearing No.ALN.(EVH)SR.03/2015-16 issued by the Deputy Commissioner, Bangalore District.

Thus the said Smt.Pillamma having acquired the Subject Land in the manner mentioned above is in peaceful possession and enjoyment of the same. She inturn along with her family members viz., Sri.H.P.Krishnappa S/o Sri.Pillaiah; Sri.H.K.Muralidhar S/o Sri.H.P.Krishnappa; Ms.Nisha D/o Sri.H.K.Muralidhar; Ms.Keerthi D/o Sri.H.K.Muralidhar; Sri.H.K.Narayana S/o Sri.H.P.Krishnappa; Ms.Amritha D/o Sri.H.K.Narayana and Master.Jithin Gowda S/o Sri.H.K.Narayana have entered into a registered Joint Development Agreement dated 08/06/2016 registered as Document No.ANK-1-01496-2016-17, of Book-4, at CD No. ANKD404, in the office of Sub- Registrar Anekal, with M/s Cachet Projects LLP for development of the Subject Land into a residential layout/villas/apartments/multi dwelling and further in this regard, they have also executed a General Power of Attorney dated 08/06/2016 registered as Document No.ANK-4-00085-2016-17, of Book-4, at CD No. ANKD404, in the office of Sub- Registrar Anekal, in their favour which authorises the Developer to develop of Subject Property into a residential layout/villas/apartments/multi dwelling units.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore, Smt.Pillamma and other land owners have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.Venkatesh and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period from

- a. 01/04/1920 to 31/03/2004
- b. 01/04/2004 to 07/02/2021
- c. 01/04/2015 to 17/08/2022

IV) CERTIFICATE:

a. We hereby certify that Smt.Pillamma and her family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.Chiranjeevi Bathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.

Advocate

for (K.V.Narenthra and Associates)

Panathur/Doddakarahalli branch,
Bangalore

SHANTIL

Digitally signed
by SHANTI L

Date:

2022.12.16

16:30:09

+05'30'

LEGAL SCRUTINY REPORT

We are required to give our Legal Scrutiny Report in respect of the Converted Land bearing **Survey No.60/1** of S.Medahalli Village, SarjapuraHobli, AnekalTaluk**measuring 37Guntas** (converted vide Official Memorandum dated 16/11/2019 bearing No.ALN(ASH)SR:47/2019-2020 issued by the Deputy Comissioner, Bangalore for Residential personal Housing purposes), which property is morefully described in the Schedule hereunder and hereinafter referred to as the 'SUBJECT PROPERTY', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for scrutiny and opinion thereof.

Present Owner: Sri. B.R.Murthy S/o. Sri.A.Ramakrishnappa & Others.
Promoter: M/s Cachet Projects LLP.

I. DESCRIPTION OF THE PROPERTY (SUBJECT PROPERTY):

All that piece and parcel of Converted Land bearing **Survey No.60/1** of S.Medahalli Village, SarjapuraHobli, AnekalTaluk**measuring 37 Guntas** (converted vide Official Memorandum dated 16/11/2019 bearing No.ALN(ASH)SR:47/2019-2020 issued by the Deputy Comissioner, Bangalore for Residential personal Housing purposes), and bounded on the:

East by: Land belonging to Sri.B.G.Anjinappa
West by: Land belonging to Sri.Goralappa and Family
North by: Road and Muneshwaraswamy Temple
South by: Land belonging to Sri.Gurumurthy

II. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Sale Deed dated 10.07.1941 executed by Sri.Appaji @ Polappa son of Sri.Balappa and Sri.Gurumurthy as confirming party in favour of Sri.Nanjappa son of Sri.Gulla Reddy, registered as document No.104/1941-42, pages 237-238, Volume 48, Book-I in the office of the Sub Registrar, Anekal, in respect of land in Survey No.60 measuring 1 Acre 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
2. Sale Deed dated 25.06.1965 executed by Sri.Nanjappa son of Sri.Gulla Reddy in favour of Sri.Anjinappa son of Sri.Thimmarayappa, registered as document No.1334/1965-66, pages 232-234, Volume 1012, Book-I in the office of the Sub Registrar, Anekal, in respect of land in Survey

No.60/1 measuring 39 Guntas including kharab and Survey No.60/5 measuring 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.

3. Mutation Register Extract bearing No.73/2005-06 in the name of Sri.Ramakrishnappa son of Sri.Anjinappa, in respect of Land bearing Survey No.60/1 measuring 37 Guntas and Survey No.60/5 measuring 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
4. Affidavit dated 12.09.2005 sworn by Sri.A.Ramakrishnappa son of Late Anjinappa, stating that his father Sri.Anjinappa died on 09.08.1979.
5. Family Tree of Sri.Ramakrishnappa son of Late Anjinappa in the form of Affidavit sworn by his son Sri.B.R.Murthy.
6. Partition Deed dated 4/1/2008 entered into between Sri.A.Ramakrishnappa and Sri.Venkateshappa both sons of late Anjinappa.
7. Gift Deed dated 05.12.2014 executed by Sri.A.Ramakrishnappa son of Late Anjinappa in favour of his son Sri.B.R.Murthy, registered as document No.ANK-1-04133/2014-15 stored in CD No.ANKD384, Book-I in the office of the Sub Registrar, Anekal, in respect of Land bearing Survey No.60/1 measuring 37 Guntas and Land bearing Survey No.60/5 measuring 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
8. Mutation Register Extract bearing No.H33/2014-15 in the name of Sri.B.R.Murthy son of Sri.A.Ramakrishnappa, in respect of Survey No.60/1 measuring 37 Guntas and Land bearing Survey No.60/5 measuring 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk, pursuant to Gift Deed dated 05.12.2014 registered as document No.ANK-1-04133/2014-15.
9. RTC for the period 1970-71 to 1983-84, 1989-90 to 2020-21 in respect of Land bearing Sy.No.60/1 measuring 37 Guntas and 2 Guntaskharab, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
10. Village map of S Medahalli Village, SarjapuraHobli, AnekalTaluk.
11. RR Balabagadhanakalu in respect of Survey No.60 of S Medahalli Village, SarjapuraHobli, AnekalTaluk, bifurcated into five Sub Divisions,

out of which Land bearing Survey No.60/1 showing the name of Sri.Gurumurthy Reddy son of Sri.Puttaiah.

12. Atlas in respect of Land bearing Survey No.60 showing five Sub Divisions, viz., Sy.No.60/1 to 60/5 situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
13. AkarBandh for the Subject Land
14. Endorsement dated 15.02.2019 issued by the Tahsildar, AnekalTaluk, Anekal, stating non availability of RTC for the period 1984-89 in respect of the Subject Land.
15. Endorsement dated 11.03.2019 bearing No.PTCL.CR(A)/796/2018-19 issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore, stating that there are no cases pending under PTCL Act, in respect of the Land bearing Sy.No.60/1 measuring 37 Guntas situated atS Medahalli Village, SarjapuraHobli, AnekalTaluk.
16. Endorsement dated 10.12.2018 issued by the Tahsildar, AnekalTaluk, Bangalore District, stating that there are no tenancy cases pending in respect of Land bearing Sy.No.60/1 measuring 37 Guntas situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
17. Joint Development Agreement dated 06.07.2015 entered between Sri.B.R.Murthy son of Sri.A.Ramakrishnappa, Smt.Sudha wife of Sri.B.R.Murthy, KumariDeepthisanika, Master HemandhGowda minor children of Sri.B.R.Murthy represented by father/natural guardian Sri.B.R.Murthy and others and M/s.Cachet Projects LLP, represented by its Partner Sri.ChiranjeeviBathula, registered as document No.ANK-1-01383/2015-16 stored in CD No.ANKD392, Book-I in the office of the Sub Registrar, Anekal, in respect of the Land bearing Survey No.60/1 measuring 37 Guntas and other lands, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.
18. General Power of Attorney dated 06.07.2015 executed by Sri.B.R.Murthy son of Sri.A.Ramakrishnappa, Smt.Sudha wife of Sri.B.R.Murthy and others and M/s.Cachet Projects LLP, represented by its Partner Sri.ChiranjeeviBathula, registered as document No.ANK-4-00131/2015-16 stored in CD No.ANKD392, Book-I in the office of the Sub Registrar, Anekal, in respect of Survey No.60/1 measuring 37 Guntas and other lands, situated atS Medahalli Village, SarjapuraHobli, AnekalTaluk.

19. Official Memorandum dated 16.11.2019 bearing No.ALN(ASH)SR 47/2019-20 issued by the Deputy Commissioner, Bangalore District, in the name of Sri.B.R.Murthy son of Sri.A.Ramakrishnappa, for conversion of the subject land from agricultural to non agricultural Residential purpose.
20. Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.B.R.Murthy and other land owners in favour of STRR Planning Authority thereby releasing civic amenity portion in the entire project, which includes the Subject Land.
21. Release Deed dated 23/5/2022 registered as document No.1674/2022-23 of Book I, stored in C.D.No.1297 in the Office of the Sub-Registrar, Anekal, Bangalore executed by Sri.Ramakrishnappa A and his wife Smt.Gowramma and their daughters Smt.Saraswathi and Smt.Rajeshwarai in favour of Sri.B.R.Murthy releasing their rights over the subject property.
22. Sanctioned Layout plan dated 29/7/2022 approved by STRR Planning Authority in respect of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas for formation of residential layout in the said lands.
23. Commencement Certificate dated 29/7/2022 issued by STRR Planning Authority according sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout.
24. Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore entered into between Sri.B.R.Murthy and Others with M/s. Cachet Projects LLP effecting sharing of the saleable sital areas amongst the Owners and the Developer in the proposed project to be formed over the various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.
25. Encumbrance Certificates for the period 01.04.1920 to 17.8.2022 in respect of the subject property.

III. GENESIS OF TITLE:

A perusal of the documents would go to establish that the Land bearing Survey land in Survey No.60 measuring 1 Acre 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk belonged to one Sri.Nanjappa son of Sri.Gulla Reddy who purchased the same vide Sale Deed dated 10.07.1941 executed by Sri.Appaji @ Polappa son of Sri.Balappa and Sri.Gurumurthy as confirming party, registered as document No.104/1941-42, pages 237-238, Volume 48, Book-I in the office of the Sub Registrar, Anekal, Bangalore.

Further we understand that the said land in Survey No.60 measuring 1 Acre 36 Guntas, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk becomes Survey No.60/1 measuring 39 Guntas including kharab and Survey No.60/5 measuring 36 Guntas and the said Sri.Nanjappa son of Sri.Gulla Reddy conveyed the said lands to Sri.Anjinappa son of Sri.Thimmarayappa vide Sale Deed dated 25.06.1965, registered as document No.1334/1965-66, pages 232-234, Volume 1012, Book-I in the office of the Sub Registrar, Anekal. Thus the said Sri.Anjinappa having acquired the said Property in the manner mentioned above was in peaceful possession and enjoyment of the same till his death and upon his death, the Revenue records stood mutated in the name of his son Sri.Ramakrishnappa vide Mutation Register Extract bearing No.73/2005-06.

We understand from the Partition Deed dated 4/1/2008 entered into between Sri.A.Ramakrishnappa and Sri.Venkateshappa both sons of late Anjinappa, both the sons have effected partition of various lands including the subject land and as per which terms, A.Ramakrishnappa is allotted the Subject Property. Thus A.Ramakrishnappa having acquired the said land in the manner mentioned above was in peaceful possession and enjoyment of the same

The said Sri.Ramakrishnappa gifted the said lands in favour of his son Sri.B.R.Murthy vide Gift Deed dated 05.12.2014, registered as document No.ANK-1-04133/2014-15 stored in CD No.ANKD384, Book-I in the office of the Sub Registrar, Anekal, Bangalore. The Revenue records stood mutated in his name vide Mutation Register Extract bearing No.H33/2014-15.

We have the benefit of examining the RTC Records for the period 1970-71 to 1983-84, 1989-90 to 2020-21 in respect of Sy.No.60/1 measuring 37 Guntas and 2 Guntaskharab, situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk, which would reiterate the flow of title in the manner mentioned above. We have also examined the Village map /RR Balabagadhanakalu/ Atlas

/AkarBandh, which would shows the location, shape and assessment of the land in question.

An Endorsement dated 11.03.2019 bearing No.PTCL.CR(A)/796/2018-19 issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore, confirms that there are no cases pending under PTCL Act, in respect of the Land bearing Sy.No.60/1 measuring 37 Guntas situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk. An Endorsement dated 10.12.2018 issued by the Tahsildar, Anekal Taluk, Bangalore District confirms that there are no tenancy cases pending in respect of Land bearing Sy.No.60/1 measuring 37 Guntas situated at S Medahalli Village, SarjapuraHobli, AnekalTaluk.

Thus the said Sri.B.R.Murthy having acquired the said land in the manner mentioned above is in peaceful possession and enjoyment of the same. He inturn along with his family members have entered into a registered Joint Development Agreement dated 06.07.2015 with M/s.Cachet Projects LLP, represented by its Partner Sri.ChiranjeeviBathula, registered as document No.ANK-1-01383/2015-16 stored in CD No.ANKD392, Book-I in the office of the Sub Registrar, Anekal, in respect of the sadiland for development of the same into a residential layout/villas/apartments/multi dwelling units after conversion and further in this regard, they have also executed a General Power of Attorney dated 06.07.2015 registered as document No.ANK-4-00131/2015-16 stored in CD No.ANKD392, Book-I in the office of the Sub Registrar, Anekal, in their favour which authorises the Developer to develop of Subject Property into a residential layout/villas/apartmetns/multi dwelling units after conversion.The said land stands converted for Residential purpose vide Official Memorandum dated 16.11.2019 bearing No.ALN(ASH)SR 47/2019-20 issued by the Deputy Commissioner, Bangalore District.

We understand that the said Developer has procured Sanctioned Layout plan dated 29/7/2022 from STRR Planning Authority for formation of residential layout on various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas and further in this regard they have also secured a Commencement Certificate dated 29/7/2022 from STRR Planning Authority which accords sanction for development of various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas into a residential layout. Further under a Relinquishment Deed dated 13.7.2021 registered as document No.1950/2021-22 of Book I, stored in C.D.No.1073 in the Office of the Sub-Registrar, Anekal, Bangalore, Sri.B.R.Murthy and other land owners have released their rights in the civic amenity portion in the entire project, which includes the Subject Land.

Further we understand that various lands owners including Sri.B.R.Murthy and Others have entered into a Supplemental Sharing Agreement dated 4/3/2022 Document No.9953/21-22 of Book I, registered in the Office of the Sub-Registrar, Anekal, Bangalore with M/s. Cachet Projects LLP thereby effecting sharing of saleable sital areas amongst themselves to be formed over various survey numbers including the Subject Land totally measuring 6 acres 17 Guntas.

Further we understand that under a Release Deed dated 23/5/2022 registered as document No.1674/2022-23 of Book I, stored in C.D.No.1297 in the Office of the Sub-Registrar, Anekal, Bangalore, the said Sri.Ramakrishnappa A and his wife Smt.Gowrammaa and their daughters Smt.Saraswathi and Smt.Rajeshwaraihav released their rights over the Subject Property in favour of Sri.B.R.Murthy.

Encumbrances: A perusal of Encumbrance Certificate, we find that there are no existing encumbrances, over the Schedule Property apart from the ones explained above, for the period from 01.04.1920 to 17.8.2022

IV) CERTIFICATE:

a. We hereby certify that Sri.B.R.Murthy and his family members are the absolute owners of the Subject Property and their title to the Subject Property is clear, marketable and valid.

b. M/s. Cachet Projects LLP, A Partnership Firm, represented by its Designated Partner Sri.ChiranjeeviBathula, by virtue of a registered Joint Development / General Power of Attorney Holder of the Subject Property is empowered and authorised to develop the Subject Property into a residential layout and they are also entitled to sell their share of saleable sital area in the Subject Property to the Prospective Buyers, by virtue of a registered General Power of Attorney, referred above.

Shanti.L.
Advocate
(K.V.Narendra and Associates)
Advocates

SHANTI L

Digitally signed
by SHANTI L

Date:

2022.12.16

16:27:54

+05'30'