



TO,

04.12.2023

M/S.MSR SHELTERS LLP
A Limited Liability Partnership,
No.32/3, Chikkanayakanahalli,
Varthur Hobli, Bengaluru- 560036.

LEGAL SCRUTINY REPORT

Dear Sir,

Sub: Legal Opinion with respect of the residentially converted land bearing Sy. No. 7/4, measuring to an extent of 1 Acre 25 Guntas out of 3 Acres 10 Guntas (+3 Guntas Kharab) converted vide Official Memorandum dated 28.01.2016, bearing No. ALN(EVH)SR/136/2015-16, issued by the office of Deputy Commissioner, Bangalore, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District.

SCHEDULE PROPERTY

All that piece and parcel of the residentially converted land bearing Sy. No. 7/4, measuring to an extent of 1 Acre 25 Guntas out of 3 Acres 10 Guntas (+3 Guntas Kharab) converted vide Official Memorandum dated 28.01.2016, bearing No. ALN(EVH)SR/136/2015-16, issued by the office of Deputy Commissioner, Bangalore, situated at **Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District** and bounded on the:

East By : Remaining portion of Survey Number.7/4;
West by : Property belongs to Sri. Gopala Reddy;
North by : Property belongs to Sri. Gurappa Reddy;
South by : Property belongs to Sri. Gopala Reddy.





DOCUMENTS SCRUTINIZED:

Sl. No.	Date of document	Name/ Type of document	Regd./Ref No. of the document with date	Whether original /certified /true copy/Photostat
---------	------------------	------------------------	---	--

TITLE RELATED DOCUMENTS

1.	10.02.1940	Sale deed executed by Sri. Ramaiah Son of Sri. Papaiah in favour of Sri. Ramaiah Son of Sri. Venkatappa with respect to land bearing Survey Number.7/4, measuring to extent of 02 Acres 06 Guntas.	Document No. 2647/ 1939-40	Photostat
2.	05.08.1950	Sale deed executed by Sri. Ramaiah Son of Sri. Venkatappa in favour of Smt. Gowramma Daughter of Sri. Muniyappa, with respect to land bearing Survey Number. 7/4,	Document No. 3161/ 1950-51	Photostat





		measuring to extent of 02 Acres 06 Guntas.		
3.	16.08.1956	Sale deed executed by Smt. Gowramma Daughter of Sri. Muniyappa in favour of Sri. Ramaiah Son of Sri. Venkatappa, with respect to land bearing Survey Number. 7/4, measuring to extent of 02 Acres 06 Guntas.	Document No. 3947/1956-57	Photostat
4.		Kardha Nakalu, Moola Tippani, Hissa Tippanny and RR Balabag		Photostat
5.	02.07.2007	Panchayat Parikath entered between Sri. R. Venkataram Son of Sri. Ramaiah and Sri. Chinnappa Son of Late. Venkatappa, with respect to land bearing Survey Number.7/4, measuring to extent of 3 Acres 10 Guntas.		Photostat





6.	29.08.2007	Mutation Register	MR.No.4/2007 -08	Photostat
7.	14.10.2009	Mutation Register	MR.No.8/2009 -10	Photostat
8.	28.12.2015	Intimation Letter	Document No. ALN (EVH) SR / 136/2015-16	Photostat
9.	28.01.2016	Official Memorandum of Conversion Order issued by Deputy Commissioner office, Bangalore from Agricultural to non-Agricultural residential purpose with respect to Survey Number.7/4, measuring to extent of 3 Acres 10 Guntas.	Document No. ALN (EVH) SR /136/2015-16	Photostat
10.		Conversion Challan paid receipt		Photostat
11.		Conversion sketch		Photostat
12.	03.03.2016	Mutation Register	MR.No.T5/201 5-16	Photostat





13.	22.06.2015	Sale agreement entered in to between Sri. R. Venkataram Son of Late Sri. Ramaiah & others with Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas, (out of 03 Acres 10 Guntas).	Document No. 02267 / 2015-16	Photostat
14.	22.06.2015	General Power Of Attorney executed by Sri. R. Venkataram Son of Late Sri. Ramaiah & others in favour of Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas, (out of 03 Acres 10 Guntas).	Document No. 292 / 2015-16	Photostat
15.	18.05.2017	Release deed executed by Smt. Rathnamma Wife of Sri. Ramamurthy and Smt. Dhanalakshmamma Wife of Sri. Krishnappa in favour of Sri. R.	Document No. 01352 / 2017-18	Photostat





		Venkataram Son of Late Sri. Ramaiah represented by their GPA holder Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas, (out of 3 Acres 10 Guntas).		
16.	22.12.2017	Absolute Sale deed executed by Sri. R. Venkataram Son of Late Sri. Ramaiah & others represented by their GPA holder Sri. M. Krishna Reddy Son of Sri. Muniswamy and also is made as a Confirming Party in favour of M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham represented by his Power Of Attorney Holder Sri.K. Oasis Reddy and 2. Sri.K.Oasis Reddy Son of R.Kirubanantham, with respect to land bearing Survey Number.7/4,	Document No. 8648/ 2017-18	Photostat





		measuring to extent of 32 Guntas, out of total extent of 03 Acres 10 Guntas.		
17.	22.12.2017	Joint Development Agreement entered into between Sri. Krishna Reddy Son of Sri. Muniswamy and M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri.R. Kirubanantham represented by his Power Of Attorney Holder Sri.K. Oasis Reddy and 2. Sri.K.Oasis Reddy Son of R.Kirubanantham, with respect to land bearing Survey Number.7/4, measuring to extent of 33 Guntas, (out of 01 Acre 25 Guntas), total extent of 03 Acres 10 Guntas.	Document No. 8651/ 2017-18	Photostat
18.	28.12.2017	Third Addendum to the Memorandum of Entry executed by M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partner Sri. K.	Document No. 08747/ 2017-18	Photostat





		Vithesh Raj Son of Sri. R. Kirubanantham in favour of M/s. VISTRA ITCL(India) LIMITED represented by its Authorized Signatory Sri. H.N. Raghavendra, with respect to Survey Number.7/4, measuring to extent of 03 Acres 10 Guntas.		
19.	28.11.2019	Release deed executed by M/s. ODION BUILDERS AND DEVELOPERS, represented by his Partners 1. Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham represented by by his Power Of Attorney Holder Sri.K. Oasis Reddy and 2. Sri.K.Oasis Reddy Son of R.Kirubanantham in favour of Sri. H.G. Umapathi Son of Late Sri. Gurappa Reddy, with respect to land bearing Survey Number.7/4,	Document No.07439/ 2019-20	Photostat





		measuring to extent of 16.5 Guntas, out of 32 Guntas.		
20.		Family tree and Death Certificate of Sri.Chinnappa Son of Sri.Venkatappa		Photostat
21.	21.12.2022	Family Tree of Sri. C. Nagarajappa Son of Late Chinnappa.	No. RD0038113194 024	Photostat
22.	09.01.2023	Family Tree of Sri. Kanakaraju Son of Late Chinnappa.	No. RD0039271047 714	Photostat
23.	29.12.2022	Family Tree of Sri. Jayaram Son of Late Chinnappa.	No. RD0039271047 648	Photostat
24.	01.02.2023	Family Tree of Sri. C. Narayanaswamy Son of Late Chinnappa.	No. RD0039271047 917	Photostat
25.		Death Certificate of Sri.Ramaiah Son of Late Venkatappa.		Photostat





26.	24.02.2023	Release deed executed by Sri. Dhanush Son of Sri. B.N. Dayashankar Kumar B.N, and others in favour of Smt. Prabhavathi Wife of Sri. B.N. Dayashankar Kumar B.N, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 15076 / 2022-23	Photostat
27.	24.02.2023	Release deed executed by Smt. Geetha Daughter of Sri. Venkataswamy Veeranna and others in favour of Smt. Shivamma Wife of Sri. Venkataswamy Veeranna, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 15088 / 2022-23	Photostat
28.	24.02.2023	Release deed executed by Smt. Rukminiyamma Wife of Sri. C. Kanakaraju and others in favour of Sri. C. Kanakaraju Son of Late Sri.	Document No. 15103 / 2022-23	Photostat





		Chinnappa, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acres 25 Guntas (out of 03 Acres 10 Guntas).		
29.	24.02.2023	Release deed executed by Smt. Vimala Wife of Sri. C. Jayaram and others in favour of Sri. C. Jayaram Son of Late Sri. Chinnappa, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 15115 / 2022-23	Photostat
30.	24.02.2023	Release deed executed by Smt. Bharathi Wife of Sri. C. Narayanaswamy and others in favour of Sri. C. Narayanaswamy Son of Late Sri. Chinnappa, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acres 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 15122 / 2022-23	Photostat





31.	27.02.2023	Release deed executed by Smt. Nithya Daughter of Sri. K.L. Adishesha, and Sri.Muktheesh Son of Sri. K.L. Adishesha in favour of Smt. Pushpavathi Wife of Sri. K.L. Adishesha, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 15146 / 2022-23	Photostat
32.	27.02.2023	Release deed executed by Smt. Lalithamma Wife of Sri.C.Nagaraju and others in favour of Sri. C. Nagaraju Son of Late Sri. Chinnappa, with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 15155 / 2022-23	Photostat
33.	27.02.2023	Joint Development Agreement entered into between Sri. C. Nagaraju Son of Late Sri. Chinnappa & others and M/s.	Document No. 15167 / 2022-23	Photostat





		MSR SHELTERS LLP., represented by its Designated partner Sri. M.S. Subramani, with respect to land bearing Survey Number.7/4, measuring to extent of 1 Acre 25 Guntas (out of 03 Acres 10 Guntas).		
34.	27.02.2023	General Power of Attorney executed by Sri. C. Nagaraju Son of Late Sri. Chinnappa and others in favour of M/s. MSR SHELTERS LLP., represented by its Designated partner Sri. M.S. Subramani, with respect to Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas).	Document No. 01303/ 2022-23	Photostat
35.	30.10.2023	Release deed executed by Mr Harish P Son of Sri.Paparaju.N & others in favour of Smt Sushilamma Wife of Sri.Paparaju.N, with respect to Sy.No 7/4, measuring 1 Acre 25 Guntas.	Document No. 10403/ 2023-24	Photostat





36.	30.10.2023	Addendum agreement to the Joint Development agreement dated 24.02.2023 executed by Smt Sushilamma Wife of Sri.Paparaju with of M/S MSR Shelters LLP, represented by its designated partner Sri.M.S Subramani, with respect to Sy.No 7/4 measuring 1 Acre 25 Guntas	Document No. 10404/ 2023-24	Photostat
37.	30.10.2023	Addendum to General Power Of Attorney dated 24.02.2023 executed by Smt Sushilamma Wife of Sri.Paparaju N in favour of M/S MSR Shelters LLP represented by its designated partner Sri.M.S Subramani, with respect to Sy.No 7/4 measuring 1 Acre 25 Guntas	Document No. 784/ 2023-24	Photostat

REVENUE DOCUMENTS

38.		Index of Land		Photostat
-----	--	---------------	--	-----------





39.		Manual RTCs from the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1977-78 to 1981-82, 1982-83 to 1986-87, 1987-88 to 1991-92, 1992-93 to 1996-97, 1997-98 to 2000-01, with respect to Survey Number.7/4.		Photostat
40.		Computerized RTC for the period 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-23 and 2023-2024 with respect to Survey Number.7/4.		Photostat

ENDORSEMENTS

41.	19.11.2021	Endorsement issued by the Tahsildar, Bangalore East Taluk as to non-availability of Record of Rights with	No. R.K /C.R /2270/2021-22	Photostat
-----	------------	---	----------------------------	-----------





		respect to land bearing Survey Number.7/4.		
--	--	---	--	--

SURVEY RECORDS

42.		Kardha Nakalu		Photostat
43.		Moola Tippanni		Photostat
44.		Hissa Tippanny		Photostat
45.		RR Balabagha		Photostat
46.		Akarbandh		Photostat

ENCUMBRANCE CERTIFICATE

47.	29.10.2021	Nil Encumbrance Certificate from 01.04.1920 to 30.06.1924 with respect to Survey Number.7/4.	SA.No.1555/2 021-22	Photostat
48.	26.11.2021	Encumbrance Certificate from 01.07.1924 to 14.02.1957 with respect to Survey Number.7/4.	SA.No.24252/ 2021-22	Photostat
49.	17.11.2021	Nil Encumbrance Certificate from 15.02.1957 to 31.03.2004 with respect to Survey Number.7/4.	SA.No.20003/ 2021-22	Photostat





50.	28.10.2021	Encumbrance Certificate from 01.04.2004 to 26.10.2021 with respect to Survey Number.7/4.	SA.No.30885/ 2021-22	Photostat
51.	21.07.2023	Encumbrance Certificate from 01.04.2021 to 19.07.2023 with respect to Survey Number.7/4.	ECC.No.20072 023-1947250	Photostat

FLOW OF TITLE:

On perusal of the above documents, it is observed that originally the immovable property being agricultural land bearing Sy. No 7/4, measuring to an extent of 2 Acres 6 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, belonged to one Sri Ramaiah Son of Sri Papaiah evidenced in the Survey records.

Whereas, Sri. Ramaiah Son of Sri. Papaiah conveyed the land bearing Sy. No 7/4, measuring to an extent of 2 Acres 6 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. Ramaiah Son of Sri. Venkatappa, vide Sale deed dated 10.02.1940 registered as document No. 2647/1939-40, Book I, Volume No.497, Pages 142 to 145, in the office of Sub Registrar, Bengaluru District.

Further, Sri. Ramaiah Son of Sri. Venkatappa conveyed the land bearing Sy. No 7/4, measuring to an extent of 2 Acres 6 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Smt. Gowramma Daughter of Sri. Muniyappa vide Sale deed dated 05.08.1950 registered as document No. 3161/1950-51, Book I, Volume No.1154, Pages 208 to 210, in the office of Sub Registrar, Bengaluru District.

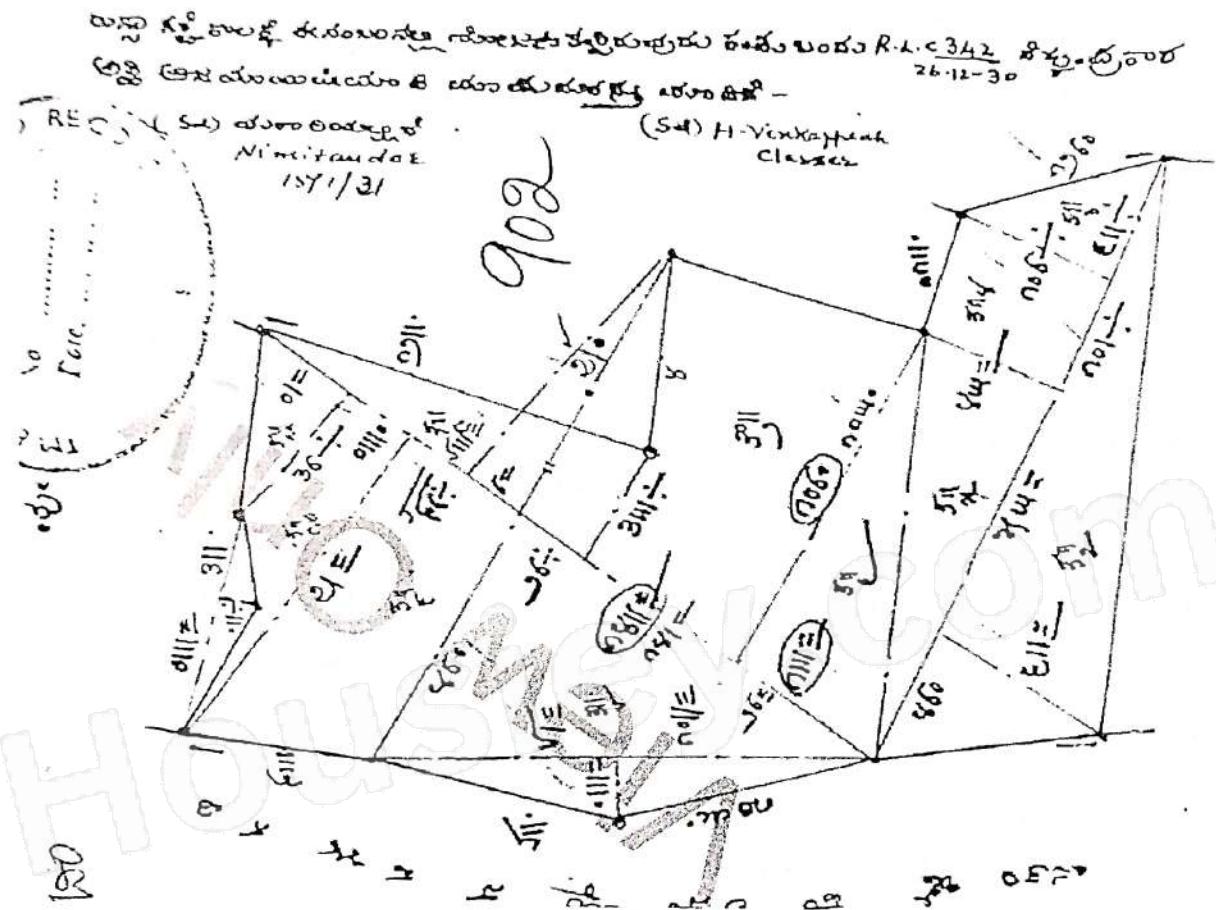




Further, Smt. Gowramma Daughter of Sri. Muniyappa conveyed the land bearing Sy. No 7/4, measuring to an extent of 2 Acres 6 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. Ramaiah Son of Sri. Venkatappa vide Sale deed dated 16.08.1956 registered as document No.3947/1956-57, Book I, Volume No.1552, Pages 238 to 240, in the office of Sub Registrar, Bengaluru District.

Whereas, it can be noticed from the Karadha Nakalu and other Survey records that the Sy.No 7 was not properly measured at the time of Survey and the said measurement was rectified on 26.12.1930 as per order No RLC 342 and accordingly Durasth was effected on Survey Number 7 and further it was subdivided into Survey Number 7/1 measuring 37 Guntas, Survey Number 7/2 measuring 2 Acres 35 Guntas, Survey Number 7/3 measuring 37 Guntas, Survey Number 7/4 measuring 3 Acres 13 Guntas, Survey Number 7/5 measuring 3 Acre 15 Guntas, so the extent of 2Acres 06 Guntas in Sy.No.7/4 was rectified as 3 Acres 13 Guntas including 3 Guntas Kharab. The details of the said rectification have been clearly specified in Moola Tippani for the kind perusal "ಹಿನ್ನೆ ಸರ್ಕಾರಕ್ಕೆ ಈ ನಂಬರಿನಲ್ಲಿ ಹೋಜಣೆ ಕೂರಿಸುವುದು ಕಂಡುಬಂದು R.L.C.342/26.12.1930 ಹುಕ್ಕುಂ ಪ್ರಕಾರ ಅಡಿ ಅಜಪೂರ್ಯಾಯಿಷಿ ಮಾಡಿ ಹೋಡು ದುರಸ್ತ ಮಾಡಿದೆ" and the same has been enclosed herewith





Further, it can be observed that Sri Ramaiah, Sri. Muninagappa and Sri. Chinnappa sons of Sri. Venkatappa had affected an oral partition based on the same a Panchayath Partition was affected on 17.10.1986, though the Khatha was transferred in the name of Sri. Ramaiah the first son of Sri.Venkatappa, the aforesaid property was enjoyed by all the three of them. Whereas, Sri. Ramaiah son of Sri.Venkatappa died intestate leaving behind his legal heir Sri.Venkataram and the second son of Sri. Venkatappa by name Sri. Muninagappa and his wife also died intestate issueless, and hence Sri.R.Venkataram son of Sri Ramaiah and





Sri. Chinnappa the third son of Sri. Venkatappa affected a family partition dated 02.07.2007 for the land bearing Sy. No 7/4, measuring to an extent of 3 Acres 13 Guntas, along with other properties situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District. Whereby the land in Sy.No.7/4 has been partitioned in the following manner:

- Sri. R. Venkataram son of Sri Ramaiah has been allotted, interalia, portion of the aforesaid land in Sy.No.7/4 measuring to an extent of 1 Acre 25 Guntas.
- Sri. Chinnappa son of Sri.Venkatappa has been allotted, interalia, portion of the aforesaid land in Sy.No.7/4 measuring to an extent of 1 Acre 25 Guntas

Subsequently the same as been evidenced in Mutation Register No. 4/2007-08.

On filing of the application for conversion by Sri. R. Venkataram son of Late Ramaiah and Sri. Chinnappa son of Late Venkatappa from Agricultural to non-agricultural Residential Purpose, the Tahsildar, Bangalore District has submitted his report to the Deputy Commissioner, Bangalore District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of Intimation Letter from Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on 28.01.2016, Vide document bearing No. ALN(EVH)SR/136/2015-16 after paying the Conversion Charges, with respect to Sy. No 7/4, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore_East Taluk, Bangalore Urban District, totally measuring to an extent of 3 Acres 10 Guntas. Subsequently the same has been mutated in Mutation Register bearing Number T5/2015-16.





Further, Sri. R. Venkataram Son of Late Sri. Ramaiah, Smt. Gowramma Wife of Sri. R. Venkataram, Sri.V. Muralidhar Son of Sri. R. Venkataram, Kumari Megha Daughter of Sri.V.Muralidhar, Smt.V.Deepa Daughter of Sri. R. Venkataram, Sri.V.Mahesh Kumar Son of Sri. R. Venkataram, Smt.Venkata Lakshmamma Daughter of Late Ramaiah, Smt. Jayamma Daughter of Late Ramaiah, Smt. Shanthamma Daughter of Late Ramaiah entered into a sale Agreement for the land bearing Sy. No 7/4 measuring to an extent of 1 Acre 25 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy dated 22.06.2015 registered as document No INR-1-02267/2015-16, stored in CD No INRD146, Book I, in the office of the sub registrar, Indiranagar.

Further, Sri. R. Venkataram Son of Late Sri. Ramaiah, Smt. Gowramma Wife of Sri. R. Venkataram, Sri.V.Muralidhar Son of Sri. R. Venkataram, Kumari Megha Daughter of Sri.V.Muralidhar, Sm.V.Deepa Daughter of Sri. R. Venkataram, Sri.V.Mahesh Kumar Son of Sri. R. Venkataram, Smt.Venkata Lakshmamma Daughter of Late Ramaiah, Smt. Jayamma Daughter of Late Ramaiah, Smt. Shanthamma Daughter of Late Ramaiah executed a General Power Of Attorney for the land bearing Sy. No 7/4, measuring to an extent of 1 Acre 25 Guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy dated 22.06.2015 registered as document No INR-4-00292/2015-16, stored in CD No INRD146, Book IV, in the office of the sub registrar, Indiranagar.

Whereas, it can be observed that, Smt. Rathnamma Daughter of Late Ramaiah & Wife of Sri. Ramamurthy and Smt. Dhanalakshmamma Daughter of Late Ramaiah & Wife of Sri. Krishnappa relinquished all their rights, title and interest in the land measuring 1 Acres 25 Guntas, in Survey Number 7/4, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore_East Taluk, Bangalore Urban District in favour of Sri. R. Venkataram Son of Late Sri. Ramaiah represented by his GPA Holder Sri. M. Krishna Reddy Son of Sri. Muniswamy





Reddy vide Release deed dated 18.05.2017 registered as document No INR-1-01352/2017-18, stored in CD No INRD 190, Book I, in the office of the sub registrar, Indiranagar.

Further, Sri. R. Venkataram Son of Late Sri. Ramaiah, Smt. Gowramma Wife of Sri. R. Venkataram, Sri. V. Muralidhar Son of Sri. R. Venkataram, Kumari Megha Daughter of Sri. V. Muralidhar, Smt. V. Deepa Daughter of Sri. R. Venkataram, Sri. V. Mahesh Kumar Son of Sri. R. Venkataram, Smt. Venkatalakshmamma Daughter of Late Ramaiah, Smt. Jayamma Daughter of Late Ramaiah, Smt. Shanthamma Daughter of Late Ramaiah, represented by their GPA holder and also Confirming party Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy conveyed the land measuring 32 Guntas out of 1 Acre 25 Guntas in Survey Number 7/4 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham, represented by his Power Of Attorney Holder Sri. K. Oasis Reddy and 2. Sri. K. Oasis Reddy Son of Sri. R. Kirubanantham vide Sale deed dated 22.12.2017 registered as document INR-1-08648/2017-18, stored in CD No. INRD205, Book I, in the office of Sub Registrar Indiranagar.

Whereas, it can be observed that Sri. Krishna Reddy Son of Sri. Muniswamy entered into a Joint Development Agreement dated 22.12.2017, registered as document no. INR-1-08651/2017-18, Stored in CD. No. INRD205, Book I, in the Office of the Sub Registrar, Indiranagar Bangalore with M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham, represented by his Power Of Attorney Holder Mr. K. Oasis Reddy and 2. Sri. K. Oasis Reddy Son of Sri. R. Kirubanantham for development of the land measuring 33 Guntas out of 1 Acre 25 Guntas in Survey Number 7/4 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk,

428, First Floor, 25th Cross, 24th Main Road, 2nd Sector, HSR Layout, Bangalore- 560102, India
Phone: 91-80-49595965/9945688974/9886672352 Email: legalnexusadv@gmail.com





Bangalore Urban District into residential layouts with a sharing sital area of 12500 Sq ft to the Owners and the balance sital area of 8958 Sq ft to the Developer.

Whereas, M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partner Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham availed loan by mortgaging the land bearing Sy.No.7/4 measuring to an extent of 3 Acres 10 Guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of M/s. VISTRA ITCL (India) LIMITED represented by its Authorized Signatory Sri. H.N. Raghavendra vide mortagage deed dated 28.12.2017 registered as document No INR-1-08747/2017-18, stored in CD No. INRD206, Book I, in the office of the sub registrar, Indiranagar.

Further, it can be observed that, M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham represented by his Power Of Attorney Holder Mr.K. Oasis Reddy and 2. Sri.K.Oasis Reddy Son of R.Kirubanantham relinquished all the rights in the land measuring 16.5 Guntas in Survey Number 7/4 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. H.G. Umapathi Son of Late Sri. Gurappa Reddy vide Release deed dated 28.11.2019 registered as document No INR-1-07439/2019-20, stored in CD.No. INRD468, Book I, in the office of Sub Registrar Indiranagar.

Further, it can be observed that Sri.Chinnappa Son of Sri. Venkatappa died intestate leaving behind his children viz., to succeed to his intestate estate. Family tree and the Death Certificate of Sri.Chinnappa Son of Sri. Venkatappa has been furnished for perusal.

Further, family tree of Sri. C. Nagarajappa Son of Late Chinnappa, Sri. Kanakaraju Son of Late Chinnappa, Sri. Jayaram Son of Late Chinnappa, Sri. C. Narayanaswamy Son of Late Sri. Chinnappa reflecting their legal heirs each has been furnished for perusal.





Further, Sri. Dhanush Son of Sri. B.N. Dayashankar Kumar, Miss Reena daughter of Sri. B.N. Dayashankar Kumar, relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Smt. Prabhavathi Wife of Sri. B.N. Dayashankar Kumar vide Release deed dated 24.02.2023 registered as document No INR-1-15076/2022-23, stored in CD No INRD 1289, Book I, in the office of Sub Registrar Indiranagar.

Further, it can be observed that, Smt. Geetha Daughter of Sri. Venkataswamy Veeranna, Sri. Vijay Aditya Kumar Son of Sri. Venkataswamy Veeranna, Smt. Divya B.V Daughter of Sri. Venkataswamy Veeranna, Smt Usha B.V Daughter of Sri. Venkataswamy Veeranna, relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Smt. Shivamma Wife of Sri. Venkataswamy Veeranna vide Release deed dated 24.02.2023 registered as document No INR-1-15088/2022-23, stored in CD No INRD 1289, Book I, in the office of Sub Registrar Indiranagar.

Whereas, it can be observed that, Smt. Rukminiyyamma Wife of Sri. C. Kanakaraju, Sri. Vinod Kumar C.K Son of Sri. C. Kanakaraju, Sri. Chandru C.K Son of Sri. C. Kanakaraju, relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. C. Kanakaraju Son of Late Sri. Chinnappa vide Release deed dated 24.02.2023 registered as document No INR-1-15103/2022-23, Book I, stored in CD No INRD 1289, in the office of Sub Registrar Indiranagar.

Whereas, it can be observed that, Smt. Vimala Wife of Sri. C. Jayaram, Miss Hamsa J Daughter of Sri. C. Jayaram, Kumari Daksha Daughter of Sri. C. Jayaram since





minor represented by her father Sri. C. Jayaram, Kumari.Kushi Daughter of Sri. C. Jayaram since minor represented by her father Sri. C. Jayaram relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore_East Taluk, Bangalore Urban District in favour of Sri. C. Jayaram Son of Late Sri. Chinnappa vide Release deed dated 24.02.2023 registered as document No INR-1-15115/2022-23, stored in CD No INRD 1289, Book I, in the office of Sub Registrar Indiranagar.

Further, it can be observed that, Smt. Bharathi Wife of Sri. C. Narayanaswamy, Sri.Punith C.N Son of Sri.C.Narayanaswamy, Kumari Bhoomika N Daughter of Sri.C. Narayanaswamy, relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. C. Narayanaswamy Son of Late Chinnappa vide Release deed dated 24.02.2023 registered as document No INR-1-15122/2022-23, stored in CD No INRD 1289, Book I, in the office of Sub Registrar Indiranagar.

Further, Smt. Nithya Daughter of Sri. K.L. Adishesha, Sri.Muktheesh Sons of Sri. K.L. Adishesha, relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Smt. Pushpavathi Wife of Sri. K.L. Adishesha vide Release deed dated 24.02.2023 registered on 27.02.2023 as document No INR-1-15146/2022-23, stored in CD No INRD 1290, Book I, in the office of Sub Registrar Indiranagar.

Further, Smt. Lalithamma Wife of Sri.C.Nagaraju, Sri.N.Girish Son of Sri.C.Nagaraju, Sri. N.Thrinesh Son of Sri.C.Nagaraju, Miss N.Rashmi Daughter of Sri.C.Nagaraju, relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4, situated at Chikkanayakanahalli Village, Varthur





Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Sri. C. Nagaraju Son of Late Sri. Chinnappa vide Release deed dated 24.02.2023 registered on 27.02.2023 as document No INR-1-15155/2022-23, stored in CD No INRD 1290, Book I, in the office of Sub Registrar Indiranagar.

WHEREAS, the Sri. C. Nagaraju Son of Late Sri. Chinnappa, Sri. C. Kanakaraju Son of Late Chinnappa, Smt. Shivamma Daughter of Late Sri. Chinnappa, Sri. Narayanaswamy .C Son of Late Sri. Chinnappa, Sri. C. Jayaram Son of Late Sri. Chinnappa, Smt. Prabhavathi Daughter of Late Sri. Chinnappa, Smt. Pushapavathi Daughter of Late Sri. Chinnappa have entrusted the land bearing Survey Number 7/4, measuring to extent of 1 Acre 25 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, to M/s. MSR SHELTERS LLP., represented by its Designated partner Sri. M.S. Subramani for the Development of the same vide Joint Development Agreement dated 24.02.2023 registered on 27.02.2023 as document No. INR-1-15167/2022-23, stored in CD No. INRD 1290 Book I, in the office of Sub Registrar Indiranagar, with a sharing ratio of 36: 64. i.e., 36% of the total super built up saleable area in the project to the Owners and 64% of developed area to the Developer and in pursuance thereof the they have also executed a General Power of Attorney dated 24.02.2023 registered on 27.02.2023 as document No. INR-1-01303/2022-23, stored in CD No. INRD 1290, Book 4, in the office of Sub Registrar Indiranagar, Bangalore, in favour of M/s. MSR SHELTERS LLP., represented by its Designated partner Sri. M.S. Subramani (developer) thereby empowering to develop the said property and sell the Developer share in the multistoried residential apartment to be constructed over the land bearing Survey Number 7/4, measuring to extent of 1 Acre 25 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District .

Further, Sri. Harish P Son of Sri. Paparaju N, Sri. Shashikumar P Son of Sri. Paparaju N, Sri. Monish P Son of Sri. Paparaju N relinquished all their rights in the land measuring 1 Acres 25 Guntas in Survey Number 7/4 situated at





Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District in favour of Smt.Sushilamma Wife of Sri.Paparaju N., vide Release deed dated 30.10.2023 registered as document No 10403/2023-24, Book I, in the office of Sub Registrar Indiranagar.

WHEREAS, it can be observed that an Addendum agreement to the Joint Development Agreement dated 24.02.2023 was entered into by Smt. Sushilamma Wife of Sri. Paparaju N, Daughter of Late Chinnappa entrusting the land bearing Survey Number 7/4, measuring to extent of 1 Acre 25 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore_East Taluk, Bangalore Urban District, with M/s. MSR SHELTERS LLP., represented by its designated partner, Sri. M.S. Subramani for the Development of the same, vide Addendum agreement dated 30.10.2023, registered as document No. INR-1-10404/2023-24, Book I, in the office of Sub Registrar Indiranagar, with a sharing ratio of 36: 64. i.e., 36% of the total super built up saleable area in the project to the Owners and 64% of developed area to the Developer and in pursuance thereof she has also executed a Addendum to General Power of Attorney dated 24.02.2023 the same as been registered as document bearing No. INR-4-00784/2023-24, Book 4, on 30.10.2023 in the office of Sub Registrar Indiranagar, Bangalore, in favour of M/s. MSR SHELTERS LLP., represented by its designated partner, Sri. M.S. Subramani (developer) thereby empowering to develop the said property and sell the Developer share in the multistoried residential apartment to be constructed over the land bearing Survey Number 7/4, measuring to extent of 1 Acre 25 situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore_East Taluk, Bangalore Urban District.

REVENUE DOCUMENTS:

- Index of land in respect of land bearing Survey Number 7/4 measuring 3 Acres 10 Guntas reflects the name of Sri. Ramaiah Son of Sri.Papaiah as per RR No. 37.





- Manual RTC's for the period of 1967-1968 to 2000-2001 with respect to Survey Number.7/4 reflects the name of Sri.Ramaiah Son of Venkatappa as the Khathedar of the land.
- Computerised RTC's for the period of 2007-08 – 2021-2022 with respect to Survey Number.7/4 reflects the name of Chinnappa Son of Venkatappa, Venkataram Son of Ramaiah as the Khathedar of the land.
- Computerised RTC's for the period of 2022-23 to 2023-24 with respect to Survey Number.7/4 reflects the name of Chinnappa Son of Venkatappa, Venkataram Son of Ramaiah & R. Venkataram S/o Late Ramaiah as the Khathedar of the land.

REGARDING ENDORSEMENTS:

- Endorsement dated 19.11.2021 issued by Tahsildar stating non-availability of Record of Rights with respect to land bearing Survey Number.7/4.

SURVEY RECORDS:

- ❖ Kardha Nakalu, Moola Tippani, Hissa Tippany, RR Balbagha, Atlas, Akarbandh & Village Map confirms the identity, location, extent of the land bearing Sy. No. 7/4 situated at Chikkanayakanahalli Village

TRACING OF ENCUMBRANCES:

- Nil Encumbrance Certificate from 01.04.1920 to 30.06.1924 with respect to Survey Number.7/4.





➤ Encumbrance Certificate from 01.07.1924 to 14.02.1957 with respect to Survey Number.7/4 reflects the following transactions:

- Sale deed executed by Sri. Ramaiah Son of Sri. Papaiah in favour of Sri. Ramaiah Son of Sri. Venkatappa with respect to land bearing Survey Number.7/4, measuring to extent of 02 Acres 06 Guntas vide Document Number.2647/1939-40.
- Sale deed executed by Sri. Ramaiah Son of Sri. Venkatappa in favour of Smt. Gowramma Daughter of Sri. Muniyappa with respect to land bearing Survey Number.7/4, measuring to extent of 02 Acres 06 Guntas vide document Number 3161/1950-51.
- Sale deed executed by Smt. Gowramma Daughter of Sri. Muniyappa in favour of Sri. Ramaiah Son of Sri. Venkatappa with respect to land bearing Survey Number.7/4, measuring to extent of 02 Acres 06 Guntas vide document Number 3947/1956-57.

➤ Nil Encumbrance Certificate from 15.02.1957 to 31.03.2004 with respect to Survey Number.7/4.

➤ Encumbrance Certificate from 01.04.2004 to 26.10.2021 with respect to Sy. No.7/4 reflects the following transactions:

- Release deed dated 28.11.2019 executed by M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partner Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham and Sri.K.Oasis Reddy Son of





R.Kirubanantham in favour of Sri. H.G. Umapathi Son of Late Sri. Gurappa Reddy, with respect to land bearing Survey Number.7/4, measuring to extent of 16.5 Guntas, out of 32 Guntas vide document No. 07439/2019-20.

- Third Addendum to the Memorandum of Entry dated 28.12.2017 executed by M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partner Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham in favour of M/s. VISTRA ITCL(India) LIMITED represented by its Authorized Signatory Sri. H.N Raghavendra with respect to Survey Number.7/4, measuring to extent of 03 Acres 10 Guntas vide document number 08747/2017-18.
- Joint Development Agreement dated 22.12.2017 executed by Sri. Krishna Reddy Son of Sri. Muniswamy in favour of M/s. ODION BUILDERS AND DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri.R. Kirubanantham represented by his Power Of Attorney Holder Sri.K. Oasis Reddy and 2. Sri.K.Oasis Reddy Son of R.Kirubanantham with respect to land bearing Survey Number.7/4, measuring to extent of 33 Guntas, (out of 01 Acre 25 Guntas), total extent of 03 Acres 10 Guntas vide document Number 08651/2017-18.
- Absolute Sale deed dated 22.12.2017 executed by Sri. R. Venkataram Son of Late Sri. Ramaiah & others represented by their GPA holder Sri. M. Krishna Reddy Son of Sri. Muniswamy and also is made as a Confirming Party in favour of M/s. ODION BUILDERS AND





DEVELOPERS, represented by its Partners 1. Sri. K. Vithesh Raj Son of Sri. R. Kirubanantham, represented by his Power Of Attorney Holder Sri.K. Oasis Reddy and 2. Sri.K.Oasis Reddy Son of R.Kirubanantham with respect to land bearing Survey Number.7/4, measuring to extent of 32 Guntas, (out of 01 Acre 25 Guntas), total extent of 03 Acres 10 Guntas vide document number 08648/ 2017-18.

- Relinquishment deed / Release deed dated 18.05.2017 entered in to between Smt. Rathnamma Wife of Sri. Ramamurthy and Smt. Dhanalakshmamma Wife of Sri. Krishnappa in favour of Sri. R. Venkataram Son of Late Sri. Ramaiah, represented by Sri. M. Krishna Reddy Son of Sri. Muniswamy Reddy with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas, (out of 3 Acres 10 Guntas)vide document Number 01352/2017-18.
- Sale agreement dated 22.06.2015 entered in to between Sri. R. Venkataram Son of Late Sri. Ramaiah & others and Sri. M. Krishna Reddy Son of Sri. Munisamy Reddy with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas, (out of 03 Acres 10 vide document number 02267/2015-16.

➤ Encumbrance Certificate from 01.04.2021 to 19.07.2023 with respect to Sy. No.7/4 reflects the following transactions:

- Joint Development Agreement dated 27.02.2023 entered in to between Sri. C. Nagaraju Son of Late Sri. Chinnappa & others and M/s. MSR SHELTERS LLP., represented by its Designated partner Sri. M.S. Subramani with respect to land bearing Survey





Number.7/4, measuring to extent of 1 Acre 25 Guntas (out of 03 Acres 10 Guntas) vide document number 15167/2022-23.

- Release deed dated 27.02.2023 executed by Smt. Nithya Daughter of Sri. K.L. Adishesha, and others in favour of Smt. Pushpavathi Wife of Sri. K.L. Adishesha with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas) vide document number 15146/2022-23.
- Release deed dated 27.02.2023 executed by Smt. Lalithamma Wife of Sri. Nagaraju, and others in favour of Sri. C. Nagaraju Son of Late Sri. Chinnappa with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas) vide document number 15155/2022-23.
- Release deed dated 24.02.2023 executed by Sri. Dhanush Son of Sri. B.N. Dayashankar Kumar, and others in favour of Smt. Prabhavathi Wife of Sri. B.N. Dayashankar Kumar with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas) vide document number 15076/2022-23.
- Release deed dated 24.02.2023 executed by Smt. Vimala Wife of Sri. C. Jayaram and others in favour of Sri. C. Jayaram Son of Late Sri. Chinnappa with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acre 25 Guntas (out of 03 Acres 10 Guntas) vide document number 15115/2022-23.





- Release deed dated 24.02.2023 executed by Smt. Rukminiyamma Wife of Sri. C. Kanakaraju and others in favour of Sri. C. Kanakaraju Son of Late Sri. Chinnappa with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acres 25 Guntas (out of 03 Acres 10 Guntas) vide document number 15103/2022-23.
- Release deed dated 24.02.2023 executed by Smt. Bharathi Wife of Sri. C. Narayanaswamy and others in favour of Sri. C. Narayanaswamy Son of Late Sri. Chinnappa with respect to land bearing Survey Number.7/4, measuring to extent of 01 Acres 25 Guntas (out of 03 Acres 10 Guntas) vide document Number 15122/2022-23.

CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered and unconditional opinion that Sri. C. Nagaraju Son of Late Chinnappa, Sri. C. Kanakaraju Son of Late Chinnappa, Smt. Shivamma Daughter of Late Chinnappa, Sri. Narayanaswamy.C Son of Late Chinnappa, Sri.C.Jayaram Son of Late Chinnappa, Smt.Prabhavathi Daughter of Late Chinnappa, Smt. Pushapavathi Son of Late Chinnappa, Smt.Sushilamma Wife of Sri.Paparaju N are the absolute owners of the land bearing Sy. No. Sy. No. 7/4, measuring to an extent of 1 Acre 25 Guntas carved out of the larger portion of 3 Acres 10 Guntas (+3 Guntas Kharab) converted vide Official Memorandum dated 28.01.2016, bearing No. ALN(EVH)SR/136/2015-16, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and holds clear and marketable title over the same. M/s **MSR SHELTERS LLP** represented by its partner, Sri. M.S. Subramani has got the developmental rights over the said land





as per the terms of Joint Development Agreement dated 24.02.2023 registered on 27.02.2023 & Addendum to Joint Development Agreement dated 30.10.2023 and both the Owners and the Developer are entitled to receive the revenue generated amongst themselves as per the ratio agreed thereon.

As per the documents furnished to us for scrutiny, the said land is free from Mortgage, Deposit of title deeds, Lien, Charge, Suit, disputes etc.,

This legal opinion has been given without any interest, direct or indirect after verifying all the Photocopies of the relevant papers.

