

15th December, 2021

LEGAL SCRUTINY REPORT

of

Project **ICONEST - 7** situated at Bandenallasandra Village,
Jigani Hobli, Anekal Taluk

FOR

M/s. ICON INFRA SHELTERS INDIA PRIVATE LIMITED
BANGALORE

FROM

ROOPA SHETTY
ADVOCATE

Privileged & Confidential



Page | 1

Date: 15.12.2021

To,

M/s. ICON INFRA SHELTERS INDIA PRIVATE LIMITED
No. 47/9, Jai Plaza Symphony,
9th Main, Sector 6, HSR Layout,
Bangalore – 560102.

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the property bearing Sy.No.11 measuring 1 Acres 35 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District.

DEVELOPER NAME : M/s. ICON INFRA SHELTERS INDIA

PRIVATE LIMITED

PRESENT OWNERS : SRI DODDAKRISHNA REDDY

& OTHERS

PROJECT NAME : ICONEST - 7

I. DESCRIPTION OF THE PROPERTY

SCHEDULE PROPERTY

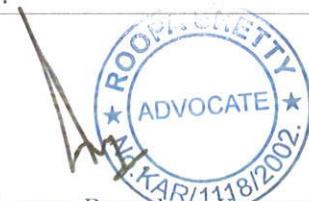
ALL THAT PIECE AND PARCEL of the property bearing Sy.No.11 measuring 1 Acre 35 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, converted vide Official Memorandum bearing No. ALN(AJ)SR 205/2014-15, dated: 04.06.2015 issued by the Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

East by : Property bearing Sy.No's.16 & 18;
West by : Road formed in Sy.No.11;
North by : Property bearing Sy.No.9;
South by : Property bearing Sy.No.12.



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

| SL. NO. | DATE OF DOCUMENT | NAME OF DOCUMENT |
|---------|------------------|--|
| 1. | 24.09.1980 | Order in LRF.ATC 1501, 3501, 3507, 2078, 1496, 2071, 2072, 3508/1975-76 passed by the Land Tribunal, Bangalore South Taluk, in the name of Sri Doddakrishna Reddy, S/o. late Munivenkata Reddy, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 2. | 22.06.1998 | Form No. 10, Certificate of registration of a tenant as an occupant under Section 55(1) of the Karnataka Land Reforms Act 1961, issued by the Special Tahasildar, Anekal Taluk in the name of Sri Doddakrishna Reddy, S/o. late Munivenkata Reddy, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 3. | 07.04.2021 | Joint Development Agreement executed by Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt. Tanuja R. & Smt. Lalithamma in favour of M/s. Icon Infra Shelters India Private Limited, represented by its Chairman & Managing Director Sri Rajasekhar Gowrineni, registered as Document No.ABL-1-00912-2021-22 of Book I stored in CD No. AB LD928 registered in the office of the Senior Sub-Registrar, Attibele, with respect to Sy.No.11 measuring 1 Acre 35 Guntas. |
| 4. | 07.04.2021 | General Power of Attorney executed by Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt. Tanuja R. & Smt. Lalithamma in favour of M/s. Icon Infra Shelters India Private Limited, represented by its Chairman & Managing Director Sri Rajasekhar Gowrineni, registered as Document No.ABL-1-00912-2021-22 of Book I stored in CD No. AB LD928 registered in the office of the Senior Sub-Registrar, Attibele, with respect to Sy.No.11 measuring 1 Acre 35 Guntas. |



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|-----|------------|--|
| 5. | 26.05.2012 | Memorandum of Association & Article of Association of M/s. Icon Infra Shelters India Private Limited. |
| 6. | 13.06.2012 | Certificate of Incorporation (Form 1) of M/s. Icon Infra Shelters India Private Limited. |
| 7. | 03.06.2015 | Resolution passed at the meeting of the Board of M/s. Icon Infra Shelters India Private Limited, resolved that Sri Rajasekhar Gowrineni (Managing Director) or Sri Manmohan P. Reddy (as Director) of the Company be and are hereby authorised to sign and execute all the agreements, documents, etc. |
| 8. | | Atlas/Survey Original Tippani for Sy.No.11. |
| 9. | | Akarbandh for Sy.No.11 measuring 2 Acres 8 Guntas. |
| 10. | | Village Map of Bandenallasandra Village. |
| 11. | | Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2019-20, 2020-21 with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 12. | | Mutation Registrar No. 8/1997-98. |
| 13. | | Mutation Register No.T16/2016-17. |
| 14. | 01.12.2009 | Family Tree of Sri Munivenkata Reddy. |
| 15. | 23.03.2021 | Notarised Family Tree of Sri Doddakrishna Reddy. |
| 16. | 30.09.2020 | Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands & Preliminary Vahi with respect to Sy.No.11. |
| 17. | 20.09.2014 | Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore confirming that no cases are pending against for Sy.No.11 measuring 2 Acres 8 Guntas under the Section 79(A) (B) of KLR Act. |
| 18. | 20.09.2014 | Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |



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| 19. | 20.09.2014 | Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.11 measuring 2 Acres 8 Guntas under Form No.2, 7 & 7A of KLR Act. |
| 20. | 27.03.2015 | Endorsement/No Objection Certificate issued by the BDA, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 21. | 06.05.2015 | Conversion Intimation Letter with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 22. | 15.05.2015 | Conversion Challan with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 23. | 04.06.2015 | Conversion Order vide Official Memorandum bearing No. AIN(AJ)SR 205/2014-15 issued by the Deputy Commissioner, Bangalore District, in the name of Sri Doddakrishna Reddy, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 24. | | Conversion Sketch with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 25. | | Khatha Certificate in Tax Demand Extract for the year 2021-22 issued by the Chief Officer, Town Municipal Council, Jigani in the name of Sri Doddakrishna Reddy, with respect of Sy.No.11 measuring 1 Acre 35 Guntas or 7587.82 Sq.Mtrs. as Khatha No.1269/11. |
| 26. | 09.09.2021 | Tax Paid Receipt for the year 2021-22 & Improvement Charges Receipt issued by the Chief Officer, Town Municipal Council, Jigani with respect to Sy.No.11 measuring 1 Acre 35 Guntas or 7587.82 Sq.Mtrs. as Khatha No.1269/11 in the name of Sri Doddakrishna Reddy. |
| 27. | 16.11.2020 | NOC issued by BSNL. |
| 28. | 23.09.2021 | NOC issued by KSPCB. |
| 29. | 13.10.2021 | NOC issued by BESCOM. |
| 30. | 13.08.2021 | NOC issued by Airport Authority of India. |
| 31. | 21.08.2021 | NOC issued by Karnataka State Fire & Emergency Services. |
| 32. | 28.10.2021 | Building License & Sanction Plan in No. APA/CC/265/2021-22 issued by the Anekal Planning Authority, Anekal, with respect to Khatha No.1269/11 measuring 1 Acre 35 Guntas or 7587.79 Sq.Mtrs. for construction of Ground & 8 Upper Floors including 170 Units. |



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| 33. | 19.03.2021 | Nil Encumbrance Certificate for the period 01.04.1940 to 31.03.1964, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 34. | 01.10.2020 | Nil Encumbrance Certificate for the period 01.04.1964 to 31.03.2004, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 35. | 01.10.2020 | Nil Encumbrance Certificate for the period 01.04.2004 to 01.10.2020, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 36. | 18.03.2021 | Encumbrance Certificate for the period 01.10.2020 to 18.03.2021, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |
| 37. | 07.10.2021 | Encumbrance Certificate for the period 01.03.2021 to 07.10.2021, with respect to Sy.No.11 measuring 2 Acres 8 Guntas. |

III. GLOSSARY (indicative)

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| 1. | Acre | 40 Guntas or 43, 560 Square Feet; |
| 2. | Akarbandh | A Register showing the area and rate of assessment of holidays. |
| 3. | Atlas | A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phodi / sub-division of the survey number; |
| 4. | Encumbrance Certificate | Search reports issued by the Registrar of Assurances (Land Registry); |
| 5. | Gunta | 1/40 th of an acre or 121 square yards or 1089 Square Feet; |
| 6. | Hissa | Portions formed in Survey numbers after phodi / partition; |
| 7. | Hissadar | Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number; |
| 8. | Tippani | A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements; |
| 9. | Hobli | The sub-division of a taluk; |
| 10. | Khatha | Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local |



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|-----|--|--|
| | | Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited. |
| 11. | Khathedar | Owner/Occupant of the land in the revenue records of the Government. |
| 12. | Mutation Register | A revenue document which records the transfer of ownership of lands along with details of such transfer; |
| 13. | Palupatti/Panchayath Parikath | Customary oral partition effected amongst the co-owners/family members in the presence of the panchayatdars; |
| 14. | Pakka Book/ RR Pakka Book | A Field Book which discloses the hissas and the hissedars of a survey number after phodi along with the extent of the land. |
| 15. | Phodi | Bifurcation / partition of a survey number into hissas with sub survey numbers or sub dividing of fields; |
| 16. | Phut Kharab/Kharab | A piece or pieces of land classified as unarable and included in a survey number; |
| 17. | RTC/Pahani (Record of Rights, Tenancy and Crop Inspection) | A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land; |
| 18. | Survey Number | A portion of land of which the area and other particulars are separately entered under an indicative number in the land records; |
| 19. | Sub-division | A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion. |

IV. TRACING OF TITLE

The property bearing Sy.No.11 measuring 1 Acre 35 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District is the portion of the larger property bearing Sy.No.11 measuring 2 Acres 8 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk,



Bangalore Urban District, was originally belonged to Sri Doddakrishna Reddy, S/o. late Munivenkata Reddy who acquired the same by the virtue of the Order in No. LRF.ATC 1501, 3501, 3507, 2078, 1496, 2071, 2072, 3508/1975-76 dated: 24.09.1980, in pursuance of the Order passed in the Court of the Land Tribunal, Bangalore South Taluk, Bangalore. Accordingly, the Occupancy Right got issued in favour of Sri Doddakrishna Reddy, S/o. late Munivenkata Reddy in respect of the property bearing Sy.No.11 measuring 2 Acres 8 Guntas through the Certificate of registration of tenants as an occupant under the Karnataka Land Reforms Act, 1961, by the Special Tahasildar, Anekal Taluk and same are available for perusal as **Document No's.1 & 2** in the list of Documents Scrutinized. By the virtue of the aforesaid Certificate, Sri Doddakrishna Reddy, S/o. late Munivenkata Reddy became the absolute owner of the property bearing Sy.No.11 measuring 2 Acres 8 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District.

Subsequently, the aforesaid Sri Doddakrishna Reddy who being the absolute owner of the property bearing Sy.No.11 measuring 2 Acres 8 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District made an application to the Deputy Commissioner, Bangalore District for conversion of land from agricultural to non-agricultural purpose and subsequent to said application the Deputy Commissioner, Bangalore District issued Demand Notices thereby demanding payment of conversion charges and in pursuance of payment of conversion charges, the Deputy Commissioner, Bangalore District has issued Official Memorandum bearing No. ALN(AJ)SR 205/2014-15, dated: 04.06.2015 according to which the property bearing Sy.No.11 measuring 2 Acres 8 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District have been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No's.21 to 24** in the list of Documents Scrutinized.

Thereafter, aforesaid Sri Doddakrishna Reddy along with Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt.



Tanuja R. & Smt. Lalithamma being owners for the property bearing Sy.No.11 measuring 1 Acre 35 Guntas with an intention of developing the said property, entered into a Joint Development Agreement, dated: 07.04.2021 with M/s. Icon Infra Shelters India Private Limited, represented by its Chairman & Managing Director Sri Rajasekhar Gowrineni registered as Document No.ABL-1-00912-2021-22 of Book I stored in CD No. AB LD928 registered in the office of the Senior Sub-Registrar, Attibele, thereby agreed to share the sale proceeds received on sale of Flat/s in the project in the ratio of 25% for the Owners and 75% for the Developer respectively and in pursuance thereof on the same day, Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt. Tanuja R. & Smt. Lalithamma executed a General Power of Attorney in favour of M/s. Icon Infra Shelters India Private Limited, represented by its Chairman & Managing Director Sri Rajasekhar Gowrineni, registered as Document No.ABL-1-00912-2021-22 of Book I stored in CD No. AB LD928 registered in the office of the Senior Sub-Registrar, Attibele, thereby authorizing M/s. Icon Infra Shelters India Private Limited to deal with the property therein. Both the documents are available for perusal at Document No's.3 & 4 in the list of Documents Scrutinized.

Subsequently, as the property bearing Sy.No.11 measuring 2 Acres 8 Guntas, situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District coming within the limits of Chief Officer, Town Municipal Council, Jigani the subject property assigned with TMC Khatha No.1269/11 and the name of Sri Doddakrishna Reddy was registered in the records maintained by the Chief Officer, Town Municipal Council, Jigani as evidenced from Khatha Certificate in Tax Demand Extract for the year 2021-22 and is available for perusal as Document No.25 in the list of Documents Scrutinized.

I am provided with Tax Paid Receipt, dated: 09.09.2021 which shows that tax is also paid for the year 2021-22, with respect to Sy.No.11 measuring 1 Acre 35 Guntas or 7587.82 Sq.Mtrs. and is available for perusal at Document No.26 in the list of Documents Scrutinized.



Later, the present owners with an intention to construct Multistoried Residential Apartment over the Schedule Property obtained necessary No Objection Certificates from the following authority;

| | | |
|----|------------|--|
| 1. | 16.11.2020 | NOC issued by BSNL. |
| 2. | 23.09.2021 | NOC issued by KSPCB. |
| 3. | 13.10.2021 | NOC issued by BESCOM. |
| 4. | 13.08.2021 | NOC issued by Airport Authority of India. |
| 5. | 21.08.2021 | NOC issued by Karnataka State Fire & Emergency Services. |

And the said NOC's are available for perusal at **Document No's.27 to 30** in the list of Documents Scrutinized.

Thereafter, the M/s. Icon Infra Shelters India Private Limited, who being the Builder of the property bearing Khatha No.1269/11 measuring 1 Acre 35 Guntas or 7587.79 Sq.Mtrs., situated at Bandenallasandra Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District formulated a scheme of Residential Development consisting of Residential Apartment Building and had secured Building Construction Plan sanctioned by the Anekal Planning Authority, Anekal vide No. APA/CC/265/2021-22 dated: 28.10.2021 for construction of residential apartment buildings consisting of Ground and 8 (Eight) Upper Floors as per approved plan and the entire development is identified as "*ICONEST - 7*" and is available for perusal at **Document No.31** in the list of Documents Scrutinized.

The Memorandum of Association, Article of Association, Certificate of Incorporation and Resolution of M/s. Icon Infra Shelters India Private Limited, reflecting the scope and object of the Company are available for perusal at **Document No's.5 to 7** in list of Documents Scrutinized. On perusal of the Resolution, dated: 03.06.2015 it has been observed that M/s. Icon Infra Shelters India Private Limited authorized Sri Rajasckhar Gowrineni (Managing Director) or Sri Manmohan P. Reddy (as Director) to sign and execute all the agreements, documents, etc., on behalf of the Company and in favour of the Company.

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REVENUE DOCUMENTS

The Atlas/Survey Original Tippanni for Sy.No.11 and Village Map of Bandenallasandra Village are available for perusal, which confirms the location of the said Survey Number. The extract of the Akarbandh for Sy.No.11 are available for perusal which confirms the extent of the said Survey Number and the same are available for perusal at **Document No's.8 to 10** in the list of Documents Scrutinized.

Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2019-20, 2020-21 with respect to Sy.No.11 measuring 2 Acres 8 Guntas collectively available for perusal at **Document No.11** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts makes it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

STATUTORY ENDORSEMENTS: -

1. Endorsement, dated: 30.09.2020 issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands & Preliminary Vahi, with respect to Sy.No.11 and is available for perusal at **Document No.16** in the list of Documents Scrutinized.
2. Endorsement, dated: 20.09.2014 have been provided to the effect that no proceedings have been initiated under the provisions of Section 79(A) (B) of Karnataka Land Reforms Act, 1961, with respect to property bearing Sy.No.11 measuring 2 Acres 8 Guntas and is available for perusal at **Document No.17** in the list of Documents Scrutinized.
3. Endorsement, dated: 20.09.2014 have been provided to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act,



1978, with respect to property bearing Sy.No.11 measuring 2 Acres 8 Guntas and is available for perusal at **Document No.18** in the list of Documents Scrutinized

4. I have been provided with Endorsement, dated: 20.09.2014 to the effect that no tenancy application has been received in respect of Sy.No.11 measuring 2 Acres 8 Guntas under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.19** in the list of Documents Scrutinized.

Further, that under Section 4 of the Apartment Ownership Act, 1972, provides that each apartment together with its undivided interest in the common areas and the facilities appurtenant to such apartments shall for all the purposes constitute heritable and transferable immovable property within the meaning of any Law for the time being in force in the state and accordingly in view of the apartment having been constructed over Scheduled Property known as 'ICONEST - 7', by M/s. Icon Infra Shelters India Private Limited for the prospective purchaser the said flat may be transferred along with the percentage of undivided interest in the common areas and the facilities appurtenant to such apartment by way of Sale, Mortgage, Lease, Gift, Exchange or any other manner as provided in the Transfer of Property Act. The said transfer shall however be in the same manner and to the same extent and subject to same rights as any other immovable property.

IV. TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY:

- 1) The Encumbrance Certificates for the period 01.04.1940 to 07.10.2021 with respect to Sy.No.11 measuring 2 Acres 8 Guntas, which are available for perusal at **Document No's.32 to 36** reveals the following detail.
 - a) Joint Development Agreement, dated: 07.04.2021 registered as Document No.ABL-1-00912-2021-22 of Book I stored in CD No. ABLD928 registered in the office of the Senior Sub-Registrar, Attibele, Bangalore.



On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period.

From the above referred documents and observations made, I certify that Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt. Tanuja R. & Smt. Lalithamma entered into a Joint Development Agreement with M/s. Icon Infra Shelters India Private Limited and they are Joint Development Agreement Holders having right to develop the Schedule Property.

Thus, in view of foregoing it is unequivocally clear that Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt. Tanuja R. & Smt. Lalithamma represented by their General Power of Attorney Holder M/s. Icon Infra Shelters India Private Limited, could convey undivided extent of land in favour of the prospective purchaser/s in respect of the Constructed Area and could put-up a specific apartment for the intending purchaser/s of the same who would thus get a valid title thereon.

CERTIFICATE OF TITLE

From the above referred documents and observations made, I certify that Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt. Tanuja R. & Smt. Lalithamma are holding good, valid & marketable title to the Schedule Property.

Further, the aforesaid Sri Doddakrishna Reddy, Smt. Nagamma, Sri Raja Reddy, Smt. Savithramma, Sri Prashanth R., Smt. Tejaswini, Smt. Ashwini, Sri Ramachandra Reddy, Smt. Vijayalakshmi, Sri D. Ravi, Smt. Prabhavathi, Smt.



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Tanuja R. & Smt. Lalithamma entered into a Joint Development Agreement with M/s. Icon Infra Shelters India Private Limited. Hence, M/s. Icon Infra Shelters India Private Limited is the Joint Development Agreement Holder having right to develop the Schedule Property. The Builder – M/s. Icon Infra Shelters India Private Limited have propounded a scheme of Apartments Development in the Schedule Property and in terms of which, any person interested in acquiring Flat/s in the Project known as "*ICONEST - 7*" constructed over the Schedule Property will have to purchase corresponding UDS and have to get constructed specific Flat/s for themselves by the Owner and Developer. The buyer will get absolute right over the individual Flat/s after the execution of the Sale Deed in their/his/her favour.

For Lex Situs,

Roopa Shetty
Advocate



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