



S. NAGATHRIJALA, M.B.A., L.L.B.,
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DSR TECHNO CUBE, 4th Floor, Block
C, BBMP KhathaNo.639/6456/1, Survey
No.68 (P), Thubarahalli Village, Varthur
Main Road, Bengaluru - 560 066

Date: 21.02.2024,
Bengaluru.

LEGAL SCRUTINY REPORT

To,
M/s. DSR Infra Projects,
Thubarahalli Village, Varthur Main Road,
Bengaluru

Dear Sir/Madam,

SUB:-Legal Scrutiny Report in respect of the Residentially converted land bearing Sy. No's.70, measuring 29 Guntas, 319/1, measuring 1 Acre & 319/2, measuring 1 Acre, presently having BBMP Khatha No.886/224 SY NO-70,319/1,319/2, in all measuring 2 Acres 29 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.

BUILDER/DEVELOPER NAME	M/s. DSR Infra Projects
PRESENT OWNER NAME	1. M/s. DSR Infra Projects 2. K.S. Satyanarayana Reddy
PROJECT NAME	DSR THE COURTY YARD
PROPERTY DETAILS	SY.NO's.70,319/1, 319/2 (Old No.71)
PROJECT EXTENT	2 Acres 29 Guntas

I. DESCRIPTION OF THE SCHEDULE PROPERTY: -

All that piece and parcel of the **undeveloped converted** Land comprised in Sy. No's. **70, measuring 29 Guntas**, converted from agricultural to non-agricultural Residential Purposes vide Official Memorandum, dated 07.02.2014, bearing No. ALN (EVH):SR/248/14-15 issued by Deputy Commissioner, Bengaluru District, Bengaluru, **319/1, measuring 1 Acre**, converted from agricultural to non-agricultural Residential Purpose vide Official Memorandum, dated 17.08.2019, bearing No. 14209 & **319/2, measuring 1 Acre**, converted from agricultural to non-agricultural Residential Purpose vide Official Memorandum, dated 17.08.2019, bearing No. 14212, **in all measuring 2 Acres 29 guntas**, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded as follows;

East By : Land bearing Sy.No.69;
West By : Land bearing Sy.No.71;
North By : Gunjur Road;
South By : Land bearing Sy.No.69.



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II. DESCRIPTION OF THE LIST OF DOCUMENTS SCRUTINIZED: -

S.NO.	DATE OF DOCUMENT	DESCRIPTION OF DOCUMENT	ORIGINAL/ CERTIFIED/ PHOTOCOPY
SY.NO.70, MEASURING 29 GUNTAS			
1.	15.12.2023	Endorsement bearing No. R.K.C.R/3957/2023-24 issued by the Tahsildar (G-2), Bengaluru East Taluk, Krishnarajapura stating that non-availability of RR No.2864 in respect of Sy.No.70.	Original Copy
2.	30.09.1983	Sale deed executed by Smt. Muniyamma, w/o.Late G.Nanjappa Reddy in favour of G. Ramareddy, s/o.G.Nanjappa, registered as Document bearing No.4820/83-84, registered in the office of the Sub-Registrar, Bengaluru South Taluk in respect of the Sy.No.70 measuring 29 guntas.	Certified Copy
3.		Mutation Register Extract bearing MR.No.5/84-85.	Certified Copy
4.	15.12.2023	Endorsement bearing No. R.K.C.R/3957/2023-24 issued by the Tahsildar (G-2), Bengaluru East Taluk, Krishnarajapura stating that non availability of RR No. 3805 in respect of Sy.No.70.	Original Copy (Ref. in Sl.No.1)
5.		Mutation Register Extract bearing MR.No.46/93-94.	Certified Copy
6.	14.08.2014	Affidavits sworn by CEO of DSR Infrastructure Pvt Ltd., swearing reg lost sale deed bearing No.4820/83-84 dated 30.09.1983.	Original Copy
7.	14.08.2014	Police complaint acknowledgement reg lost sale deed bearing No.4820/83-84 dated 30.09.1983.	Original Copy
8.	12.08.2014	Public notice through Paper publication (The Hindu, Udayavani) reg lost sale deed bearing No.4820/83-84 dtd.30.09.1983.	Original Copy
9.	27.03.2003	Sale deed executed by Sri.G.N. Kodandarama and Sri. G.N. Rama Reddy both are sons of Late	Original Copy



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		G. Nanjappa @ Nanja Reddy in favour of Sri.M.K. Raju, s/o. Late Kannan, registered as Document bearing No.18458/2002-2003, registered in the office of the Sub-Registrar, Bengaluru South Taluk in respect of the property bearing Sy.No.70 measuring 29 guntas.	
10.	18.07.2003	Mutation Register Extract bearing MR.No.55/2002-2003.	Original Copy
11.	29.12.2004	Sale deed executed by Sri.M.K.Raju, s/o. Late Kannan in favour of Sri.Chander Prakash Sharma, s/o.Late P.D.Sharma, registered as Document bearing No.BAS-1-24533/2004-2005, Book 1, stored in C.D.No.BASD123, registered in the office of the Senior Sub-Registrar, Bengaluru South Taluk in respect of the property bearing Sy.No.70 measuring 29 guntas.	Original Copy
12.	31.07.2014	Mutation Register Extract bearing MR.No.118/2004-2005.	Original Copy
13.	09.06.2011	Order in RA/BE/24/11-12.	
14.	18.07.2011	Mutation Register Extract bearing MR.No.1/2011-12.	Original Copy
15.	07.11.2005	Plaint, Written statement, objections in O.S.No.1314/2005 filed before the Principal Civil Judge (Jr.Dn), Bengaluru Rural filed by the Sri.Rama Reddy against Sri.M.K.Raju and others in respect of the Property bearing Sy.No.70.	Photo Copy
16.	14.11.2005	Order Sheet in O.S.No.1314/2005 filed by the Sri.Rama Reddy against Sri.M.K.Raju and others before the Principal Civil Judge (Jr.Dn), Bengaluru Rural in respect of the Property bearing Sy.No.70.	Certified Copy
17.		Genealogical Tree of Sri.G.N.Rama Reddy issued by village accountant, Gunjur.	Photo Copy
18.	22.05.2013	Confirmation Deed executed by Sri.G.N.Rama Reddy, s/o.Late G.Nanjappa @ Nanja Reddy,	Original Copy



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		Kum.Archana, Kum.Mounica both are daughters of Rama Reddy in favour of Sri.Chander Prakash Sharma, s/o.Late P.D.Sharma, registered as Document bearing No.BNS-1-01952/2013-14, Book 1, stored in C.D.No.BNSD276, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the property bearing Sy.No.70 measuring 29 guntas.	
19.	17.03.2014	Board Resolution of DSR Infrastructure Pvt Ltd., authorising its CEO Sri.K.S. Satyanarayana Reddy to sign the Sale Deed for the purchase of property bearing Sy.No.70 measuring 29 guntas.	Original Copy
20.	19.03.2014	Sale deed executed by Sri. Chander Prakash Sharma, s/o. Late P.D. Sharma in favour of DSR Infrastructure Pvt Ltd. Represented by its CEO/Authorised Signatory Sri.K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1--18156/2013-2014, Book 1, stored in C.D.No. BNSD302, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the property bearing Sy.No.70 measuring 29 Guntas.	Original Copy
21.			
22.	16.05.2017	Memorandum of Agreement Evidencing Deposit of Title Deeds executed by DSR Infrastructure Pvt Ltd. Represented by its Managing Director/Authorised Signatory Sri.D.Prabhakar Reddy in favour of Axis Bank Limited, registered as Document bearing No.BNS-1-01965/2017-18, Book 1, stored in C.D.No. BNSD593, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the property bearing Sy.No.70 measuring 29 Guntas.	Photo Copy
23.	17.05.2023	Board Resolution of DSR Infrastructure Pvt Ltd., authorising its CEO Sri.K.S. Satyanarayana Reddy to sign the Discharge Deed, etc related to other procedures in favour of Axis Bank Ltd in respect of property bearing Sy.No.70 measuring 29 guntas.	Photo Copy
24.	19.05.2023	Deed of Release of Charge over Mortgage Property executed by Axis Bank Limited in	Original Copy



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		favour of DSR Infrastructure Pvt Ltd. Represented by its CEO/Authorised Signatory Sri.K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-03527/2023-24, Book 1, stored in C.D.No. BNSD1803, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the property bearing Sy.No.70 measuring 29 guntas.	
25.	29.04.2023	Board Resolution of DSR Infrastructure Pvt Ltd., authorising its CEO Sri. K.S. Satyanarayana Reddy to sign the Sale Deed to sell the property bearing Sy. No.70 measuring 29 Guntas.	Original Copy
26.	03.05.2023	Absolute Sale Deed executed by DSR Infrastructure Pvt Ltd. Represented by its Director/Authorised Signatory Sri.D. Prabhakar Reddy in favour of Sri. K. S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-02227/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the property bearing Sy.No.70 measuring 29 Guntas.	Original Copy
27.		RTC from 1967-68 to 1976-77 for Sy.No.70 measuring 29 Guntas in the name of Muniyamma.	Certified Copy
28.	15.12.2023	Endorsement bearing No. R.K/C.R/3958/2023-24 issued by the Tahsildar (G-2), Bengaluru East Taluk, Krishnarajapura stating that non availability of RTC for the period of 1977-78 to 1981-82 in respect of Sy.No.70.	Original Copy
29.		RTC extract for the period of 1982-83 to 2001-02 in respect of Sy. No.70, measuring 29 Guntas in the name of G.N. Ramareddy.	Certified Copy
30.		RTC extract for the period of 2001-02 to 2002-03 in respect of Sy. No.70, measuring 29 Guntas in the name of G.N. Ramareddy.	Original Copy
31.		RTC extract for the period of 2003-04 to 2010-11 in respect of Sy. No.70, measuring 29 Guntas in the name of Sri.M.K.Raju.	Original Copy
32.		RTC extract for the period of 2011-12 in respect of Sy. No.70, measuring 29 Guntas in the name of Sri.C.P. Sharma.	Original Copy



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33.		RTC extract for the period of 2012-13 to 2023-24 in respect of Sy. No.70, measuring 29 Guntas in the name of Sri.C.P.Sharma.	Computerized Copy
34.	01.02.2014	Intimation Letter bearing No. ALN (EVH): SR/248/14-15 issued by Deputy Commissioner, Bengaluru District, Bengaluru to the intimation of conversion charges in respect of Property bearing Sy. No.70, measuring 29 Guntas for the residential purpose.	Original Copy
35.	01.02.2014	Challan Receipt bearing No.47 for conversion charges paid at State Bank of Mysore, K.R. Puram.	Original Copy
36.	07.02.2014	Official Memorandum bearing No. ALN (EVH): SR/248/14-15 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion from in respect of Property bearing Sy. No.70, measuring 29 Guntas for the residential purpose.	Original Copy
37.		Conversion Sketch.	Photo Copy
38.	24.12.2012	Endorsement bearing No. LRF (BE)/CR/1635/2012-13, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending against Sy. No.70, measuring 29 Guntas under the provision of 79 (A), (B) of the KLR Act, 1961.	Original Copy
39.	03.01.2013	Endorsement bearing No. P.T.C.L CR.2396/2012-13, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru stating that there are no proceedings pending under the provisions of the PTCL Act in respect of S.y.No.70, measuring 29 Guntas.	Original Copy
40.	28.05.2013	Endorsement bearing No. N134916056 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.70, measuring 29 Guntas.	Digital Copy
41.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapura in respect of the	Certified Copy



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		property bearing Sy. No.70, measuring 29 Guntas.	
42.		Tippani issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura in respect of the property bearing Sy. No.70.	Certified Copy
43.		Mysore Revision Settlement Registrar issued by Tahsildar, Bengaluru East Taluk, Krishnarajapura in respect of the property bearing Sy. No.70, measuring 29 Guntas.	Certified Copy
44.	28.12.2012	Endorsement bearing No. RK.CR/2021/12-13, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura stating that non-availability of IL, RR in respect of the property bearing Sy. No.70,	Original Copy
45.		Village Map of Gunjur	Certified Copy
46.	19.08.2014	Betterment Charges Receipt bearing No. RD/RDAROWFLD/09/2014-15/Aug/0222, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing Sy. No.70, Municipal No.224.	Original Copy
47.	26.08.2014	Property Tax Paid Receipt for the year of 2013-14 bearing Application No.616821555 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Photo Copy
48.	26.08.2014	Property Tax Paid Receipt for the year of 2014-15 bearing Application No.712069938 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Photo Copy
49.	31.03.2017	Property Tax Paid Receipt for the year of 2015-16 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Computer Generated
50.	03.04.2017	Property Tax Paid Receipt for the year of 2016-17 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha	Computer Generated



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		bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	
51.	15.04.2017	Property Tax Paid Receipt for the year of 2017-18 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Computer Generated
52.	23.04.2018	Property Tax Paid Receipt for the year of 2018-19 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Computer Generated
53.	20.04.2019	Property Tax Paid Receipt for the year of 2019-20 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Computer Generated
54.	10.09.2020	Property Tax Paid Receipt for the year of 2020-21 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.	Computer Generated
55.	19.08.2014	Khatha Certificate & Extract issued by the ARO, BBMP in the name of M/s. DSR Infrastructure Pvt Ltd in respect of the Property bearing No.886/70/224, measuring 29 Guntas.	Original Copy
56.	07.08.2014	Nil Encumbrance Certificate for the period from 01.04.1970 to 31.03.2004 issued by Addl./Joint Sub-Registrar, Bommanahalli, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.	Original Copy
57.	22.12.2012	Encumbrance Certificate for the period from 01.04.2004 to 21.12.2012 issued by Senior Sub-Registrar, Varthur, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.	Original Copy
58.	27.03.2013	Nil Encumbrance Certificate for the period from 01.04.2012 to 26.03.2013 issued by	Original Copy



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		Senior Sub-Registrar, Varthur, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.	
59.	02.08.2014	Nil Encumbrance Certificate for the period from 26.03.2013 to 30.07.2014 issued by Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.	Original Copy
60.	24.03.2017	Encumbrance Certificate for the period from 01.03.2014 to 24.03.2017 issued by Sub-Registrar, Banasawadi, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.	Original Copy
61.	10.03.2021	Encumbrance Certificate for the period from 01.04.2004 to 09.03.2021 issued by Sub-Registrar, Jayanagar, Bengaluru City in respect of the Property bearing Sy. No.70, measuring 29 Guntas.	Original Copy
SY.NO.319/1 (Old Sy. No.71), MEASURING 1 ACRE & SY.NO.319/2 (Old Sy. No.71), MEASURING 1 ACRE (OLD SY.NO. 71, MEASURING 2 ACRES)			
62.	16.01.1964	Grant Certificate issued by the Tahsildar, Bengaluru South Taluk in the name of Sri.G.Nanjappa in respect of Sy. No.71, measuring 2 Acres.	Original Copy
63.		Genealogical Tree of Sri. Nanja Reddy issued by village accountant, Gunjur.	Photo Copy
64.	15.01.1980	Panchayat Palupatti (Partition Deed) executed between Sri.G.Nanjappa @ Nanjareddy, Smt. Buchamma (Wife), G.N. Venkatesha Reddy, G.N.Srinivasa Reddy, G.N.Tulasi Ramaiah, G.N.Satyanarayana Reddy, G.N.JagannathaReddy, G.N.Kodandarama Reddy, G.N.Ramareddy (sons) in the said partition the property bearing Sy.No.71 measuring 1 Acre 14 ½ Guntas got allotted to the share of G.N.Kodandarama Reddy (G Schedule) & 25 ½ Guntas got allotted to the share of G.N.Ramareddy (H Schedule).	Photo Copy
65.		Mutation Extract Register bearing MR.No.46/97-98.	Original Copy



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66.	27.03.2003	Sale deed executed by Sri.G.N. Kodandarama and Sri. G.N. Rama Reddy both are sons of Late G. Nanjappa @ Nanja Reddy in favour of Sri.M.K. Raju, s/o. Late Kannan, registered as Document bearing No.18458/2002-2003, registered in the office of the Sub-Registrar, Bengaluru South Taluk in respect of the property bearing Sy.No.71 measuring 2 Acres.	Original Copy in Sy.No.70 file
67.	18.07.2003	Mutation Extract Register bearing MR.No.55/2002-03.	Original Copy
68.	29.12.2004	Absolute Sale Deed executed by Sri.M.K.Raju, s/o.Late Kannan in favour of Sri.Chander Prakash Sharma, s/o. Late P.D.Sharma, registered as Document bearing No.BAS-1-24536/2004-05, Book 1, stored in C.D.No.BASD123, registered in the office of the Sub-Registrar, Bengaluru South Taluk in respect of the Property bearing Sy.No.71, measuring 1 Acre.	Original Copy
69.	29.12.2004	Absolute Sale Deed executed by Sri. M.K. Raju, s/o.Late Kannan in favour of Sri. Akash Alphons, s/o. K.J. Alphons, registered as Document bearing No.BAS-1-24526/2004-05, Book 1, stored in C.D.No. BASD123, registered in the office of the Sub-Registrar, Bengaluru South Taluk in respect of the Property bearing Sy.No.71, measuring 1 Acre.	Original Copy
70.	08.04.2005	General Power of Attorney executed by Sri. Akash Alphons in favour of Smt. Sheela Alphons (his mother), registered as Document bearing No.140/2005, Book IV, Volume 369, at pages 55 to 56, registered in the office of the Sub-Registrar, Trivandrum.	Original Copy
71.	18.11.2014	General Power of Attorney executed by Sri.Akash Alphons, Sri. Chander Prakash Sharma M/s. DSRIPL represented by its Director Sri.D. Prabhakar Reddy, registered as Document bearing No.BNS-4-00694/20214-15, Book 4, stored in C.D.No. BNSD338, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the Property bearing Sy. No.71, measuring 2 Acres.	Photo Copy



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72.	28.06.2019	Mutation Register Extract bearing MR. No. T33/2018-19 for division of Sy.No.71, measuring into Sy.No.319/1, measuring 1 Acre & Sy.No.319/2, measuring 1 Acre.	Computerized Copy
73.	29.04.2023	Authorisation letter executed by M/s. DSR Infra Projects, authorising Sri.K.S. Satyanarayana Reddy to sign and appear before the SRO for purchasing of Property bearing Sy. No.319/1, measuring 1 Acre & Property bearing Sy.No.319/2, measuring 14 Guntas.	Original Copy
74.	03.05.2023	Absolute Sale Deed executed by Sri.Akash Alphons, Sri.Chander Prakash Sharma both are represented by their GPA holder M/s. DSR IPL represented by its Director Sri.D.Prabhakar Reddy in favour of M/s. DSR Infra Projects represented by its Partner & Authorised Signatory Sri.K.S.Satyanarayana Reddy, registered as Document bearing No.BNS-1-02237/2023-24, Book 1, stored in C.D.No.BNSD1786, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319/1, measuring 1 Acre.	Original Copy
75.	20.04.2023	Absolute Sale Deed executed by Sri. Akash Alphons, Sri. Chander Prakash Sharma both are represented by their GPA holder M/s. DSR IPL represented by its Director Sri.D.Prabhakar Reddy in favour of M/s. DSR Infra Projects represented by its Partner & Authorised Signatory Sri.K.S.Satyanarayana Reddy (14 Guntas), Sri.K.S.Satyanarayana Reddy (26 Guntas), registered as Document bearing No.BNS-1-02233/2023-24, Book 1, stored in C.D.No.BNSD1786, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy.No.319/2, measuring 1 Acre.	Original Copy
76.		RTC extract for the period of 1982-83 to 1992-93 in respect of Sy. No.71, measuring 2 Acres in the name of G.Nanjappa.	Certified Copy



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77.		RTC extract for the period of 1993-94 to 2001-02 in respect of Sy. No.71, measuring 2 Acres (1.14.08 Guntas in the name of Sri.G.N. Kodandarama Reddy & 25.08 Guntas in the name of G.N.Rama Reddy).	Certified Copy
78.		RTC extract for the period of 2001-02 to 2002-03 in respect of Sy. No.71, measuring 2 Acres (1.14.08 Guntas in the name of Sri.G.N. Kodandarama Reddy & 25.08 Guntas in the name of G.N. Rama Reddy).	Original Copy
79.		RTC extract for the period of 2003-04 in respect of Sy. No.71, measuring 2 Acres in the name of Sri. M.K. Raju.	Original Copy
80.		RTC extract for the period of 2004-05 to 2010-11 in respect of Sy. No.71, measuring 2 Acres (1 Acre in the name of Sri.M.K.Raju& 1 Acre in the name of Sri. Akash Alphons).	Original Copy
81.		RTC extract for the period of 2011-12 to 2017-18 in respect of Sy. No.71, measuring 2 Acres (1 Acre in the name of Sri. C.P. Sharma & 1 Acre in the name of Sri. Akash Alphons).	Computerized Copy
82.		RTC extract for the period of 2018-19 in respect of Sy. No.319, measuring 1 Acre in the name of Sri.C.P. Sharma & 1 Acre in the name of Sri. Akash Alphons.	Computerized Copy
83.	21.03.2019	Mutation Register Extract bearing MR. No.H110/2018-19 for issuing of new RTC.	Computerized Copy
84.		RTC extract for the period of 2018-19 to 2023-24 in respect of Sy. No.319/1, measuring 1 Acre in the name of Sri.C.P.Sharma.	Computerized Copy
85.		RTC extract for the period of 2018-19 to 2023-24 in respect of Sy. No.319/2, measuring 1 Acre in the name of Sri. Akash Alphons.	Computerized Copy
86.	17.08.2019	Challan Receipt bearing No. IE00017082019148 for conversion charges paid at State Bank of India.	Original Copy
87.	17.08.2019	Official Memorandum bearing No. 14209 issued by Deputy Commissioner, Bengaluru	Original Copy



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		District, Bengaluru to from agricultural to non-agricultural Residential-Group housing/ apartment purposes in respect of Property bearing Sy. No.319/1, measuring 1 Acre.	
88.		Conversion Sketch.	Original Copy
89.	21.09.2019	Mutation Register Extract bearing MR. No. T10/2019-20.	Original Copy
90.	17.08.2019	Challan Receipt bearing No. IE00017082019153 for conversion charges paid at State Bank of India.	Original Copy
91.	17.08.2019	Official Memorandum bearing No. 14212 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion from agricultural to non-agricultural Residential-Group housing/ apartment purposes in respect of Property bearing Sy. No.319/2, measuring 1 Acre.	Original Copy
92.		Conversion Sketch.	Original Copy
93.	21.09.2019	Mutation Register Extract bearing MR. No. T11/2019-20.	Original Copy
94.	29.05.2013	Endorsement bearing No. LRF (BE)/CR/199/2013-14, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending against Sy. No.71, measuring 2 Acres under the provision of 79 (A), (B) of the KLR Act, 1961.	Photo Copy
95.	06.06.2013	Endorsement bearing No. P.T.C.L CR.483/2013-14, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru stating that there are no proceedings pending under the provisions of the PTCL Act in respect of S.y.No.71, measuring 2 Acres.	Photo Copy
96.	15.05.2019	Endorsement bearing No. RD0038113110687 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.319, measuring 2 Acres.	Digital Copy



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97.	09.07.2019	Endorsement bearing No. RD0038113113948 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.319/1, measuring 1 Acre.	Digital Copy
98.	09.07.2019	Endorsement bearing No. RD0038113113949 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.319/2, measuring 1 Acre.	Digital Copy
99.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapura in respect of the property bearing Sy. No.71, measuring 2 Acres.	Certified Copy
100.		Tippani issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura in respect of the property bearing Sy. No.71.	Certified Copy
101.		Original Tippani in respect of the property bearing Sy. No.71.	Certified Copy
102.		Karda copy in respect of the property bearing Sy. No.71.	Certified Copy
103.		Mysore Revision Settlement Registrar issued by Tahsildar, Bengaluru East Taluk, Krishnarajapura in respect of the property bearing Sy. No.71.	Certified Copy in Sy. No.70 documents
104.	12.02.2014	Survey Original Tippani, Resurvey Tippani, Survey Original Pakka, Survey Original Prathi issued by Village Accountant, Bengaluru East Taluk in respect of Sy. No.71.	Original Copy
105.	13.02.2014	Endorsement bearing No. RK.CR/3897/13-14, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura stating that non-availability of IL, RR in respect of the property bearing Sy. No.71.	Original Copy
106.		Atlas in respect of the property bearing Sy. No.319.	Certified Copy
107.	09.08.2018	Akarbandh, Tippani in respect of the property bearing Sy. No.319.	Certified Copy



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108.		Akarbandh in respect of the property bearing Sy. No.319/1, 319/2.	Certified Copy
109.		Hissa Tippani in respect of the property bearing Sy. No.319/1, 319/2.	Certified Copy
110.		RR Yedabagh, RR Balabagh in respect of the property bearing Sy. No.319/1, 319/2.	Certified Copy
111.		Village Map of Gunjur.	Certified Copy
112.	13.12.2022	Betterment Charges Receipt bearing No. RE-ifms373-BC/000487, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing Sy. No.319/1.	Original Copy
113.	13.12.2022	Betterment Charges Receipt bearing No. RE-ifms373-BC/000488, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing Sy. No.319/2.	Original Copy
114.	17.12.2022	Khatha Certificate & Extract issued by the ARO, BBMP in the name of Chander Prakash Sharma in respect of the Property bearing No.8494/Sy.No.319/1, Municipal No.373, measuring 1 Acre.	Original Copy
115.	17.12.2022	Khatha Certificate & Extract issued by the ARO, BBMP in the name of Akash Alphons in respect of the Property bearing No.8495/Sy.No.319/2, Municipal No.374, measuring 1 Acre.	Original Copy
116.	21.03.2019	Encumbrance Certificate for the period from 01.01.1964 to 31.03.2004 issued by Senior Sub-Registrar, Bommanahalli, Bengaluru Urban District in respect of the Property bearing Sy. No.71, measuring 2 Acres.	Original Copy
117.	20.02.2019	Encumbrance Certificate for the period from 01.04.2004 to 19.05.2013 issued by Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the Property bearing Sy. No.71, measuring 2 Acres.	Original Copy
118.	18.02.2019	Nil Encumbrance Certificate for the period from 13.05.2013 to 13.07.2016 issued by Senior Sub-Registrar, Banasawadi, Bengaluru	Original Copy



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		in respect of the Property bearing Sy. No.71, measuring 2 Acres.	
119.	18.02.2019	Nil Encumbrance Certificate for the period from 13.07.2016 to 17.02.2019 issued by Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.71, measuring 2 Acres.	Original Copy
120.	28.10.2022	Nil Encumbrance Certificate for the period from 17.02.2019 to 31.03.2019 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319, measuring 2 Acres.	Original Copy
121.	28.10.2022	Nil Encumbrance Certificate for the period from 01.04.2019 to 27.10.2022 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319/1, measuring 1 Acre.	Original Copy
122.	28.10.2022	Nil Encumbrance Certificate for the period from 01.04.2019 to 27.10.2022 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319/2, measuring 1 Acre.	Original Copy
COMMON DOCUMENTS FOR SY.NO.70,319/1, 319/2			
123.	20.04.2023 03.05.2023	Joint Development Agreement executed between Sri. K.S. Satyanarayana Reddy and M/s. DSR Infra Project represented by its Partner/Authorised Signatory Sri.D. Prabhakar Reddy, registered as Document bearing No.BNS-1-02238/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the Property bearing Sy. No.70, measuring 29 Guntas and Sy. No.319/2, measuring 26 Guntas.	Original Copy
124.	04.05.2023	General Power of Attorney executed by Sri. K.S. Satyanarayana Reddy in favour of M/s. DSR Infra Project represented by its Partner/Authorised Signatory Sri.D. Prabhakar Reddy, registered as Document bearing No.BNS-4-00150/2023-24, Book 4, stored in C.D.No. BNSD1787, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi),	Original Copy



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		Bengaluru to authorized to sell their share of 58% of the area constructed over the Property bearing Sy. No.70, measuring 29 Guntas and Sy. No.319/2, measuring 26 Guntas.	
125.	21.04.2023 04.05.2023	Amalgamation Deed executed by DSR Infra Project represented by its Partner/Authorised Signatory Sri. K.S. Satyanarayana Reddy and Sri. K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-02327/2023-24, Book 1, stored in C.D.No. BNSD1787, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.70, measuring 29 Guntas and Sy. No's.319/1, measuring 1 Acre, 319/2, measuring 1 Acre, totally measuring 2 Acres 29 Guntas.	Original Copy
126.		Joint Sketch	Original Copy
127.	07.01.2020	Letter bearing No.BDA/TPM/MIS-1199/1452/2019-20 issued by BDA for the land used from sensitive zone to residential purposes in respect of the property bearing Sy.No.70, 319/1, 319/2, measuring 2235 sq. mtrs.	
128.	31.05.2023	Betterment Charges Receipt bearing No. RE-ifms373-BC/000055, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing No.886/224 Sy. No-319/1, 319/2.	Original Copy
129.	31.03.2017	Property Tax Paid Receipt for the year of 2015-16 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
130.	03.04.2017	Property Tax Paid Receipt for the year of 2016-17 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
131.	15.04.2017	Property Tax Paid Receipt for the year of 2017-18 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha	Computer Generated Copy



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		bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	
132.	23.04.2018	Property Tax Paid Receipt for the year of 2018-19 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
133.	20.04.2019	Property Tax Paid Receipt for the year of 2019-20 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
134.	10.09.2020	Property Tax Paid Receipt for the year of 2020-21 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
135.	16.06.2023	Property Tax Paid Receipt for the year of 2021-22 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/Sy No-70, 319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
136.	16.06.2023	Property Tax Paid Receipt for the year of 2022-23 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/Sy No-70, 319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
137.	16.06.2023	Property Tax Paid Receipt for the year of 2023-24 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/Sy No-70, 319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Computer Generated Copy
138.	24.05.2023	Special Intimation Letter bearing No. KTR/128/2023-24 issued by BBMP for amalgamation of Khatha bearing No's. 886/221, 8494/373, 8495/373.	Original Copy



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139.	01.06.2023	Khatha Certificate & Extract bearing No.886 issued by BBMP in the names of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.	Original Copy
140.	07.06.2023	Encumbrance Certificate for the period from 30.08.2019 to 06.06.2023 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No's.70, 319/1, 319/2, totally measuring 2 Acres 29 Guntas.	Original Copy
PROJECT DOCUMENTS			
141.	06.07.2022	NOC bearing No. EE/KMLD/AEE(O)/AE/22-23/2016 issued by Executive Engineer (EL), BESCOM, Koramangala Division, in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Photo Copy
142.	14.07.2022	NOC (CTE) bearing No.CTE-332247, PCB ID: 131683, issued by Senior Environmental Officer, KSPCB, Bengaluru in respect of the Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Original Copy
143.	25.05.2022	NOC bearing No. 9068/ GBC (1) 068 (KSFES/ NOC/045/2022 issued by Director General of Police and Director, Karnataka Fire & Emergency Services, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Original Copy
144.	12.05.2022	NOC bearing No. HOSU/ SOUTH/ B042322/667976 issued by General Manager (CIC), Airports Authority of India, Devanahalli, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Original Copy
145.	13.05.2022	NOC bearing No. DGM (CM) BGTD/NOC for High rise/2021-22/84 issued by AGM (BTS Planning) BGTD, BSNL, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Original Copy
146.	20.02.2023	NOC bearing No. ASC/DGM (AO)/131/HAL-BG-03-22/227/2023, issued by General Manager (Aircraft), HAL, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Original Copy



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147.	11.04.2023	NOC bearing No. BWSSB-NOC-2022-3-40-030403221310 issued by Chief Engineer (East), BWSSB, Bengaluru in respect of Property bearing Sy. No's.70 & 319/1,2 (71).	Original Copy
148.	20.02.2024	Licence to Construction bearing L.P.No. BBMP/Addl. Dir/JDNORTH/0027/23-24 issued by BBMP in respect of the Property bearing Sy. No's.70 & 319/1,2.	Digital Copy
149.	20.02.2024	Approved building bearing L.P.No. BBMP/Addl. Dir/JDNORTH/0027/23-24 issued by BBMP putting up of residential apartments comprising of Block A (Tower 1and 2): 1BF+1GF+13UF:227 Units, Block B (Club House) 1GF+2UF on the Property bearing Sy. No's.70 & 319/1,2.	Digital Copy

**III. HISTORY OF TITLE: -
Sy.No.70, measuring 29 Guntas: -**

The Property bearing Sy.No.70, measuring 29 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District which was Originally belongs to Smt. Muniyamma as reflected in RTC for the period of 1967-68 to 1976-77 vide RR No.2864.

Subsequently, said Smt. Muniyamma, w/o.Late G. Nanjappa Reddy sold the said property in favour of G. Ramareddy, s/o.G.Nanjappa through Sale deed, dated 30.09.1983, registered as Document bearing No.4820/83-84, registered in the office of the Sub-Registrar, Bengaluru South Taluk.

Thereafter, Sri.G.N. Kodandarama and Sri. G.N.Rama Reddy both are sons of Late G.Nanjappa @ Nanja Reddy had sold land bearing Sy.No.70 measuring 29 Guntas in favour of Sri.M.K.Raju, s/o. Late Kannan through,Sale deed, dated 27.03.2003, registered as Document bearing No.18458/2002-2003, registered in the office of the Sub-Registrar, Bengaluru South Taluk and the same was mutated in his name vide Mutation order bearing MR.No.55/2002-2003.

Thereafter, Sri.M.K.Raju, s/o. Late Kannan had sold land bearing Sy.No.70 measuring 29 Guntas in favour of Sri.Chander Prakash Sharma, s/o.Late P.D.Sharma through, Sale deed, dated 29.12.2004, registered as Document bearing No. BAS-1-24533/2004-2005, Book 1, stored in C.D.No.BASD123, registered in the office of the Senior Sub-Registrar, Bengaluru South Taluk and the same was mutated in his name vide Mutation order bearing MR.No.118/2004-05.

Further, Plaintiff, Sri. G.N. Rama Reddy, s/o.Late G. Nanjappa @ Nanja Reddy had filed the O.S.No.1314/2005 before the Principal Civil Judge (Jr.Dn), Bengaluru Rural against Sri.M.K.Raju and others in respect of the Property bearing Sy.No.70, measuring 29



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Guntas, Gunjur which was sold to Sri. M.K. Raju. However, the matter was settled out of the court amicably and the said suit is agreed to be closed by not pressing it as they don't have any manner of title, interest over the said property.

Later, said Sri. Chander Prakash Sharma, s/o. Late P.D. Sharma sold the property bearing Sy.No.70 measuring 29 Guntas in favour of DSR Infrastructure Pvt Ltd. Represented by its CEO/Authorised Signatory Sri.K.S. Satyanarayana Reddy, under Sale Deed, dated 19.03.2014, registered as Document bearing No.BNS-1--18156/2013-2014, Book 1, stored in C.D.No. BNSD302, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru.

Subsequently, Sri. G.N. Rama Reddy, s/o. Late G. Nanjappa @ Nanja Reddy, Kum. Archana, Kum. Mounica both are daughters of Rama Reddy executed the Confirmation Deed, dated 22.05.2013 in favour of Sri. Chander Prakash Sharma, s/o. Late P.D. Sharma, registered as Document bearing No.BNS-1-01952/2013-14, Book 1, stored in C.D.No. BNSD276, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the property bearing Sy. No.70 measuring 29 Guntas.

Later, said DSR Infrastructure Pvt Ltd. Represented by its Director/Authorised Signatory Sri.D. Prabhakar Reddy sold the property bearing Sy.No.70 measuring 29 Guntas in favour of Sri. K. Satyanarayana Reddy under Absolute Sale Deed, dated 03.05.2023, registered as Document bearing No. BNS-1-02227/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru.

Sy.No.71, measuring 2 Acres: -

The Property bearing Sy. No.71, measuring 2 Acres, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District was Originally belongs to Sri. G. Nanjappa same he acquired through Grant Certificate, dated 16.01.1964 issued by the Tahsildar, Bengaluru South Taluk.

Later, said Sri.G. Nanjappa @ Nanjareddy, Smt. Buchamma (Wife), G.N. Venkatesha Reddy, G.N.Srinivasa Reddy, G.N.Tulasi Ramaiah, G.N.Satyanarayana Reddy, G.N.Jagannatha Reddy, G.N.Kodandarama Reddy, G.N.Ramareddy (sons) has entered into Panchayat Palupatti (Partition Deed), dated 15.01.1980 in the said partition the property bearing Sy.No.71 measuring 1 Acre 14 ½ Guntas got allotted to the share of G.N.Kodandarama Reddy (G Schedule) & 25 ½ Guntas got allotted to the share of G.N.Ramareddy (H Schedule) vide Mutation Extract Register bearing MR.No.46/97-98.

Subsequently, said Sri.G.N. Kodandarama and Sri. G.N. Rama Reddy both are sons of Late G. Nanjappa @ Nanja Reddy sold the property bearing Sy. No.71 measuring 2 Acres in favour of Sri. M.K. Raju, s/o. Late Kannan, through Sale Deed, dated 27.03.2003, registered as Document bearing No.18458/2002-2003, registered in the office of the Sub-Registrar, Bengaluru South Taluk vide Mutation Extract Register bearing MR.No.55/2002-03.



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Further, Plaintiff, Sri. G.N. Rama Reddy, s/o.Late G. Nanjappa @ Nanja Reddy had filed the O.S.No.1314/2005 before the Principal Civil Judge (Jr. Dn), Bengaluru Rural against Sri. M.K. Raju and others in respect of the Property bearing Sy. No.70, measuring 29 Guntas, Gunjur which was sold to Sri. M.K. Raju. However, the matter was settled out of the court amicably and the said suit is agreed to be closed by not pressing it as they don't have any manner of title, interest over the said property.

Later, said Sri.M.K. Raju, s/o.Late Kannan sold the property bearing Sy. No.71 measuring 1 Acre in favour of Sri. Chander Prakash Sharma, s/o. Late P.D.Sharma, through Absolute Sale Deed, dated 29.12.2004, registered as Document bearing No.BAS-1-24536/2004-05, Book 1, stored in C.D.No. BASD123, registered in the office of the Sub-Registrar, Bengaluru South Taluk.

Later, said Sri.M.K. Raju, s/o.Late Kannan sold the property bearing Sy. No.71 measuring 1 Acre in favour of Sri. Akash Alphons, s/o. K.J. Alphons, through Absolute Sale Deed, dated 29.12.2004, registered as Document bearing No.BAS-1-24526/2004-05, Book 1, stored in C.D.No. BASD123, registered in the office of the Sub-Registrar, Bengaluru South Taluk.

Subsequently, Sri. G.N. Rama Reddy, s/o.Late G. Nanjappa @ Nanja Reddy, Kum. Archana, Kum. Mounica both are daughters of Rama Reddy executed the Confirmation Deed, dated 22.05.2013 in favour of Sri. Chander Prakash Sharma, s/o.Late P.D. Sharma, registered as Document bearing No.BNS-1-01952/2013-14, Book 1, stored in C.D.No. BNSD276, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the property bearing Sy. No.71 measuring 2 Acres.

Later, Sri. Chander Prakash Sharma & Sri. Akash Alphons made an application to assign the sub-division and to assign new survey numbers in respect of the Property bearing Sy.No.71, measuring 2 Acres and same was approved vide Mutation Register Extract bearing MR. No. T33/2018-19 assigned with new survey numbers as Sy.No.319/1, measuring 1 Acre & Sy.No.319/2, measuring 1 Acre.

Subsequently, said Sri. Akash Alphons, Sri. Chander Prakash Sharma both are represented by their GPA holder M/s. DSRIPL represented by its Director Sri.D. Prabhakar Reddy sold the Property bearing Sy. No.319/1, measuring 1 Acre in favour of M/s. DSR Infra Projects represented by its Partner & Authorised Signatory Sri. K.S. Satyanarayana Reddy, through Absolute Sale Deed, dated 03.05.2023, registered as Document bearing No.BNS-1-02237/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru.

Subsequently, said Sri. Akash Alphons, Sri. Chander Prakash Sharma both are represented by their GPA holder M/s. DSRIPL represented by its Director Sri.D. Prabhakar Reddy sold the Property bearing Sy. No.319/2, measuring 1 Acre in favour of M/s. DSR Infra Projects represented by its Partner & Authorised Signatory Sri. K.S. Satyanarayana Reddy (14 Guntas), Sri. K.S. Satyanarayana Reddy (26 Guntas), through Absolute Sale Deed, dated 20.04.2023, registered as Document bearing No.BNS-1-



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02233/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru.

In the manner stated above said M/s. DSR Infra Projects, a partnership firm is the absolute owner of the Converted land bearing Sy. No's.319/1, measuring 14 Guntas & 319/2, measuring 1 Acre & Sri. K. Satyanarayana Reddy is the absolute owner of the Converted land bearing Sy. No's.70, measuring 29 Guntas, 319/1, measuring 26 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.

The, said M/s. DSR Infra Projects is in the business of the development of residential & commercial apartments and they have necessary infrastructure, expertise, knowledge and finance and they have agreed to develop the Converted land bearing Sy. No's.70, measuring 29 Guntas, 319/1, measuring 26 Guntas which is belongs to Sri. K. Satyanarayana Reddy along with their Converted land bearing Sy. No's.319/1, measuring 14 Guntas & 319/2, measuring 1 Acre, into residential apartments for the same said Sri. K. Satyanarayana Reddy has entered into Joint Development Agreement, dated 03.05.2023 (20.04.2023) with M/s. DSR Infra Project represented by its Partner/Authorised Signatory Sri.D. Prabhakar Reddy same was registered as Document bearing No.BNS-1-02238/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru with the sharing ratio of 42:58.

Subsequently, said Sri. K. Satyanarayana Reddy has executed the General Power of Attorney, dated 04.05.2023 in favour of M/s. DSR Infra Project represented by its Partner/Authorised Signatory Sri.D. Prabhakar Reddy, registered as Document bearing No.BNS-4-00150/2023-24, Book 4, stored in C.D.No. BNSD1787, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru to authorized to sell their share of 58% of the area constructed over the Property bearing Sy. No.70, measuring 29 Guntas and Sy. No.319/2, measuring 26 Guntas.

Subsequently, owners of the Property bearing Sy. No.70, measuring 29 Guntas and Sy. No's.319/1, measuring 1 Acre, 319/2, measuring 1 Acre, totally measuring 2 Acres 29 Guntas said DSR Infra Project represented by its Partner/Authorised Signatory Sri. K.S. Satyanarayana Reddy and Sri. K.S. Satyanarayana Reddy got amalgamated said properties vide Amalgamation Deed, dated 04.05.2023 (21.04.2023) executed by, registered as Document bearing No.BNS-1-02327/2023-24, Book 1, stored in C.D.No. BNSD1787, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru.

Later, to develop the said property into Residential building Developers has obtained the NOCs from various departments as mentioned below and same has been verified:

- a) NOC, dated 13.05.2022 bearing No. DGM(CM)BGTD/NOC for High rise/2021-22/84, issued by AGM (BTS Planning), BSNL, Bengaluru in respect of the Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).



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- b) NOC, dated 06.07.2022 bearing No. EE/KMLD/AEE(O)/AE/22-23/2016 issued by Executive Engineer (EL), BESCO, Koramangala Division, in respect of Property bearing Sy. No's.70 & 319/1,2 (71).
- c) NOC, dated 14.07.2021 (CTE) bearing No.CTE-332247, PCB ID: 131683, issued by Senior Environmental Officer, KSPCB, Bengaluru in respect of the Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).
- d) NOC, dated 25.05.2022 bearing No. 9068/ GBC (1) 068 (KSFES/ NOC/045/2022 issued by Director General of Police and Director, Karnataka Fire & Emergency Services, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).
- e) NOC, dated 12.05.2022 bearing No. HOSU/ SOUTH/ B042322/667976 issued by General Manager (CIC), Airports Authority of India, Devanahalli, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).
- f) NOC, dated 20.02.2023 bearing No. ASC/DGM (AO)/131/HAL-BG-03-22/227/2023, issued by General Manager (Aircraft), HAL, Bengaluru in respect of Property bearing in respect of Property bearing Sy. No's.70 & 319/1,2 (71).
- g) NOC, dated 11.04.2023 bearing No. BWSSB-NOC-2022-3-40-030403221310 issued by Chief Engineer (East), BWSSB, Bengaluru in respect of Property bearing Sy. No's.70 & 319/1,2 (71).

Subsequently, said M/s. DSR Infra Projects, a partnership firm has made an application along with the approved NOC's and Building Drawing to the BBMP and the same was approved by the Joint Director Town Planning (JDTP), Bengaluru vide Building Licence & Approved Building Plan bearing L.P. No. BBMP/Addl. Dir/JDNORTH/0027/23-24, dated 20.02.2024 which consists of Block A (Tower 1 and 2): 1BF+1GF+13UF:227 Units, Block B (Club House) 1GF+2UF.

IV. RTC

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1967-68 to 1976-77 for Sy.No.70 measuring 29 Guntas has shown it stands in the name of Smt.Muniyamma.

Endorsement, dated 15.12.2023 bearing No. R.K/C.R/3958/2023-24 issued by the Tahsildar (G-2), Bengaluru East Taluk, Krishnarajapura stating that non-availability of RTC for the period of 1977-78 to 1981-82 in respect of Sy.No.70.



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The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1982-83 to 2001-02 in respect of Sy. No.70, measuring 29 Guntas has shown it stands in the name of G.N.Ramareddy.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2001-02 to 2002-03 in respect of Sy. No.70, measuring 29 Guntas has shown it stands in the name of Sri. G.N.Ramareddy.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2003-04 to 2010-11 in respect of Sy. No.70, measuring 29 Guntas has shown it stands in the name of Sri.M.K.Raju.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2011-12 to 2023-24 in respect of Sy. No.70, measuring 29 Guntas has shown it stands in the name of Sri.C.P. Sharma.

Perusal of 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.

Sy.No.71, measuring 2 Acres: -

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1982-83 to 1992-93 in respect of Sy. No.71, measuring 2 Acres has shown it stands in the name of G. Nanjappa.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1993-94 to 2001-02 in respect of Sy. No.71, measuring 2 Acres has shown 1.14.08 Guntas in the name of Sri.G.N. Kodandarama Reddy & 25.08 Guntas in the name of G.N. Rama Reddy.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2001-02 to 2002-03 in respect of Sy. No.71, measuring 2 Acres has shown 1.14.08 Guntas in the name of Sri.G.N. Kodandarama Reddy & 25.08 Guntas in the name of G.N. Rama Reddy.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2003-04 in respect of Sy. No.71, measuring 2 Acres has shown it stands in the name of Sri. M.K. Raju.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2004-05 to 2010-11 in respect of Sy. No.71, measuring 2 Acres has shown 1 Acre in the name of Sri. M.K. Raju & 1 Acre in the name of Sri. Akash Alphons.

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2011-12 to 2017-18 in respect of Sy. No.71, measuring 2 Acres has shown 1 Acre in the name of Sri.C.P.Sharma & 1 Acre in the name of Sri. Akash Alphons.



Sy.No.319, measuring 2 Acres: -

RTC extract for the period of 2018-19 in respect of Sy. No.319, measuring 1 Acre in the name of Sri.C.P. Sharma & 1 Acre in the name of Sri. Akash Alphons.

Sy.No.319/1 (Old No.71), measuring 1 Acre: -

RTC extract for the period of 2018-19 to 2023-24 in respect of Sy. No.319/1, measuring 1 Acre has shown it stands in the name of Sri.C.P. Sharma.

Sy.No.319/2 (Old No.71), measuring 1 Acre: -

RTC extract for the period of 2018-19 to 2023-24 in respect of Sy. No.319/2, measuring 1 Acre has shown it stands in the name of Sri. Akash Alphons.

Perusal of 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.

V. CONVERSION

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

- a) Intimation Letter, dated 01.02.20214 bearing No. ALN (EVH): SR/248/14-15 issued by Deputy Commissioner, Bengaluru District, Bengaluru to the intimation of conversion charges in respect of Property bearing Sy. No.70, measuring 29 Guntas for the residential purpose.
- b) Challan Receipt, dated 01.02.2014 bearing No.47 for conversion charges paid at State Bank of Mysore, K.R. Puram.
- c) Official Memorandum, dated 07.02.2014 bearing No. ALN (EVH): SR/248/14-15 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion from in respect of Property bearing Sy. No.70, measuring 29 Guntas for residential purposes.
- d) Conversion Sketch.

Sy. No.319/1 (Old No.71), measuring 1 Acre: -

- a) Challan Receipt, dated 17.08.2019 bearing No. IE00017082019148 for conversion charges paid at State Bank of India.
- b) Official Memorandum, dated 17.08.2019 bearing No. 14209 issued by Deputy Commissioner, Bengaluru District, Bengaluru to agricultural to non-agricultural residential-group Housing/Apartment purposes in respect of Property bearing Sy. No.319/1, measuring 1 Acre.
- a) Conversion Sketch.
- b) Mutation Register Extract, dated 21.09.2019 bearing MR. No. T10/2019-20.



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Sy. No.319/2 (Old No.71), measuring 1 Acre: -

- a) Challan Receipt, dated 17.08.2019 bearing No. IE00017082019153 for conversion charges paid at State Bank of India.
- b) Official Memorandum, dated 17.08.2019 bearing No. 14212 issued by Deputy Commissioner, Bengaluru District, Bengaluru to agricultural to non-agricultural residential-group Housing/Apartment purposes in respect of Property bearing Sy. No.319/2, measuring 1 Acre.
- c) Conversion Sketch.
- d) Mutation Register Extract, dated 21.09.2019 bearing MR. No. T11/2019-20.

VI. ENDORSEMENTS

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

- a) Endorsement, dated 24.12.2012 bearing No. LRF (BE)/CR/ 1635/2012-13, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending against Sy. No.70, measuring 29 Guntas under the provision of 79 (A), (B) of the KLR Act, 1961.
- b) Endorsement, dated 03.01.2013 bearing No. P.T.C.L CR.2396/ 2012-13, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru stating that there are no proceedings pending under the provisions of the PTCL Act in respect of S.y.No.70, measuring 29 Guntas.
- c) Endorsement, dated 28.05.2013 bearing No.N134916056 issued by Tahsildar Bangalore East Taluk stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.70, measuring 29 Guntas.

Sy. No.71, measuring 2 Acres: -

- a) Endorsement, dated 29.05.2013 bearing No. LRF (BE)/CR/ 199/2013-14, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending against Sy. No.71, measuring 2 Acres under the provision of 79 (A), (B) of the KLR Act, 1961.
- b) Endorsement, dated 06.06.2013 bearing No. P.T.C.L CR.483/2013-14, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru stating that there are no proceedings pending under the provisions of the PTCL Act in respect of S.y.No.71, measuring 2 Acres.

Sy. No.319 (Old No.71), measuring 2 Acres: -

Endorsement, dated 15.05.2019 bearing No. RD0038113110687 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.319, measuring 2 Acres.



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Sy. No.319/1 (Old No.71), measuring 1 Acre: -

Endorsement, dated 09.07.2019 bearing No. RD0038113113948 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.319/1, measuring 1 Acre.

Sy. No.319/2 (Old No.71), measuring 1 Acre: -

Endorsement, dated 09.07.2019 bearing No. RD0038113113949 issued by Tahsildar, Bangalore East Taluk, Krishnarajapura stating that there are no Form 2, 7,7A tenancy cases filed under sec 48/A of KLR Act in respect of S.y.No.319/2, measuring 1 Acre.

VII. SURVEY RECORDS

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

The Akarbandh, Tippani, with respect to Sy.No.70 which confirms the location and extent of said Survey Number.

Sy.No.71, measuring 2 Acres: -

The Akarbandh, Tippani, Original Tippani, Karda Copy, Mysore Revision Settlement Registrar, Survey Original Tippani, Resurvey Tippani, Survey Original Pakka, Survey Original Prathi with respect to Sy.No.which confirms the location and extent of said Survey Number.

Endorsement, dated 13.02.2014 bearing No. RK.CR/3897/13-14, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapura stating that non-availability of IL, RR in respect of the property bearing Sy. No.71.

Sy.No.319, measuring 2 Acres: -

The Atlas, Akarbandhwith respect to Sy.No.which confirms the location and extent of said Survey Number.

Sy.No.319/1,2, measuring 2 Acres: -

The Akarbandh, Hissa Tippani, RR Yedabagh, RR Balabagwith respect to Sy. No's.319/1,2 which confirms the location and extent of said Survey Number.

The Village Map of Gunjur with respect to Sy. No's.70&which confirms the location of said Survey Number.

VIII. BETTERMENT/IMPROVEMENT CHARGES: -

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

Betterment Charges Receipt, dated 19.08.2014 bearing No. RD/RDAROWFLD/09/2014-15/Aug/0222, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing Sy. No.70, Municipal No.22470 in the name of M/s. DSR Infrastructure Pvt Ltd.



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Sy.No.319/1, measuring 1 Acre: -

- a) Betterment Charges Receipt, dated 13.12.2022 bearing No. RE-ifms373-BC/000487, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing Sy. No.319/1 in the name of Chander Prakash Sharma.
- b) Betterment Charges Receipt, dated 13.12.2022 bearing No. RE-ifms373-BC/000488, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing Sy. No.319/1 in the name of Akash Alphons.
- c) Betterment Charges Receipt, dated 31.05.2023 bearing No. RE-ifms373-BC/000055, issued by the ARO Whitefield, Bengaluru in respect of the Property bearing No. 886/224 Sy. No-319/1, 319/2 in the name of M/s. DSR Infra Projects & K.S. Satyanarayana Reddy.

IX. PROPERTY TAX: -

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

- a) Property Tax Paid Receipt, dated 26.08.2014 for the year of 2013-14, bearing Application No.616821555 issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.
- b) Property Tax Paid Receipt, dated 26.08.2014 for the year of 2014-15, bearing Application No.712069938, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.
- c) Property Tax Paid Receipt, dated 31.03.2017 for the year of 2015-16, bearing Application No. 1500028315, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.
- d) Property Tax Paid Receipt, dated 03.04.2017 for the year of 2016-17, bearing Application No. 1500028315, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.
- e) Property Tax Paid Receipt, dated 15.04.2017 for the year of 2017-18, bearing Application No. 1500028315, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.
- f) Property Tax Paid Receipt, dated 23.04.2018 for the year of 2018-19, bearing Application No. 1500028315, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.
- g) Property Tax Paid Receipt, dated 20.04.2019 for the year of 2019-20, bearing Application No. 1500028315, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.



- h) Property Tax Paid Receipt, dated 10.09.2020 for the year of 2020-21, bearing Application No. 1500028315, issued by the BBMP in respect of Property bearing 886/224/70 in the name of M/s. DSR Infrastructure Pvt Ltd.

Sy. No.70,319/1,2:-

- a) Property Tax Paid Receipt, dated 31.03.2017 for the year of 2015-16 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- b) Property Tax Paid Receipt, dated 03.04.2017 for the year of 2016-17 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- c) Property Tax Paid Receipt, dated 15.04.2017 for the year of 2017-18 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- d) Property Tax Paid Receipt, dated 23.04.2018 for the year of 2018-19 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- e) Property Tax Paid Receipt, dated 20.04.2019 for the year of 2019-20 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- f) Property Tax Paid Receipt, dated 10.09.2020 for the year of 2020-21 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/SY No-70,319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- g) Property Tax Paid Receipt, dated 16.06.2023 for the year of 2021-22 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/Sy No-70, 319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.
- h) Property Tax Paid Receipt, dated 16.06.2023 for the year of 2022-23 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/Sy No-70, 319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.



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- i) Property Tax Paid Receipt, dated 16.06.2023 for the year of 2023-24 bearing Application No. 1500028315 issued by BBMP in respect of the Property Khatha bearing No.886/224/Sy No-70, 319/1, 319/2 in the name of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.

X. KHATHA: -

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

The Property bearing Sy.No.70 measuring 29 Guntas, situated Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District on coming within the limits of Bruhat Bangalore Mahanagara Palike was assessed for municipal property taxes and was assigned with Khata No. 886/70/224 in the name of M/s. DSR Infrastructure Pvt Ltd as evidenced from Khatha Certificate and Extract, dated 19.08.2014.

Sy. No.319/1, measuring 1 Acre: -

Khatha Certificate & Extract, dated 17.12.2022 issued by the ARO, BBMP in the name of Chander Prakash Sharma in respect of the Property bearing No.8494/Sy.No.319/1, Municipal No.373, measuring 1 Acre.

Sy. No.319/2, measuring 1 Acre: -

Khatha Certificate & Extract, dated 17.12.2022 issued by the ARO, BBMP in the name of Akash Alphons in respect of the Property bearing No.8495/Sy.No.319/2, Municipal No.374, measuring 1 Acre.

Special Intimation Letter, dated 24.05.2023 bearing No. KTR/128/2023-24 issued by BBMP for amalgamation of Khatha bearing No's. 886/221, 8494/373, 8495/373.

Sy. No.70, 319/1,2: -

Khatha Certificate & Extract, dated 01.06.2023 bearing No.886 issued by BBMP in the names of DSR Infra Project & Sri. K.S. Satyanarayana Reddy.

XI. ENCUMBRANCES: -

I have pursued the:

Sy.No.70, measuring 29 Guntas: -

1. Nil Encumbrance Certificate, dated 07.08.2014 for the period from 01.04.1970 to 31.03.2004 issued by Addl./Joint Sub-Registrar, Bommanahalli, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.



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2. Encumbrance Certificate, dated 22.12.2012 for the period from 01.04.2004 to 21.12.2012 issued by Senior Sub-Registrar, Varthur, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas which reflects;
 - a) Sale deed, dated 29.12.2004 executed by Sri.M.K.Raju, s/o. Late Kannan in favour of Sri.Chander Prakash Sharma, s/o.Late P.D.Sharma, registered as Document bearing No.BAS-1-24533/2004-2005, Book 1, stored in C.D.No.BASD123, registered in the office of the Senior Sub-Registrar, Bengaluru South.
3. Nil Encumbrance Certificate, dated 27.03.2013 for the period from 01.04.2012 to 26.03.2013 issued by Senior Sub-Registrar, Varthur, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.
4. Nil Encumbrance Certificate, dated 02.08.2014 for the period from 26.03.2013 to 30.07.2014 issued by Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas.
5. Encumbrance Certificate, dated 24.03.2017 for the period from 01.03.2014 to 24.03.2017 issued by Sub-Registrar, Banasawadi, Bengaluru Urban District in respect of the Property bearing Sy. No.70, measuring 29 Guntas which reflects;
 - a) Sale deed, dated 19.03.2014 executed by Sri. Chander Prakash Sharma, s/o. Late P.D. Sharma in favour of DSR Infrastructure Pvt Ltd. Represented by its CEO/Authorised Signatory Sri.K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1--18156/2013-2014, Book 1, stored in C.D.No. BNSD302, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru.
6. Encumbrance Certificate, dated 10.03.2021 for the period from 01.04.2004 to 09.03.2021 issued by Sub-Registrar, Jayanagar, Bengaluru City in respect of the Property bearing Sy. No.70, measuring 29 Guntas which reflects;
 - a) Sale deed, dated 19.03.2014 executed by Sri. Chander Prakash Sharma, s/o. Late P.D. Sharma in favour of DSR Infrastructure Pvt Ltd. Represented by its CEO/Authorised Signatory Sri.K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-18156/2013-2014, Book 1, stored in C.D.No. BNSD302, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru.

Sy. No.71, measuring 2 Acres

1. Encumbrance Certificate, dated 21.03.2019 for the period from 01.01.1964 to 31.03.2004 issued by Senior Sub-Registrar, Bommanahalli, Bengaluru Urban District in respect of the Property bearing Sy. No.71, measuring 2 Acres which reflects;



- a) Sale deed, dated 27.03.2003 executed by Sri.G.N. Kodandarama and Sri. G.N. Rama Reddy both are sons of Late G. Nanjappa @ Nanja Reddy in favour of Sri.M.K. Raju, s/o. Late Kannan, registered as Document bearing No.18458/2002-2003, registered in the office of the Sub-Registrar, Bengaluru South Taluk.
2. Encumbrance Certificate, dated 20.02.2019 for the period from 01.04.2004 to 19.05.2013 issued by Sub-Registrar, Shivajinagar Banasawadi, Bengaluru in respect of the Property bearing Sy. No.71, measuring 2 Acres which reflects;
 - a) Absolute Sale Deed, dated 29.12.2004 executed by Sri. M.K. Raju, s/o.Late Kannan in favour of Sri. Akash Alphons, s/o. K.J. Alphons, registered as Document bearing No.BAS-1-24526/2004-05, Book 1, stored in C.D.No. BASD123, registered in the office of the Sub-Registrar, Bengaluru South Taluk.
 - b) Absolute Sale Deed, dated 29.12.2004 executed by Sri. M.K. Raju, s/o.Late Kannan in favour of Sri.Chander Prakash Sharma, s/o. Late P.D.Sharma, registered as Document bearing No.BAS-1-24536/2004-05, Book 1, stored in C.D.No.BASD123, registered in the office of the Sub-Registrar, Bengaluru South Taluk
3. Nil Encumbrance Certificate, dated 18.02.2019 for the period from 13.05.2013 to 13.07.2016 issued by Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.71, measuring 2 Acres.
4. Nil Encumbrance Certificate, dated 18.02.2016 for the period from 13.07.2016 to 17.02.2019 issued by Senior Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.71, measuring 2 Acres.
5. Nil Encumbrance Certificate, dated 28.10.2022 for the period from 17.02.2019 to 31.03.2019 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319, measuring 2 Acres.
6. Nil Encumbrance Certificate, dated 28.10.2022 for the period from 01.04.2019 to 27.10.2022 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319/1, measuring 1 Acre.
7. Nil Encumbrance Certificate, dated 28.10.2022 for the period from 01.04.2019 to 27.10.2022 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No.319/2, measuring 1 Acre.
8. Encumbrance Certificate, dated 07.06.2023 for the period from 30.08.2019 to 06.06.2023 issued by Sub-Registrar, Banasawadi, Bengaluru in respect of the Property bearing Sy. No's.70, 319/1, 319/2, totally measuring 2 Acres 29 Guntas which reflects;



**S. NAGATHRIJALA, M.B.A., L.L.B.,
Advocate**

DSR TECHNO CUBE, 4th Floor, Block
C, BBMP KhathaNo.639/6456/1, Survey
No.68 (P), Thubarahalli Village, Varthur
Main Road, Bengaluru - 560 066

- a. Joint Development Agreement, dated 20.04.2023 (03.05.2023) executed between Sri. K.S. Satyanarayana Reddy and M/s. DSR Infra Project represented by its Partner/Authorised Signatory Sri.D. Prabhakar Reddy, registered as Document bearing No.BNS-1-02238/2023-24, Book 1, stored in C.D.No. BNSD1786, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru.
- b. Sale Deed, dated 20.04.2023 executed by Sri. Chander Prakash Sharma, Sri. Akash Alphons both are represented by their GPA holder M/s. DSRIPL represented by is Director/Authorised signatory Sri.D. Prabhakar Reddy in favour of DSR Infra Project represented by its Partner/Authorised Signatory Sri. K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-02237/2023-24, Book 1 stored in C.D.No. BNSD1786, registered in the office of the Sub-Registrar, Banasawadi, Bengaluru.
- c. Sale Deed, dated 20.04.2023 executed by Sri. Chander Prakash Sharma, Sri. Akash Alphons both are represented by their GPA holder M/s. DSRIPL is represented by its Director/Authorised signatory Sri.D.Prabhakar Reddy in favour of DSR Infra Project represented by its Partner/Authorised Signatory Sri. K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-02233/2023-24, Book 1 stored in C.D.No. BNSD1786, registered in the office of the Sub-Registrar, Banasawadi, Bengaluru.
- d. Amalgamation Deed, 21.04.2023 (04.05.2023) executed by M/s. DSR Infra Project represented by its Partner/Authorised Signatory Sri. K.S. Satyanarayana Reddy and Sri. K.S. Satyanarayana Reddy, registered as Document bearing No.BNS-1-02327/2023-24, Book 1, stored in C.D.No. BNSD1787, registered in the office of the Senior Sub-Registrar, Banasawadi, Bengaluru.

CERTIFICATE OF TITLE

On perusal of the documents referred above, I am of the opinion that,

- a) **M/s. DSR Infra Projects** is the ownerof theConverted land bearing Sy. No's.319/1, measuring 1 Acre & 319/2, measuring 14 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and I have verified the Certified/Original/Photo copies of title deeds of Schedule Property as referred above, and they having clear and marketable title to the same, that the documents of title referred above to in this opinion are valid evidence of right, title and interest of **M/s. DSR Infra Projects**.



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- b) **Sri. K. Satyanarayana Reddy** has clear and marketable title over the property bearing Sy. No's.70, measuring 29 Guntas, 319/2, measuring 26 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.
- c) As per Joint Development Agreement dated 20.04.2023 (03.05.2023) **M/s. DSR Infra Projects** (Developer), is entitled to enter into sale and construction agreements, deeds, etc., to deal in respect of the property bearing Sy. No's.70, measuring 29 Guntas, 319/2, measuring 26 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District with prospective purchaser/s to an extent of 58 % of total super built-up area with car parking, undivided share in the Schedule Property.

**S. NAGATHRIJALA, M.B.A., L.L.B.,
Advocate.**

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