

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankararayan • S. Venkateshwara Rao • J. Ravi Sundar • T.K. Thyagaraj • M.S. Sanjeeva Kumar • Geetha. H. G.,
 B. N. (Dileep) Kumar • Basavanna J. B.R. • • N.L. Maheshwara Prasad • • Rashmi. H • Amulya Sujit. B. • Nupur Kabra

Dt:24/09/2018

M/s.HINDUJA PROJECTS,

Having its Office at:
 5D, Rich Homes,
 No.5/1, Richmond Road,
 BANGALORE – 560 025.

Sirs,

Sub: Title Opinion in respect of the properties measuring (i) 00 Acre 08 Guntas in Sy.No.88/1 (ii) 00 Acre 37.08 Guntas in Sy.No.88/2 (iii) 00 Acre 22 Guntas in Sy.No.88/3 (iv)00 Acre 11 Guntas in Sy.No.89/1 (v) 00 Acre 37.08 Guntas in Sy.No.88/2 and (vi) 00 Acre 15.08 Guntas in Sy.No.89/4 in all measuring 3 Acres 08.08 Guntas situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike bearing Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur.

I am furnished with the following photocopies of documents and my opinion is as follows:

Sl.No.	Date	Description of Documents
1.		Order passed by The Special Deputy Commissioner for Abolition of Inams, Bangalore registering the name of Sri.G.Kalappa Reddy as an occupant of the property in Sy.No.88 and 89 of Thirumenahalli Village.
2.	19/02/1983	Endorsement issued by The Special Deputy Commissioner for Abolition of Inams, Bangalore in the name of Sri.G.Kalappa Reddy.
3.		Register No.VIII Extract showing the name of Sri.G.Kalappa Reddy as a holder of the property in Sy.No.88 and 89 of Thirumenahalli Village.
4.	23/02/1979	Copy of the Order passed in Case Nos.LRF.No.822/74-75 passed by the The Land Tribunal, Bangalore North Taluk Conferring occupancy rights in favour of Sri.N.Narayana Reddy in respect of the property measuring 05 Acres 10 Guntas in Sy.No.88 and 05 Acres 09 Guntas in Sy.No.89 of Thirumenahalli Village.

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5.	20/03/1981	Occupancy Certificate (Form No.10) issued by the Additional Special Tahsildar, Bangalore North Taluk in the name of Sri.N.Narayana Reddy in respect of the property measuring 05 Acres 10 Guntas in Sy.No.88 and 05 Acres 09 Guntas in Sy.No.89 of Thirumenahalli Village.
6.		Mutation Register Extract bearing M.R.No.6/82-83 showing the name of Sri.N.Narasayana Reddy as the owner and khatedar of the property measuring 05 Acres 10 Guntas in Sy.No.88 and 05 Acres 09 Guntas in Sy.No.89 of Thirumenahalli Village.
7.	17/06/1997	Mortgage Deed executed by Sri.N.Narayana Reddy in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli Village, registered as Document No.2229/97-98, in Book I, Volume 890, at Pages 17 to 18 in respect of the property in Sy.No.88 and 89.
8.	06/07/2005	Discharge Shara executed by Rythara Seva Sahakara Bank, Singanayakanahalli in favour of Sri.N.Narayana Reddy, registered as Document No. 4283/2005-2006, in Book I and stored in CD No.YAND139, in the office of the Sub Registrar, Yelahanka.
9.	08/07/2003	Mutation Register Extract bearing M.R.No.63/2006-2007 evidencing the discharge of mortgage created by Sri.N.Narayana Reddy and Sri.Somashekar in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli in respect of the property in Sy.No.88 and 89 of Thirumenahalli Village.
10.		Notarized Copy of the Family Tree of Sri.Narayana Reddy.
11.	14/07/2005	Partition Deed entered into between Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi, registered as Document No.4496/2005-2006, in Book I and stored in CD No.YAND139, in the office of the Sub Registrar, Yelahanka.
12.		Mutation Register Extract bearing M.R.No.16/2005-2006 issued by the Village Accountant, Bangalore North Taluk showing the names of Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi, in respect of the property in Sy.No.88 and 89.
13.	02/08/2005	Certified Copy of the Rectification Deed dated 02/08/2005 entered into between Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi, registered as Document No.4897/2005-2006, in Book I and stored in CD No.YAND141, in the office of the Sub Registrar, Yelahanka, Bangalore.
14.		Mutation Register Extract bearing M.R.No.41/2005-2006 issued by the Village Accountant, Bangalore North Taluk.
15.	03/08/2007	Mortgage Deed executed by Sri.Rajendar Reddy in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli Village, registered as Document No.1320/2007-2008, in Book I and Stored in CD No.YAND293, in the office of the Sub Registrar, Yelahanka.

From A. Prasad



		In respect of the property measuring 03 Acres 00 Guntas in Sy.No.89.
16		Mutation Register Extract bearing M.R.No.1/2007-2008 evidencing the mortgage of property measuring 03 Acres 00 Guntas in Sy.No.89 by Sri.Rajendra Reddy in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli.
17	09/08/2010	Discharge Shara executed by Rythara Seva Sahakara Bank, Singanayakanahalli in favour of Sri.Rajendar Reddy, registered as Document No.1525/2010-11, in Book I and stored in CD No.YAND336, in the office of the Sub Registrar, Yelahanka.
18	09/08/2010	No Due Certificate issued by the Rythara Seva Sahakara Bank, Singanayakanahalli in the name of Sri.Rajendra Reddy in respect of the property measuring 03 Acres in Sy.No.89.
19		Mutation Register Extract bearing M.R.No.1/2010-11 evidencing the discharge of mortgage of the property in Sy.No.89 by Sri.N.Rajendra Reddy.
20	26/10/2007	Certified Copy of the Mortgage Deed executed by Smt.Umadevi in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli, registered as Document No. 2073/2007-2008, in Book I and Stored in CD No.YAND297, in the office of the Sub Registrar Yelahanka in respect of the property measuring 00 Acre 39 Guntas in Sy.No.89 of Thirumenahalli Village.
21		Mutation Register Extract bearing M.R.No.7/2007-2008 evidencing the mortgage of property measuring 00 Acre 39 Guntas in Sy.No.89 by Smt.Umadevi in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli.
22	14/12/2010	Discharge Shara executed by Rythara Seva Sahakara Bank, Singanayakanahalli in favour of Smt.Umadevi, registered as Document No.4256/2010-11, in Book I and stored in CD No.YAND 348, in the office of the Sub Registrar, Yelahanka, Bangalore.
23		Mutation Register Extract bearing M.R.No.15/2010-11 evidencing the discharge of mortgage of the property in Sy.No.89/1 by Smt.Uma Devi.
24	26/10/2007	Mortgage Deed executed by Sri.Gopal Reddy in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli Village registered as Document No.2072/2007-2008, in Book I in the office of the Sub Registrar, Yelahanka in respect of the property measuring 03 Acres 00 Guntas in Sy.No.88 of Thirumenahalli Village.
25		Mutation Register Extract bearing M.R.No.6/2007-2008 evidencing the mortgage of property in Sy.No.88 by Sri.Gopal Reddy in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli.
26	12/07/2017	Discharge Deed executed by Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli in favour of Sri.N.Gopal Reddy, registered as Document No.2572/2017-18, in Book I and stored in CD No.YAND647, in the office of the Sub Registrar, Yelahanka.

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27.		Mutation Register Extract bearing M.R.No:T2/2017-18 issued by the Revenue Authorities evidencing the Discharge of Mortgage created by Sri.N.Gopala Reddy in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli.
28.	12/07/2017	Clearance Certificate issued by the Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli in the name of The Sub Registrar, Yelahanka after the settlement of loan amount by Sri.N.Gopal Reddy.
29.	23/03/2011	Conversion Order bearing No.ALN(N.A.Y)SR153/2010-11 issued by the Special Deputy Commissioner, Bangalore in respect of the property measuring 05 Acres 10 Guntas in Sy.No.88 and 05 Acres 03 Guntas in Sy.No.89 of Thirumenahalli Village for residential use.
30.	31/03/2011	Agreement for Joint Development and Construction entered into between Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopal Reddy, Sri.N.Somashekar, Smt.Umadevi and M/s.K.Jayaraj Group Fine Homes, registered as Document No.5172 / 2010-11, in Book I and stored in CD No.YAND352, in the office of the Sub Registrar, Yelahanka in respect of the property measuring 03 Acres 27.50 Guntas in Sy.No.88 and 89.
31.	31/03/2011	General Power of Attorney executed by Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopal Reddy, Sri.N.Somashekar, Smt.Umadevi in favour of M/s.K.Jayaraj Group Fine Homes, registered as Document No.309/2010-11, in Book IV and stored in CD No.YAND 352, in the office of the Sub Registrar, Yelahanka.
32.		Approved Layout Plan issued by the Bangalore Development Authority.
33.	12/04/2013	Relinquishment Deed executed by Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi in favour of Bangalore Development Authority, registered as Document No.89/2013-14, in Book I and stored in CD No.GNRD64, in the office of the Sub Registrar, Gangannagar.
34.	15/05/2013	Work Order bearing No.BDA/NYS/PL-19/2011-12 /576/2013-14 issued by the Bangalore Development Authority.
35.	15/05/2013	Endorsement bearing No.BDA/NYS/PRL-19/11-12/576/2013-14 issued by the Bangalore Development Authority regarding the release of sites in favour of M/s.K.Jayaraj Group Fine Homes.
36.	07/02/2014	Letter issued by the Bangalore Development Authority in the name of M/s.K.Jayaraj Group Fine Homes regarding the cancellation of Work Order and Approved Layout Plan.
37.	21/02/2014	Cancellation of Relinquishment Deed executed by Bangalore Development Authority in favour of Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi, registered as Document No.3196/2013-14, in Book I and stored in CD No.GNRD 82, in the office of the Sub Registrar, Gangannagar, Bangalore.

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38.	23/06/2014	Cancellation Deed executed between Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopal Reddy, Sri.N.Somashekar, Smt.Umadevi in favour of M/s.K.Jayaraj group Fine Homes, registered as Document No.1154/2014-15, in Book I and stored in CD No.GAND 192, in the office of the Sub Registrar, Gandhinagar.
39.	23/06/2014	Deed of Revocation of General Power of Attorney executed between Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopal Reddy, Sri.N.Somashekar, Smt.Umadevi and M/s.K.Jayaraj Group Fine Homes, registered as Document No.108/2014-15, in Book IV and stored in CD No.GAND 192, in the office of the Sub Registrar, Gandhinagar.
40.	23/06/2014	Joint Development Agreement entered into between Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopal Reddy, Sri.N.Somashekar, Smt.Umadevi and M/s.Hinduja Projects, registered as Document No.1155/2014-15, in Book I and stored in CD No.GAND192, in the office of the Sub Registrar, Gandhinagar in respect of property measuring 03 Acres 11 Guntas in Sy.No.88 and 89.
41.	23/06/2014	General Power of Attorney executed by Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopal Reddy, Sri.N.Somashekar, Smt.Umadevi in favour of M/s.Hinduja Projects, registered as Document No.109/2014-15, in Book IV and stored in CD No.GAND192, in the office of the Sub Registrar, Gandhinagar in respect of property measuring 03 Acres 11 Guntas in Sy.No.88 and 89.
42.	03/05/2016	Order bearing No.ALN(NAY)SR/153/10-11 issued by The Deputy Commissioner, Bangalore District cancelling the Conversion Order dated 23/03/2011.
43.		Mutation Register Extract bearing M.R.No.T2/2015-16 issued by the Revenue Authorities evidencing the phodi of the property in Sy.No.88.
44.	22/10/2016	Conversion Order bearing No.A.L.N(N.Y)SR/39/2016-17 issued by the Deputy Commissioner, Bangalore District in respect of the properties in Sy.No.88/1, Sy.No.88/2, Sy.No.88/3, Sy.No.89/1, Sy.No.89/2 and Sy.No.89/4 totally measuring 03 Acres 9.08 Guntas of Thirumenahalli Village and Survey Sketches prepared by The Tahsildar, Bangalore North Taluk.
45.	06/01/2017	Special Notice issued by the Bruhat Bangalore Mahanagara Palike.
46.	18/02/2017	Khata Certificate issued by the Bruhat Bangalore Mahanagara Palike in the name of Sri. N. Narayana Reddy, Sri. N. Rajendra Reddy, Sri. N. Gopala Reddy, Sri. N. Somashekar and Sri. N. Umadevi in respect of the property bearing Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4.
47.	18/02/2017	Khata Extract issued by the Bruhat Bangalore Mahanagara Palike in the name of Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Sri.N.Umadevi in respect of the property bearing Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4.

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48.		Pahanies for the period between 1966-67 and 2011-12 issued by the Revenue Authorities for Sy.No.88 of Thirumenahalli Village.
49.		Pahanies for the period between 2017-18 issued by the Revenue Authorities for Sy.No.88/3 of Thirumenahalli Village.
50.		Pahanies for the period between 1966-67 and 2007-2008 issued by the Revenue Authorities for Sy.No.89 of Thirumenahalli Village.
51.		Pahanies for the period between 2010-11 and 2017-18 issued by the Revenue Authorities for Sy.No.89/1 of Thirumenahalli Village.
52.		Pahanies for the period between 2010-11 and 2017-18 issued by the Revenue Authorities for Sy.No.89/2 of Thirumenahalli Village.
53.		Pahanies for the period between 2010-11 and 2017-18 issued by the Revenue Authorities for Sy.No.89/4 of Thirumenahalli Village.
54.		Index of Land and Record of Rights issued by The Revenue Authority in respect of the properties in Sy.No.88 and 89 of Thirumenahalli Village.
55.		Akarbandh issued by The Assistant Director of Land Records, Bangalore Sub Division in respect of the property in Sy.No.88 and 89 of Thirumenahalli Village.
56.		Tippani issued by The Assistant Director of Land Records, Bangalore Sub Division in respect of the property in Sy.No.88 of Thirumenahalli Village.
57.		Tippani issued by The Assistant Director of Land Records, Bangalore Sub Division in respect of the property in Sy.No.89 of Thirumenahalli Village.
58.		Hissa Survey Tippani issued by Land Surveyor, Bangalore North Taluk in respect of the properties in Sy.No.88/1,88/2 and 88/3 of Thirumenahalli Village.
59.		Hissa Survey Tippani issued by Land Surveyor, Bangalore North Taluk in respect of the properties in Sy.No.89/1,89/3 and 89/4 of Thirumenahalli Village.
60.		Hissa Mojani Extract issued by Land Surveyor, Bangalore North Taluk in respect of the properties in Sy.No.89/1,89/3 and 89/4 of Thirumenahalli Village.
61.		Hissa Mojani Extract issued by Land Surveyor, Bangalore North Taluk in respect of the properties in Sy.No.89/1,89/3 and 89/4 of Thirumenahalli Village.
62.		Akarbandh issued by Revenue Authority in respect of the properties in Sy.No.88/1,88/2,88/3,89/1,89/2 and 89/4 of Thirumenahalli Village.
63.		Village Map of Thirumenahalli Village.
64.		Sketch prepared by Taluk Surveyor, Bangalore North Taluk in respect of the property in Sy.No.88 and 89 of Thirumenahalli Village.

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65.	21/09/2007	Nil Tenancy Certificate issued by The Tahsildar, Bangalore North Taluk in respect of Property in Sy.No.89 of Thirumenahalli Village.
66.	19/08/2010	Endorsement issued by The Assistant Commissioner, Bangalore North Sub-Division stating that no proceedings are initiated in respect of the property in Sy.No.88 and 89 of Thirumenahalli Village under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
67.		Tax Paid Receipts issued by the Village Accountant and Bruhat Bangalore Mahanagara Palike.
68.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/1960 and 18/09/2014 in respect of the Property in Sy.Nos.88 and 89 of Thirumenahalli Village.
69.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2013 and 31/03/2015 in respect of the Property measuring 03 Acres 27.50 Guntas in Sy.Nos.88 and 89 of Thirumenahalli Village.
70.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 31/03/2017 in respect of the Property measuring 03 Acres 11 Guntas in Sy.Nos.88 and 89 of Thirumenahalli Village.
71.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 09/02/2018 in respect of the property in Sy.No.88/1 of Thirumenahalli Village.
72.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 09/02/2018 in respect of the property in Sy.No.88/2 of Thirumenahalli Village.
73.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 09/02/2018 in respect of the property in Sy.No.88/3 of Thirumenahalli Village.
74.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2010 and 20/07/2018 in respect of the property in Sy.No.89/1 of Thirumenahalli Village.
75.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 20/07/2018 in respect of the property in Sy.No.89/2 of Thirumenahalli Village.
76.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 20/07/2018 in respect of the property in Sy.No.89/4 of Thirumenahalli Village.
77.		Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 05/01/2017 and 16/07/2018 in respect of the property bearing Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4.

For and on behalf of

DESCRIPTION OF PROPERTY:
ITEM NO.I

All that property available within the four boundaries detailed below and measuring 00 Acre 06 Guntas in Sy.No.88/1 situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike forming part of Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur and bounded on :

East by	:	Property in Sy.No.87;
West by	:	Remaining portion of property in Sy.No.88/1;
North by	:	Property in Sy.No.88/2;
South by	:	Road.

ITEM NO.II

All that property available within the four boundaries detailed below and measuring 00 Acre 37.08 Guntas in Sy.No.88/2 situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike forming part of Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur and bounded on:

East by	:	Property in Sy.No.87;
West by	:	Remaining portion of property in Sy.No.88/2;
North by	:	Property in Sy.No.88/3;
South by	:	Property in Sy.No.88/1.

ITEM NO.III

All that property available within the four boundaries detailed below and measuring 00 Acre 22 Guntas in Sy.No.88/3 situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike forming part of Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur and bounded on:

East by	:	Property in Sy.No.87;
West by	:	Remaining portion of property in Sy.No.88/3;
North by	:	Property in Sy.No.89;
South by	:	Property in Sy.No.88/2.

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ITEM NO.IV

All that property available within the four boundaries detailed below and measuring 00 Acre 11 Guntas in Sy.No.89/1 situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike forming part of Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur and bounded on:

East by	:	Property in Sy.No.90;
West by	:	Remaining portion of property in Sy.No.89/1;
North by	:	Property in Sy.No.92;
South by	:	Property in Sy.No.89/2.

ITEM NO.V

All that property available within the four boundaries detailed below and measuring 00 Acre 37.08 Guntas in Sy.No.89/2 situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike forming part of Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur and bounded on:

East by	:	Property in Sy.No.90;
West by	:	Remaining portion of property in Sy.No.89/2;
North by	:	Property in Sy.No.89/1;
South by	:	Property in Sy.No.89/4.

ITEM NO.VI

All that property available within the four boundaries detailed below and measuring 00 Acre 15.08 Guntas in Sy.No.89/4 situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk duly converted for non-agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(N.A.Y)SR/39/2016-2017 issued by The Special Deputy Commissioner, Bangalore District, Bangalore presently under the limits of Bruhat Bangalore Mahanagara Palike forming part of Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 at Ward No.5 of Jakkur and bounded on:

East by	:	Property in Sy.No.90;
West by	:	Remaining portion of property in Sy.No.89/4;
North by	:	Property in Sy.No.89/2;
South by	:	Property in Sy.No.88.

SOURCE OF TITLE:

The Properties described above in Item No.I to VI. will be hereinafter referred to as 'Schedule Property' for convenience.

The Schedule Property forms portion of Larger Property measuring 05 Acres 10 Guntas in Sy.No.88 and 05 Acres 09 Guntas in Sy.No.89 of Thirumenahalli Village and the said Larger Property were originally Inam Lands and were in possession of one Sri.G.Kaala Reddy alias Sri.G.Kalappa Reddy and after the enactment of Mysore (Personal and Miscellaneous) Inam Abolition Act 1954, the said Sri.G.Kaala

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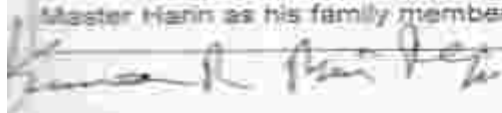
Reddy alias Sri.G.Kalappa Reddy filed an application before The Special Deputy Commissioner for Abolition of Inams to register his name as an occupant of the Larger Property and The Special Deputy Commissioner for Abolition of Inams vide his Order passed in Case No.27 registered the name of Sri.G.Kaala Reddy alias Sri.G.Kalappa Reddy as an occupant of the said Larger Property and issued Endorsement dated 19/02/1983 in the name of Sri.G.Kaala Reddy and the name of Sri.G.Kaala Reddy was also shown in the Register No.VIII Extract as the Holder of the aforesaid properties and from the date of said re grant, Sri.G.Kaala Reddy alias Sri.G.Kalappa Reddy started enjoying the Larger Property as absolute owner. I am not furnished with the copy of Mutation Register Extract bearing M.R.No.29/62-63 showing the name of Sri.G.Kalappa Reddy.

As could be seen from the Record of Rights, Sri.G.Kaala Reddy alias Sri.G.Kalappa Reddy mortgaged the Larger Property in favour of Canara Bank. I am not furnished with the copy of mortgage deed executed by Sri.G.Kaala Reddy alias Sri.G.Kalappa Reddy in favour of Canara Bank and also documents evidencing the discharge of said mortgage. It is noted that the pahanies for the period from 1966-67 to 1980-81 for Sy.Nos.88 and 89 are not showing the reference of any mortgage and hence it is concluded that Sri.G.Kaala Reddy alias Sri.G.Kalappa Reddy mortgaged the Larger Property before the year 1966. In case of any claims from the Canara Bank same is barred by limitation.

Thereafter The Karnataka Land Reforms Act 1961 came to be amended and under the provisions of said amended Act, one of the tenants cultivating the Larger Property under Sri.G.Kaala Reddy namely Sri.N.Narayana Reddy filed an application before The Land Tribunal to register his name as an occupant of the Larger Property under Sec.45 of the said Act and The Land Tribunal, Bangalore North Taluk vide its Order dated 23/02/1979 passed under Sec.48A(4) / 48A(5) of the said Act in Case Nos.LRF.No.822/74-75 c/w 2214/75-76, 2221/75-76, 2248/75-76, 2758/76-77, 2886/75-76, 3036/76-77 and 3038/76-77 and conferred occupancy rights in favour of Sri.N.Narayana Reddy and registered his name as an occupant of the Larger Property and pursuant to the said order, The Additional Special Tahsildar, Land Tribunal, Bangalore North Taluk issued Occupancy Certificate (FORM 10) dated 20/03/1981 under Section 55(1) of the Karnataka Land Reforms Act, 1961 in the name of Sri.N.Narayana Reddy with a condition that he should not alienate the granted land within 15 years. Thus from the date of grant made in his favour, Sri.N.Narayana Reddy started enjoying the Larger Property and his name was mutated in the Revenue Records vide Mutation Register Extract bearing M.R.No.6/62-83.

The aforesaid Sri.N.Narayana Reddy mortgaged the Larger Property in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli Village in terms of a Mortgage Deed dated 19/06/1997, registered as Document No.2229/97-98, in the office of the jurisdictional Sub Registrar, Bangalore and the said mortgage was later discharged in terms of a Discharge Shara dated 06/07/2005, registered as Document No. 4263/2005-2006, in Book I and stored in CD No.YAND139, in the office of the Sub Registrar, Yelahanka and the same was recorded in the Revenue Records vide Mutation Register Extract bearing M.R.No.63/2006-2007.

Notarised copy of the Family Tree of Sri.N.Narayana Reddy reveals that the family of Sri.N.Narayana Reddy consists of himself and his wife Smt.Bhagyamma and children (1) Sri.N.Rajendra Reddy and his wife Smt.Manjula and children Ms.Kavya Shree and Master Nagarjuna (2) Sri.N.Gopala Reddy and his wife Smt.Anusuyamma and children Msater Manoj and Ms.Medha (3) Sri.N.Somashekar Reddy and his wife Smt.Vinutha and children Ms.Vandana and Master Govardhan and (4) Smt.Umadevi and her husband Sri.Anjaneya Reddy and children Ms.Prathima, Ms.Chitra and Master Hann as his family members.



The said Sri.N.Narayana Reddy later along with his children namely Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi partitioned the family properties including Larger Property in terms of a Partition Deed dated 14/07/2005, registered as Document No.4486/2005-2006, in Book I and stored in CD No.YAND139, in the office of the Sub Registrar, Yelahanka and in the said partition the Larger Property was allotted as follows:

(i) Property measuring 00 Acre 20 Guntas in Sy.No.88 was allotted to the share of Sri.N.Narayana Reddy.

(ii) Property measuring 03 Acres 00 Guntas in Sy.No.88 was allotted to the share of Sri.N.Gopala Reddy.

(iii) Property measuring 01 Acre 30 Guntas in Sy.No.88 and 01 Acre 10 Guntas in Sy.No.89 were allotted to the share of Sri.N.Somashekar.

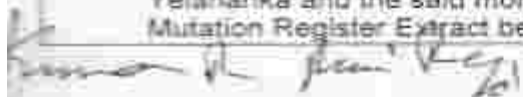
(iv) Property measuring 03 Acres 00 Guntas in Sy.No.89 was allotted to the share of Sri.N.Rajendra Reddy.

(v) Property measuring 00 Acre 39 Guntas in Sy.No.89 was allotted to the share of Smt.Umadevi.

Pursuant to the said partition, Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi started enjoying their respective shares in the Larger Property as absolute owners and their names were mutated in the Revenue Records vide Mutation Register Extract bearing M.R.No. 16/2005-2006. Since certain typographical errors had crept in the aforesaid partition deed, the same were later rectified in terms of a Rectification Deed dated 02/08/2005, registered as Document No. 4897/2005-2006, in Book I and stored in CD No.YAND 141, in the office of the Sub Registrar, Yelahanka, Bangalore. The aforesaid Mutation Register Extract bearing M.R.No.16/2005-2006 was also rectified vide Order passed by The Tahsildar, Yelahanka Taluk in RRT(Y)CR1092/2005-2006 to include the correct name of the father of land owners and the said fact is evidenced from the Mutation Register Extract bearing M.R.No.41/2005-2006.

After the partition of the family properties, Sri.N.Rajendra Reddy, Smt.Umadevi and Sri.N.Gopal Reddy mortgaged their respective portions in the Larger Property in favour of Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli in terms of a Mortgage Deeds as detailed below:

- > Mortgage Deed dated 03/08/2007 executed by Sri.Rajendar Reddy, registered as Document No.1320/2007-2008, in Book I and Stored in CD No.YAND293, in the office of the Sub Registrar, Yelahanka and the said mortgage was recorded in the Revenue Records vide Mutation Register Extract bearing M.R.No.1/2007-2008
- > Mortgage Deed dated 26/10/2007 executed by Smt.Uma Devi, registered as Document No.2073/2007-2008, in Book I and stored in CD No.YAND297, in the Office of the Sub Registrar, Yelahanka, Bangalore and the said mortgage was recorded in the Revenue Records vide Mutation Register Extract bearing M.R.No.7/2007-2008.
- > Mortgage Deed dated 26/10/2007 executed by Sri.Gopal Reddy, registered as Document No.2072/2007-2008, in Book I in the office of the Sub Registrar, Yelahanka and the said mortgage was recorded in the Revenue Records vide Mutation Register Extract bearing M.R.No.6/2007-2008.





The aforesaid mortgages of the properties made by Sri.N.Rajendar Reddy, Smt.Uma Devi and Sri.Gopala Reddy were later discharged and Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli executed three Discharge Sharas as detailed below:

* Discharge Shara dated 09/08/2010 executed in favour of Sri.N.Rajendar Reddy, registered as Document No.1525/2010-11, in Book I and stored in CD No.YAND 336, in the office of the Sub Registrar, Yelahanka, Bangalore and No Due Certificate dated 09/08/2010 issued in the name of Sri.N.Rajendra Reddy,

* Discharge Shara dated 14/12/2010 executed in favour of Smt.Uma Devi, registered as Document No.4256/2010-11, in Book I and stored in CD No.YAND348, in the office of the Sub Registrar, Yelahanka.

* Discharge Shara dated 12/07/2017 executed in favour of Sri.N.Gopal Reddy, registered as Document No.2572/2017-18, in Book I and stored in CD No.YAND647, in the office of the Sub Registrar, Yelahanka.

and the aforesaid discharge of mortgages were recorded in the Revenue Records vide Mutation Register Extracts bearing M.R.Nos.1/2010-11, 15/2010-11 and T2/2017-18 and The Rythara Seva Sahakara Sangha Niyamitha, Singanayakanahalli also issued No Due Certificate dated 09/08/2010 in respect of the property in Sy.No.89 owned by Sri.N.Rajendra Reddy and Clearance Certificate dated 12/07/2017 in respect of the property in Sy.No.88 owned by Smt.Uma Devi.

The said Sri.N.Narayayana Reddy later along with his children secured conversion of portion of the Larger Property measuring 05 Acres 10 Guntas in Sy.No.88 and 05 Acres 03 Guntas in Sy.No.89 in all measuring 10 Acres 13 Guntas for non agricultural residential use vide Conversion Order dated 21/03/2011 bearing No.ALN(NAY)SR153/2010-11 issued by The Special Deputy Commissioner, Bangalore and thus the aforesaid property ceased to be an agricultural land and became fit for non agricultural residential use.

Out of the aforesaid converted property measuring 10 Acres 13 Guntas in Sy.No.88 and 89, Sri.N.Narayana Reddy and his children namely Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar, and Smt.Umadévi (**hereinafter referred to as Land Owners**) entrusted property measuring 03 Acres 27.5 Guntas in Sy.No.88 and 89 in favour of M/s.K.Jayaraj Group Fine Homes, a partnership firm (**hereinafter referred to as Developers**) for development in terms of an Agreement for Joint Development and construction dated 31/03/2011, registered as Document No. 5172-/2010-11, in Book I and stored in CD No.YAND352, in the office of the Sub Registrar, Yelahanka and simultaneously executed a General Power of Attorney dated 31/03/2011, registered as Document No.309/2010-11, in Book IV and stored in CD No.YAND 352, in the office of the Sub Registrar, Yelahanka.

The said Developers M/s.K.Jayaraj Group Fine Homes later obtained Site Layout Plan approved from the Bangalore Development Authority and relinquished a portion of the aforesaid property for parks and road widening in terms of a Relinquishment Deed dated 12/04/2013, registered as Document No.89/2013-14, in Book I and stored in CD No.GNRD64, in the office of the Sub Registrar, Ganganagar and thereafter secured Work Order dated 15/05/2013 bearing No.BDA/NYS/PL-19/11-12/576/2013-14 in the name of M/s.K.Jayaraj Group Fine Homes and also released 18 sites formed in the aforesaid property in favour of the Developers M/s.K.Jayaraj Group Fine Homes vide Endorsement dated 15/05/2013.

Uma R. Raju

Since M/s.K.Jayaraj Group, Fine Homes, not being able to develop the aforesaid property for various reasons, requested the Bangalore Development Authority to cancel the Relinquishment Deed and accordingly Bangalore Development Authority cancelled the Relinquishment Deed dated 12/04/2013 in terms of a Cancellation of Relinquishment Deed dated 21/02/2014, registered as Document No. 3196/2013-14, in Book I and stored in CD No.GNRD82, in the office of the Sub Registrar, Gandhinagar, Bangalore. As could be seen from the Letter dated 07/02/2014 issued by the Bangalore Development Authority, the aforesaid Approved Layout Plan, Work Order and Endorsement issued for release of Sites issued by Bangalore Development Authority were also cancelled. Thereafter the aforesaid Joint Development and Construction Agreement dated 31/03/2011 was cancelled in terms of a Cancellation Deed dated 23/06/2014, registered as Document No. 1154/2014-15, in Book I and stored in CD No.GAND 192, in the office of the Sub Registrar, Gandhinagar and the General Power of Attorney dated 31/03/2011 was also revoked in terms of a Deed of Revocation of General Power of Attorney dated 23/06/2014, registered as Document No. 108/2014-15, in Book IV and stored in CD No.GAND 192, in the office of the Sub Registrar, Gandhinagar. Thereby the land entrusted by Land Owners to the aforesaid Developers stood vested in them as before without any development and they continued to own the same as before.

The Land Owners entrusted the property to M/s.Hinduja Projects for development in terms of a Joint Development Agreement dated 23/06/2014, registered as Document No. 1155/2014-15, in Book I and stored in CD No.GAND 192, in the office of the Sub Registrar, Gandhinagar and also authorized them to develop and to sell their share in the land and built up area in terms of a General Power of Attorney dated 23/06/2014, registered as Document No.109/2014-15, in Book IV and stored in CD No.GAND 192, in the office of the Sub Registrar, Gandhinagar. As per the terms of said Joint Development Agreement, the Land owners are entitled for 37% share in the land and built up area and the Developers M/s.Hinduja Projects are entitled for 63% share in the land and built up area.

Since the aforesaid converted property was not utilized by the Land Owners for non agricultural residential use within the time stipulated in the conversion order, the said Conversion Order was cancelled by The Deputy Commissioner, Bangalore District vide Order dated 03/05/2016 bearing No.ALN(NAY)S.R/153/10-11 and thus the aforesaid properties in Sy.No.88 and 89 measuring 10 Acres 13 Guntas were continued as agricultural properties.

In the mean time, the Larger Property in Sy.No.88 and 89 was resurveyed and subjected to phodi and in the said survey the property measuring 00 Acre 20 Guntas in Sy.No.88 owned by Sri.N.Narayana Reddy was assigned with new survey number as Sy.No.88/1, property measuring 03 Acres 00 Guntas owned by Sri.N.Gopala Reddy was assigned with new survey number as Sy.No.88/2, property measuring 01 Acre 30 Guntas owned by Sri.Somashekar was assigned with new survey number as Sy.No.88/3, property measuring 00 Acre 39 Guntas owned by Smt.Uma Devi was assigned with new survey number as Sy.No.89/1, property measuring 02 Acres 34 Guntas owned by Sri.Rajendra Reddy was assigned with new survey number as Sy.No.89/2, property measuring 01 Acre 10 Guntas owned by Sri.Somashekar was assigned with new survey number as Sy.No.89/4 and the said facts are evidenced from the Hissa Survey Tippani and Hissa Mojani Extract and the names of Sri.N.Narayana Reddy, Sri.N.Gopala Reddy and Sri.N.Somashekar were mutated in the Revenue Records as owners and khatedars of their respective properties in Sy.No.88/1,88/2 and 88/3 vide Mutation Register Extract bearing M.R.No.T2/2015-16 issued by the Revenue Authorities.





Later Sri.N.Narayana Reddy and his sons secured conversion of portion of the properties owned by them measuring 00 Acre 08 Guntas in Sy.No.88/1, 00 Acres 37.08 Guntas in Sy.No.88/2, 00 Acre 22 Guntas in Sy.No.88/3, 00 Acre 11 Guntas in Sy.No.89/1, 00 Acres 37.08 Guntas in Sy.No.89/2, 00 Acre 15.08 Guntas in Sy.No.89/4 in all measuring 03 Acres 08.08 Guntas, which is the Schedule Property herein, for non agricultural residential use vide Conversion Order dated 22/10/2016 bearing No.A.L.N(NAY)SR/39/2016-17 issued by the Deputy Commissioner, Bangalore District, Bangalore and thus the Schedule Property ceased to be an agricultural land and became fit for residential use. Survey Sketches prepared by the Tahsildar, Bangalore North Taluk while converting the aforesaid properties are furnished which show the area and boundaries of the converted properties.

Thereafter the Schedule Property came within the jurisdiction of Bruhat Bangalore Mahanagara Palike and assessed for municipal property taxes and assigned with new Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 and the said fact is evidenced from the Special Notice dated 06/01/2017 issued by the Bruhat Bangalore Mahanagara Palike and the names Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi were recorded in the Municipal Records as owners and khatedars of the Schedule Property vide Khata Certificate and Khata Extract both dated 06/01/2017 issued by the Bruhat Bangalore Mahanagara Palike.

Pahanies for the period between 1966-67 and 2015-16 reveal the names of Sri.Kaalappa Reddy, Sri.N.Narayana Reddy, Sri.N.Gopala Reddy and Sri.N.Somashekar Reddy as the owners and khatedars of the property in Sy.No.88 of Thirumenahalli Village at relevant periods of time. Pahanii for the period 2017-18 reveal the name of Sri.N.Narayana Reddy as the owner and khatedar of the property in Sy.No.88/1. Pahanii for the period 2017-18 reveal the name of Sri.N.Gopal Reddy as the owner and khatedar of the property in Sy.No.88/2. Pahanii for the period 2017-18 reveal the name of Sri.N.Somashekar as the owner and khatedar of the property in Sy.No.88/3. The aforesaid Pahanies do not disclose any tenancy or other claims in respect of the properties in Sy.No.88,88/1,88/2 and 88/3 of Thirumenahalli Village. Pahanies for the period between 1966-67 and 2007-2008 reveal the names of Sri.Kaalappa Reddy, Sri.N.Rajendara Reddy, Sri.N.Uma Devi and Sri.N.Somashekar Reddy as the owners and khatedars of the property in Sy.No.89 of Thirumenahalli Village at relevant periods of time. Pahanii for the period between 2010-11 and 2017-18 reveal the name of Smt.N.Umadevi as the owner and khatedar of the property in Sy.No.89/1. Pahanii for the period between 2010-11 and 2017-18 reveal the name of Sri.N.Rajendra Reddy as the owner and khatedar of the property in Sy.No.89/2. Pahanii for the period between 2010-11 and 2017-18 reveal the name of Sri.N.Somashekar as the owner and khatedar of the property in Sy.No.89/4. The aforesaid Pahanies do not disclose any tenancy or other claims in respect of the properties in Sy.No.89,89/1,89/2 and 89/3 of Thirumenahalli Village. Akarbandh and Tippani show the extent and dimension of the properties in Sy.No.88 and 89 of Thirumenahalli Village. Hissa Tippani Nakai and Hissa Mojani Extract evidence the phodi of the properties in Sy.No.88 and 89 and dimension of the properties in Sy.Nos.88/1,88/2,88/3, 89/1,89/2,89/4. Akarbandh shows the exact extent of the properties in Sy.Nos.88/1,88/2,88/3, 89/1,89/2,89/4. Village Map of Thirumenahalli Village shows the exact location of the properties in Sy.No.88 and 89 in the said Village. Index of land and Record of Rights shows the name of Sri.Kaalappa Reddy as the earlier owner of the properties in Sy.No.88 and 89. Survey Sketch prepared by the Taluk Surveyor, Bangalore North Taluk in respect of the property in Sy.No.88 and 88 shows the boundaries of the properties in Sy.No.88 and 89. There are no tenancy claims in respect of Property in Sy.No.89 of Thirumenahalli Village as seen from the Endorsement dated 21/09/2007 issued by The Tahsildar, Bangalore North.

Signature



Taluk. Endorsement dated 19/08/2010 issued by The Assistant Commissioner, Bangalore North Sub Division, Bangalore discloses that no proceedings are initiated in respect of the Properties in Sy.No.88 and 89 of Thirumenahalli Village under the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. Property Tax in respect of the properties in Sy.No.88 and 89 is paid as evidenced from the tax paid receipts dated 13/04/1979, 25/03/1988, 11/05/1989 and 10/08/1992 issued by the Village Accountant, Thirumenahalli Village.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/1960 to 18/09/2014 do not reveal any charge or encumbrance over the Property in Sy.No.88 and 89 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2013 and 31/03/2015 do not reveal any charge or encumbrance over the property measuring 03 Acres 27.50 Guntas in Sy.Nos.88 and 89 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 31/03/2017 do not reveal any charge or encumbrance over the property measuring 03 Acres 11 Guntas in Sy.Nos.88 and 89 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 09/02/2018 do not reveal any charge or encumbrance over the property in Sy.No.88/1 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 09/02/2018 do not reveal any charge or encumbrance over the property in Sy.No.88/2 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2014 and 09/02/2018 do not reveal any charge or encumbrance over the property in Sy.No.88/3 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2010 and 20/07/2018 do not reveal any charge or encumbrance over the property in Sy.No.89/1 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2010 and 20/07/2018 do not reveal any charge or encumbrance over the property in Sy.No.89/2 of Thirumenahalli Village during the said period apart from the transactions referred to above.

Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 01/04/2010 and 20/07/2018 do not reveal any charge or encumbrance over the property in Sy.No.89/4 of Thirumenahalli Village during the said period apart from the transactions referred to above.





Encumbrance Certificates issued by the jurisdictional Sub Registrar for the period between 05/01/2017 and 16/07/2018 do not reveal any charge or encumbrance over the property bearing Municipal No.130/88/1,88/2,88/3,89/1,89/2,89/4 during the said period apart from the transactions referred to above.

Thus on the basis of documents referred to above and representations made and subject to my aforesaid observations, I am of the opinion that Sri.N.Narayana Reddy, Sri.N.Rajendra Reddy, Sri.N.Gopala Reddy, Sri.N.Somashekar and Smt.Umadevi are the owners of the Schedule Property subject to rights of M/s.Hinduja Projects in Agreement for Joint Development Agreement and General Power of Attorney both dated 31/03/2011 and their title to the same is clear and marketable and free from encumbrances during the periods mentioned in the Encumbrance Certificates. While conducting the title scrutiny, I have assumed the genuineness of all signatures and the conformity of photo copies or extracts submitted to me. Further I have also relied on various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the property or verified physically, possession or boundaries and not independently validated the information provided to me with records of the Jurisdictional Sub-Registrar, Revenue or Municipal Authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the property in respect of any litigations and this opinion shall not be used as evidence in any courts, forums or authorities or third parties.

All the documents sent to me are returned herewith

Yours faithfully,

(KUSUMA. R.MUNIRAJU),
ADVOCATE.