



To,

DATE:15/12/2024

M/s. SUMADHURA REALTY,
 A Partnership firm having its Office at
 No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
 Above Bata Show Room, Kundalahalli Gate,
 Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr. G. MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s.SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.



LEGAL SCRUTINY REPORT

RE: All that piece and parcel of the immovable Property bearing Sy.No.21(Converted by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No. No.ALN.SR(DEV)58/95-96), Measuring 03 Acres 06 Guntas Plus 1 Gunta Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

SL.N o.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
1.		RTCs from 1968-69 to 1973 and from 1977 to 2025 in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RTC from 1974-75 to 1977 in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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Flat No. 402, Fourth Floor,
"Samaikya's K.K. Veni Plaza,
B. Narayanapura, Whitefield Main Road,
Bangalore - 560 016.

**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

3.		Endorsement issued by the Taluk office Devanahalli Taluk, stating non-availability of Index of Lands and Records Of rights pertaining to Sy.No.21, of Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.		Endorsement issued by the Taluk office Devanahalli Taluk, stating non-availability of RR.No.1773, RR 1729 pertaining to Sy.No.21, of Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	18/03/1943	Sale Deed executed by Smt.Muniyamma W/o Sri.Govindappa and her son Sri.Narayanappa in favour of Sri.N.Venkatashamappa S/o Sri.Nanjundappa, vide registered as Document No.1315/1942-43, Volume 453, Pages 87 to 89, registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.	01/11/1946	Sale Deed executed by Sri.N.Venkatashamappa S/o Sri.Nanjundappa in favour of Sri.Puttappa S/o.Sri.Dodda Obalappa, vide registered as Document No.812/1945-46, Volume 516, Pages 65 to 67, registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	31/10/1947	Sale deed executed by Sri.Puttappa S/o Sri.Dodda Obalappa in favour of Smt.Muniyamma W/o Sri.Govindappa vide registered as Document No.812/1947-48, Volume 533, Pages 128 to 130, registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
8.	09-06-1954	Sale Deed executed by Smt.Muniyamma W/o Sri. Govindappa and her son in favour of Sri.Munishamappa S/o. Sri. Nanjudappa vide	Copy

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		registered as Document No.449/54-55, Volume 648, Pages 167 to 168, registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
9.	06/01/1965	Sale Deed executed by Sri.Munishamappa S/o. Sri. Nanjudappa in favour of Sri.Narayanappa and Sri.G.K.Krishnappa both are sons of Sri. Govindappa, registered as Document No.3006/1964-65 registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
10.	30/05/1968	Partition Deed entered amongst Sri.Narayanappa and Sri.G.K.Krishnappa both are sons of Sri. Govindappa vide registered as Document No.772/1968-69, Volume 6869, Pages 17 to 18, registered in the office of Devanahalli, in respect of various Properties belonging to their joint family, including Sy.No.21, wherein inter-alia Sri.Narayanappa son of Sri.Govindappa has been allotted Sy.No.21, measuring about 3 Acres 07 Guntas of Sanna Amanikere Village.	Copy
11.	27/11/1968	Sale Deed executed by Sri.Narayanappa son of Sri.Govindappa his sons in favour of Smt.Thimmakka W/o.Sri. Nanjappa, vide registered as Document No.2968/1968-69, Volume 1021, Pages 16 to 17, registered in the office of Devanahalli, measuring 3 Acres 07 Gutnas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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12.	14/12/1972	Sale Deed executed by Smt.Thimmakka W/o.Sri. Nanjappa and her son namely Sri.Annayappa S/o Sri.Nanjappa in favour of Smt.Venkatamma @ Rathnamma D/o. Sri.M. Ramaiah, registered as Document No.3164/1971-72, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
13.	13/09/1985	Sale Deed executed by Smt.Venkatamma @ Rathnamma D/o Sri.M.Ramaiah in favour of Smt.Siddalingamma W/o Sri.B.M.Nanjundappa registered as Document No.667/1985-86, Volume 1320, Pages 99 to 101, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
14.	17/12/1993	Partition Deed entered amongst Smt.Siddalingamma W/o Late.Sri.B.M. Nanjundappa and her family Members vide registered as Document No.1617/1993-94, registered in the office of Devanahalli, in respect of various Properties belonging to their joint family, including Sy.No.21, wherein inter-alia Sri.B.A.Nagaraju son of Late.Sri.B.M.Nanjundappa has been allotted Sy.No.21, measuring about 3 Acres 07 Guntas of Sanna Amanikere Village.	Copy
15.		Mutation Register bearing No.33/93-94 in the name of Sri.B.S.Nagaraju son of Late.Sri.B.M.Nanjundappa measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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16.	24/08/1994	Sale Deed executed by Sri.B.A.Nagaraju son of Late.Sri.B.M.Nanjundappa in favour of Sri.S.Shivaprasad S/o. Late.Sri.Kotaiah registered as Document No.1116/1994-95, Volume 1503, Pages 22 to 26, registered in the office of Devanahalli, measuring 3 Acres 06 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
17.		Mutation Register bearing No.28/94-95 in the name of Sri.S.Shivaprasad S/o Late.Sri.Kotaiah measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
18.	19-01-2000	Conversion order bearing No.ALN SR (DEV)58/95-96 passed by the Office of the Deputy Commissioner, Bangalore Rural District measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
19.	24/02/2005	Sale Deed executed by Sri.S.Shivaprasad S/o Late.Sri.Kotaiah in favour of Sri.N.H.Baskar Reddy S/o of Sri.N.H.P.Siva Reddy, registered as Document No.DNH-1-05017/2004-05, CD No.DNHD39 registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
20.		Mutation Register bearing No.122/2005-06 in the name of Sri.N.H.Baskar Reddy S/o of Sri.N.H.P.Siva Reddy measuring 3 Acres 06 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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21.	19/08/2014	GPA executed by Sri.N.H.Baskar Reddy S/o of Sri.N.H.P.Siva Reddy in favour of, Sri.N.H.Sharaba Reddy S/o Late.Sri.N.H.P.Siva Reddy and registered as Document No.INR-4-00484/2014-15, CD No.INRD116 registered in the office of Shivajinagar(Indiranagar), measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk..	Copy
22.	19/12/2018	Sale Deed executed by Sri.N.H.Baskar Reddy S/o of Sri.N.H.P.Siva Reddy, Sri.N.H.Sharaba Reddy S/o Late.Sri.N.H.P.Siva Reddy and others in favour of, M/s.Sumadhura Realty Represented by its Managing Partners 1.Sri.G.Madhusudhan and 2.Sri.Yerram Vijay Kumar and registered as Document No.DNH-1-08791/2018-19, CD No.DNHD684, registered in the office of Devanahalli, measuring 3 Acres 07 Guntas in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk..	Copy
23.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk regarding certified of Nil Tenancy certificate No.LRF/CR 70/2011-12 in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
24.		Hissa, Atlas, Akarbandh in respect of Sy.No.21 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
25.		Encumbrance Certificate from 01/04/1950 to 31/03/1981 & from 01/04/1981 to 29/03/2011 & from 30/03/2011 to 17/01/2012 & from 29/03/2011 to 11/04/2018 and from 01/04/2004 to 11/09/2023 and from 01/04/2004 to 24/10/2024 in	Copy



	respect of Sy.No.21 situated at Akkupet Village, Kasaba Hobli, Devanahalli Taluk.	
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II. DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Sy.No.21, (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No. No.ALN SR (DEV)58/95-96), Measuring 03 Acres 07 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy No.23/1 and Sy No.23/2 and Private Property;

West by : Land Sy No.20 and Private Property;

North by : Private Property;

South by : Land in Sy No.27/1 and Sy No.26/3;

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that Sri.N.H.Baskar Reddy S/o.N.H.P.Siva Reddy, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.

SNR ASSOCIATES,
Advocates,



To,

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Represented by its Managing Partners

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This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.

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LEGAL SCRUTINY REPORT

RE: All that piece and parcel of the immovable Property bearing Sy.No.17/2(Old.Sy.No.17)(Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated:07/11/2023, bearing No.544578, measuring 01 Acre 30 Guntas Plus 2.08 Guntas Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

SL.N o.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Origin al/Cop y
1.		RTCs 1968-69 to 1974 and from 1978 to 2018 in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RTC from 1974-75 to 1977 in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy



3.	Endorsement issued by the Office of the Tahasildar, Devanahalli Taluk for the non-availability of Records Of Rights and RR from in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.	19/06/1953 Sale Deed executed by Sri.Dyavappa S/o Sri.Bhangi Narayanappanavara Munishamappa in favour of Sri.Venkatashamappa S/o Sri.Munishamappa, registered as Document No.787/1953-54, Vol 633, pages 19 to 20, registered in the office of Sub-registrar, Devanahalli, measuring 2 Acres 10 Guntas in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	06/04/1961 Sale Deed executed by Sri.Venkatashamappa S/o Sri.Munishamappa in favour of Smt.Narasamma W/o Sri.Kempanna, registered as Document No.27/1961-62, Vol 807, pages 170 to 172, registered in the office of Sub-registrar, Devanahalli, the land measuring 2 Acres 10 Guntas in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.	Mutation Register bearing No.4/1991-92, the land measuring 2 Acres 18 Guntas Plus 3 Guntas of Karab, in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	22/06/1992 Mortgage Deed executed by Sri.Krishnappa S/o Sri.Kempanna and Smt.Narasamma in favour of Sri.S.Srinivasachar S/o Late.Sri.Maligachar, registered as Document No.405/1992-93, Vol 1446, pages 16 to 17, registered in the office of Sub-registrar, Devanahalli, the land measuring 24 Guntas in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
8.	27/10/1994 Discharge Deed executed by Sri.S.Srinivasachar S/o Late.Sri.Maligachar in favour of Sri.Krishnappa S/o Sri.Kempanna and Smt.Narasamma , registered as Document No.1763/1994-95, Vol 1535, pages 18 to 20,	Copy

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		registered in the office of Sub-registrar, Devanahalli, the land measuring 24 Guntas in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
9.	11/06/1992	Mortgage Deed executed by Sri.Anjinappa S/o Sri.Kempanna and Smt.Narasamma in favour of Sri.S.Srinivasachar S/o Late.Sri.Maligachar, registered as Document No.341/1992-93, Vol 1445, pages 69 to 70, registered in the office of Sub-registrar, Devanahalli, the land measuring 24 Guntas in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
10	27/10/1994	Discharge Deed executed by Sri.S.Srinivasachar S/o Late.Sri.Maligachar in favour of Sri.Anjinappa S/o Sri.Kempanna and Smt.Narasamma , registered as Document No.1764/1994-95, Vol 1535, pages 21 to 23, registered in the office of Sub-registrar, Devanahalli, the land measuring 24 Guntas in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
11	05/03/1994	Agreement of Sale executed by Sri.Anjinappa S/o Sri.Kempanna, Sri.Krishnappa S/o Sri.Kempanna and Sri.Chandrappa S/o Sri.Kempanna in favour of Sri.G.Subramanya S/o Sri.D.M.Gopalappa, registered as Document No.2117/1993-94, Vol 1511, pages 16 to 18, registered in the office of Sub-registrar, Devanahalli, the land measuring 1 Acre 30 Guntas, in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
12	18/11/1994	Cancellation of Agreement of Sale executed by Sri.G.Subramanya S/o Sri.D.M.Gopalappa in favour of Sri.Anjinappa S/o Sri.Kempanna, Sri.Krishnappa S/o Sri.Kempanna and Sri.Chandrappa S/o Sri.Kempanna, registered as Document No.19646/1993-94, Vol 1535, pages 177 to 178, registered in the office of Sub-registrar, Devanahalli, the land measuring 1 Acre	Copy

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		30 Guntas, in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
13	09/03/1998	Agreement of Sale executed by Sri.Krishnappa S/o Sri.Kempanna and his family members in favour of Sri.G.Subramanyam S/o Sri.D.M.Gopalappa, registered as Document No.655/1997-98, Vol 1690, pages 98 to 99, registered in the office of Sub-registrar, Devanahalli, the land measuring 24 Guntas, in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
14	26/10/1994	GPA executed by Sri.Anjinappa S/o Sri.Kempanna, Sri.Krishnappa S/o Sri.Kempanna and Sri.Chandrappa S/o Sri.Kempanna and their family members in favour of 1)Sri.Ramachandraiah and 2)Sri.Raghunath S/o Sri.H.Shankar registered as Document No.100/1994-95, registered in the office of Sub-registrar, Devanahalli, the land measuring 1 Acre 30 Guntas, in respect of Sy.No.17/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
15	29/06/1948	Sale Deed executed by Sri.Venkatappa son of Sri.Hanumathappa in favour of Sri.Chikkamunisamappa S/o Sri.Munishamappa registered as Document No.2304/1947-48, Vol 548, pages 218 to 219, registered in the office of Devanahalli, measuring 2 Acres 33 Guntas in respect of Sy.No.26/1(Old Sy no.26), situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
16	09/06/1955	Registered Mortgage Deed bearing No.601/1955-56, registered in the office of Devanahalli, measuring 2Acre 33Guntas executed by Sri.Chikkamunishamappa S/o Sri.Munishamappa in favour of Sri. Chief Minister of Mysore in respect of Sy.No.26/1 and other Properties situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy

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17	Order in IHR 151/93-94 made in favour of Sri.Muninarayanappa S/o Chikkamunishamappa measuring 2 Acres 33 Guntas in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk		Copy
18	Mutation Register bearing No.16/93-94, land measuring 2 Acres 33 Guntas in respect of Sy.No.26/1, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk		Copy
19	27/07/1994 Sale Deed executed by Sri.Muninarayanappa S/o Late.Sri.Chikkamunishamappa and his family Members in favour of Sri.Shiva Prasad S/o Late.Sri.Kotaiah, registered as Document No.987/1994-95, Vol 1529, pages 146 to 153, registered in the office of Devanahalli, measuring 2 Acres 33 Guntas and 9 Guntas Karab in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk		Copy
20	Mutation Register bearing No.27/94-95 measuring 2 Acres 33 Guntas in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.		Copy
21	19/01/2000 Conversion Order bearing No. No.ALN(DE)SR:55/1995-96 passed by the office of the Deputy Commissioner, Bangalore Rural District, Bangalore measuring 2 Acres 33 Guntas Plus 9 Guntas Karab totally measuring 3 Acres 02 Gunta from Agriculture to residential purpose in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk		Copy

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22	28-02-2005	Sale Deed executed by Sri.S.Shiva Prasad S/o Sri.Kotaiah in favor of Sri.N.H.Bhaskar Reddy S/o of Sri.N.H.P.Siva Reddy, registered as Document No.DNH-1-05015/2004-05, Stored in CD No.DNHD39, registered in the office of Devanahalli, measuring 3 Acres 02 Guntas including 9 Guntas Karab in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
23.		Mutation Register bearing No.121/2005-06 measuring 2 Acres 33 Guntas in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
24.		Final order in O.S.1133/2007 and Final Decree copy, in the Court in the court of Civil Judge(sr.Dvn) and JMFC, at Devanahalli, in favour of Smt.Munirathanamma D/o Sri.Late.Chikkamunishamappa in respect of Sy.No.26/1 Measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
25.		Final F.D.P No.5/2012, in the court of the Fast Track, at Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
26.		Mutation Register bearing No.H6/2013-14 in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
27.	19/08/2014	GPA executed by Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy in favor of Sri.N.H.Sharaba Reddy S/o.N.H.P.Siva Reddy, registered bearing No.INR-4-00484/2014-15, CD No.INRD116, registered in the office of Sub-registrar, Shivajinagar(Indiranagar) in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy

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28.	19/12/2018	Sale deed executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd., Represented by its Director, Sri.Atul Bansal, 2)Sri.Atul Bansal 3)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 4)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 5)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 6) Sri.N.H.Sharaba Reddy and 7)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 8)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.No.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-08818/2018-19,recorded in CD No.DNHD84, registered in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
29.	04/06/2014	Sale deed executed by Smt.Munirathnamma D/o Late.Sri.Chikkamuniswamappa in favor of Smt.Kathyayini W/o Sri.V.S.Siddalingaiah and Sri.V.S.Siddalingaiah S/o Late.Sri.Shivalingaiah registered bearing No.DNH-1-01208/2014-15, recorded in CD No.DNHD382, registered in the office of Sub-registrar, Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
30.		Mutation Register bearing No.H20/2013-14 in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
31.		Death certificate of Sri.V.S.Siddalingaiah S/o Late.Sri.Shivalingaiah.	Copy



32.	24/09/2024	Sale deed executed by Smt.Kathyayini W/o Late.Sri.V.S.Siddalingaiah and her family members in favor of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, registered bearing No.DNH-1-11157/2024-25, registered in the office of Sub-registrar, Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
33.		Village Map of Sanna Amanikere.	Copy
34.		Hissa Survey, Atlas Karda Akarbandh in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
35.		Encumbrance Certificate from 01/04/1950 to 31/03/1981 & from 01/04/1981 to 29/03/2011 & 01/04/2004 to 02/09/2019 and from 01/04/2004 to 17/02/2024 in respect of Sy.No.26/1 situated at Akkupet Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/1(Old.Sy.No.26) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/4(Old.Sy.No.26, Later Sy no.26/1) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas Plus 4.08 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

**III. CERTIFICATE**

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para - II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para - II.

SNR ASSOCIATES,
Advocates,

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To,

Date:15/12/2024

M/s. SUMADHURA REALTY,
A Partnership firm having its Office at
No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
Above Bata Show Room, Kundalahalli Gate,
Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr.G.MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.

◇◇◇◇◇
LEGAL SCRUTINY REPORT

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/1(Old.Sy.No.26) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/4(Old.Sy.No.26, Later Sy no.26/1)(Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas Plus 4.08 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

**I. LIST OF DOCUMENTS SCRUTINISED**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original / Copy
1.		RTCs 1968-69 to 1974 and from 1978 to 2018 in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RTC from 1974-75 to 1977 in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
3.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RR from in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.		Copy of Index of Lands in respect of Sy.No.26 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	26/09/1929	Sale Deed executed by Sri.Munishamappa S/o Sri.Kadugodi Muniyappa in favour of Sri.Venkatappa S/o Sri.Hanumathappa, registered as Document No.468/1929-30, Vol 301, pages 28 to 33, registered in the office of Devanahalli, measuring 3 Acres in respect of Sy.No.26 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
6.	29/06/1948	Sale Deed executed by Sri.Venkatappa son of Sri.Hanumathappa in favour of Sri.Chikkamunisamappa S/o Sri.Munishamappa registered as Document No.2304/1947-48, Vol	Copy

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		548, pages 218 to 219, registered in the office of Devanahalli, measuring 2 Acres 33 Guntas in respect of Sy.No.26/1(Old Sy no.26), situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
7.	09/06/1955	Registered Mortgage Deed bearing No.601/1955-56, registered in the office of Devanahalli, measuring 2Acre 33Guntas executed by Sri.Chikkamunishamappa S/o Sri.Munishamappa in favour of Sri. Chief Minister of Mysore in respect of Sy.No.26/1 and other Properties situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
8.		Order in IHR 151/93-94 made in favour of Sri.Muninarayanappa S/o Chikkamunishamappa measuring 2 Acres 33 Guntas in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
9.		Mutation Register bearing No.16/93-94, land measuring 2 Acres 33 Guntas in respect of Sy.No.26/1, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
10.	27/07/1994	Sale Deed executed by Sri.Muninarayanappa S/o Late.Sri.Chikkamunishamappa and his family Members in favour of Sri.Shiva Prasad S/o Late.Sri.Kotaiah, registered as Document No.987/1994-95, Vol 1529, pages 146 to 153, registered in the office of Devanahalli, measuring 2 Acres 33 Guntas and 9 Guntas Karab in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy

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11.		Mutation Register bearing No.27/94-95 measuring 2 Acres 33 Guntas in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
12.	19/01/2000	Conversion Order bearing No. No.ALN(DE)SR:55/1995-96 passed by the office of the Deputy Commissioner, Bangalore Rural District, Bangalore measuring 2 Acres 33 Guntas Plus 9 Guntas Karab totally measuring 3 Acres 02 Gunta from Agriculture to residential purpose in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
13.	28-02-2005	Sale Deed executed by Sri.S.Shiva Prasad S/o Sri.Kotaiah in favor of Sri.N.H.Bhaskar Reddy S/o of Sri.N.H.P.Siva Reddy, registered as Document No.DNH-1-05015/2004-05, Stored in CD No.DNHD39, registered in the office of Devanahalli, measuring 3 Acres 02 Guntas including 9 Guntas Karab in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
14.		Mutation Register bearing No.121/2005-06 measuring 2 Acres 33 Guntas in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
15.		Final order in O.S.1133/2007 and Final Decree copy, in the Court in the court of Civil Judge(sr.Dvn) and JMFC, at Devanahalli, in favour of Smt.Munirathanamma D/o Sri.Late.Chikkamunishamappa in respect of Sy.No.26/1 Measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy

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16.		Final F.D.P No.5/2012, in the court of the Fast Track, at Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
17.		Mutation Register bearing No.H6/2013-14 in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
18.	19/08/2014	GPA executed by Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy in favor of Sri.N.H.Sharaba Reddy S/o.N.H.P.Siva Reddy, registered bearing No.INR-4-00484/2014-15, CD No.INRD116, registered in the office of Sub-registrar, Shivajinagar(Indiranagar) in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
19.	19/12/2018	Sale deed executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd, Represented by its Director, Sri.Atul Bansal, 2)Sri.Atul Bansal 3)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 4)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 5)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 6) Sri.N.H.Sharaba Reddy and 7)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 8)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.No.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-08818/2018-19,recorded in CD	Copy

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

		No.DNHD84, registered in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	
20.	04/06/2014	Sale deed executed by Smt.Munirathnamma D/o Late.Sri.Chikkamuniswamappa in favor of Smt.Kathyayini W/o Sri.V.S.Siddalingaiah and Sri.V.S.Siddalingaiah S/o Late.Sri.Shivalingaiah registered bearing No.DNH-1-01208/2014-15, recorded in CD No.DNHD382, registered in the office of Sub-registrar, Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
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24.		Village Map of Sanna Amanikere.	Copy
25.		Hissa Survey, Atlas Karda Akarbandh in respect of Sy.No.26/1, measuring 1 Acre 16.08	Copy



		Guntas of Sanna Amanikere Village.	
26.		Encumbrance Certificate from 01/04/1950 to 31/03/1981 & from 01/04/1981 to 29/03/2011 & 01/04/2004 to 02/09/2019 and from 01/04/2004 to 17/02/2024 in respect of Sy.No.26/1 situated at Akkupet Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/1(Old.Sy.No.26) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/4(Old.Sy.No.26, Later Sy no.26/1) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas Plus 4.08 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

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There are no claims of minor or other persons/s and there are no charges,
encumbrances or mortgages for the property described under Para – II

SNR ASSOCIATES,
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Housiey.com



To,

Date:15/12/2024

M/s. SUMADHURA REALTY,
A Partnership firm having its Office at
No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
Above Bata Show Room, Kundalahalli Gate,
Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr.G.MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.



LEGAL SCRUTINY REPORT

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/2(Old.Sy.No.26) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

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**I. LIST OF DOCUMENTS SCRUTINISED**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
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		146 to 153, registered in the office of Devanahalli, measuring 2 Acres 33 Guntas and 9 Guntas Karab in respect of Sy.No.26/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	
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15.		Final order in O.S.1133/2007 and Final Decree copy, in the Court in the court of	Copy

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		Civil Judge(sr.Dvn) and JMFC, at Devanahalli, in favour of Smt.Munirathanamma D/o Sri.Late.Chikkamunishamappa in respect of Sy.No.26/1 Measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	
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B. Narayanapura, Whitefield Main Road,
Bangalore - 560 016.

**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

		Verma 6) Sri.N.H.Sharaba Reddy and 7) Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 8) Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.No.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-08818/2018-19,recorded in CD No.DNHD84, registered in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	
20.	04/06/2014	Sale deed executed by Smt.Munirathnamma D/o Late.Sri.Chikkamuniswamappa in favor of Smt.Kathyayini W/o Sri.V.S.Siddalingaiah and Sri.V.S.Siddalingaiah S/o Late.Sri.Shivalingaiah registered bearing No.DNH-1-01208/2014-15, recorded in CD No.DNHD382, registered in the office of Sub-registrar, Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
21.		Mutation Register bearing No.H20/2013-14 in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
22.		Death certificate of Sri.V.S.Siddalingaiah S/o Late.Sri.Shivalingaiah.	Copy
23.	24/09/2024	Sale deed executed by Smt.Kathyayini W/o Late.Sri.V.S.Siddalingaiah and her family members in favor of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o	Copy



		Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, registered bearing No.DNH-1-11157/2024-25, registered in the office of Sub-registrar, Devanahalli, in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	
24.		Village Map of Sanna Amanikere.	Copy
25.		Hissa Survey, Atlas Karda Akarbandh in respect of Sy.No.26/1, measuring 1 Acre 16.08 Guntas of Sanna Amanikere Village.	Copy
26.		Encumbrance Certificate from 01/04/1950 to 31/03/1981 & from 01/04/1981 to 29/03/2011 & 01/04/2004 to 02/09/2019 and from 01/04/2004 to 17/02/2024 in respect of Sy.No.26/1 situated at Akkupet Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/1(Old.Sy.No.26) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Sy.No.26/4(Old.Sy.No.26, Later Sy no.26/1) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN(DE)SR:55/1995-96), Measuring 01 Acre 16.08 Guntas Plus 4.08 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

SNR ASSOCIATES**Advocates**

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB****III. CERTIFICATE**

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.

SNR ASSOCIATES,
Advocates,



To,

Date:23/12/2024

M/s. SUMADHURA REALTY,
A Partnership firm having its Office at
No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
Above Bata Show Room, Kundalahalli Gate,
Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr.G.MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.

◇◇◇◇◇
LEGAL SCRUTINY REPORT

RE: All that piece and parcel of the immovable Property bearing Sy.No.29/2(Old.Sy.No.29) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated:31/07/1995, bearing No.B.Dis.ALN(DE)SR:105/1994-95, measuring 03 Acres, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

SI.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
1.		RTCs 1968-69 to 1974 and from 1978 to 2018 in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RTC from 1975-76 to 1977 in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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3.		Copy of Index of Lands in respect of Sy.No.29 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RR from in respect of Sy.No.29, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	08/09/1955	Sale Deed executed by Sri.Muniyappa S/o Sri.Huskurappa and Nagaraj S/o Sri.Muniyappa in favour of Sri.Devappa @Dyavappa S/o Sri.Munishamappa, registered as Document No.1187/1955-56, Vol 669, pages 2 to 4, registered in the office of Devanahalli, measuring 3 Acres 1 Gunta, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.	24/08/1956	Sale Deed executed by Sri.Devappa @Dyavappa S/o Sri.Munishamappa in favour of Smt.Tholasamma D/o Late.Sri.Subramanya Pillaiyah, registered as Document No.1135/1956-57, Vol 682, pages 23 to 25, registered in the office of Devanahalli, measuring 3 Acres 1 Gunta, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	09/09/1957	Sale Deed executed by Smt.Tholasamma D/o Late.Sri.G.N.Subramanya Pillaiyah in favour of Sri.Munivenkatappa S/o Sri.Malekar Laghumaiah, registered as Document No.1436/1957-58, Vol 708, pages 55 to 57, registered in the office of Devanahalli, measuring 3 Acres, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
8.		Mutation Register bearing IHR No.213/1993-93, measuring 3 Acres 04 Guntas, in respect of Sy.No.29/2 situated at Sanna	Copy



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		Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
9.		Mutation Register bearing No.36/1993-94, measuring 3 Acres 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
10.	1/02/1995	Agreement of Sale executed by Smt.Papamma W/o Late.Sri.Munivenkatappa in favour of Sri.Shivaprasad S/o Sri.Kotaiah, registered as Document No.2582/1994-95, registered in the office of Devanahalli, measuring 3 Acres 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
11.	1/02/1995	GPA executed by Smt.Papamma W/o Late.Sri.Munivenkatappa in favour of Sri.Shivaprasad S/o Sri.Kotaiah, registered as Document No.217/1994-95, registered in the office of Devanahalli, measuring 3 Acres 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
12.	31/07/1995	Conversion Order bearing No. No.ALN(DE)SR:105/1994-95 passed by the office of the Deputy Commissioner, Bangalore Rural District, Bangalore measuring 3 Acres, in respect of Sy.No.29/2, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
13.	14/03/2005	Sale deed executed by Smt.Papamma W/o Late.Sri.Munivenkatappa Represented by	Copy



		her GPA Holder Sri.S.Shivaprasad S/o Sri.Kotaiah in favour of Sri.N.H.Bhaskar Reddy S/o Sri.N.H.P.Siva Reddy, registered as Document No.DNH-1-05318/2004-05, CD No.DNHD41, registered in the office of Devanahalli, measuring 3 Acres 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
14.		Mutation Register bearing No.115/2005-06, measuring 3 Acres 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
15.		Decree copy in O.S.no.774/2006, and FDP No.22/2013, in the court of the Senior Civil Judge & JMFC at Devanahalli in respect of Sy.No.23/1,2,3 (Old SY No.26, Later Sy No.23) totally measuring about 4 Acre of Sanna Amanikere village.	Copy
16.	13/11/2018	Full settlement agreement executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd., Represented by its Director, Sri.Atul Bansal, 3)Sri.Atul Bansal 4)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 5)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 6)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 7) Sri.N.H.Sharaba Reddy and 8)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 9)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.Nos.2 to 8 are	Copy

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		confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-07231/2018-19,recorded in CD No.DNHD680, registered in the office of Sub-registrar, Devanahalli, measuring 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
17.	13/11/2018	Irrevocable General Power Of Attorney executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd., Represented by its Director, Sri.Atul Bansal, 3)Sri.Atul Bansal 4)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 5)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 6)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 7) Sri.N.H.Sharaba Reddy and 8)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 9)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.Nos.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-711/2018-19,recorded in CD No.DNHD680, registered in the office of Sub-registrar, Devanahalli, measuring 04 Guntas, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

18.	13/11/2018	Sale deed executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd., Represented by its Director, Sri.Atul Bansal, 2)Sri.Atul Bansal 3)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 4)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 5)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 6) Sri.N.H.Sharaba Reddy and 7)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 8)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.Nos.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-08822/2018-19,recorded in CD No.DNHD684, registered in the office of Sub-registrar, Devanahalli, measuring 3 Acres, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
19.		Genealogical tree of Sri.Munivenkatappa.	Copy
20.	16/05/2022	Confirmation deed executed by Sri.Anil Kumar S/o Late.Sri.Anjinappa and grandson of Late.Sri.Munivenkatappa and Smt.Papamma and his family members in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o	Copy

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		Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-04446/2022-23, recorded in CD No.DNHD1579, registered in the office of Sub-registrar, Devanahalli, measuring 3 Acres, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
21.	16/05/2022	Confirmation deed executed by Sri.Anil Kumar S/o Late.Sri.Anjinappa and grandson of Late.Sri.Munivenkatappa and Smt.Papamma and his family members in favour of Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy Represented by his GPA Holder M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-04448/2022-23, recorded in CD No.DNHD1579, registered in the office of Sub-registrar, Devanahalli, measuring 3 Acres, in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
22.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk regarding certified of No Tenancy in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
23.		Village Map of Sanna Amanikere.	Copy
24.		Tippani, RR Balabagh, Hissa, Atlas Karda, Akarbandh in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy



25.	16/12/2024	Endorsement Order bearing No.PTCL.DE.CR.524/2024, issued by Sub-Division Officer, Devanahalli.	Copy
26.		Encumbrance Certificate from 01/04/1981 to 29/03/2011 & 29/03/2011 to 15/09/2013 and from 15/09/2013 to 20/10/2014 and from 20/10/2014 to 11/09/2017 in respect of Sy.No.29/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

RE: All that piece and parcel of Property bearing Undeveloped converted Sy.No.29/2(Old.Sy.No.29),{Converted from agricultural to non-agricultural purpose vide Official Memorandum bearing No.BDIS.ALN(DEV)S:105/1994-95,dated 31/07/1995,issued by the Deputy Commissioner, Bangalore Rural District) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, Measuring about 03 Acres with all rights, appurtenances whatsoever or underneath or above the surface and bounded on :-

East by : Land belonging to Sri.Narayanappa;

West by : Land in Sy No.29/1 and Remaining Portion of same Sy No.29/2;

North by : Private Property;

South by : Private Property;

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

SNR ASSOCIATES**Advocates**

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para - II.

SNR ASSOCIATES,
Advocates,

Housiey.com



Date:15/12/2024

To,

M/s. SUMADHURA REALTY,
A Partnership firm having its Office at
No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
Above Bata Show Room, Kundalahalli Gate,
Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr. G. MADHU SUDHAN and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN, and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s.SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.



LEGAL SCRUTINY REPORT

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Converted Sy.No.23/1(Old SY No.26, Later Sy No.23) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No.ALN/DE(SR)/52/1995-96, Totally measuring 1 Acre Plus 0.12 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Converted Sy.No.23/4(Old SY No.26, Later Sy No.23/1) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 29/12/2021, bearing No.277543, Totally measuring 14 Guntas Plus 0.04 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

**I. LIST OF DOCUMENTS SCRUTINISED**

SL.N	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original /Copy
1.		RTCs 1968-69 to 2025 in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk. RTCs 2021 to 2025 in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23, Then Sy No.23/1) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Index of Lands in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
3.		RR 35 in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.	27/12/2014	Endorsement issued by the Office of the Tahasildar stating non-availability of RR No.1756 and RR 1750 pertaining to Sy.No.23/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	30/05/1925	Sale Deed executed by Sri.Venkataramappa S/o Sunkada Sanjeevappa in favor of Sri.Hanumantarayappa S/o Koramara Nanjundappa registered as Document No.1441/1924-25, registered in the office of Sub-registrar, Devanahalli, measuring 4 Acres of land in Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.		Saguvali Chit, bearing No.DD 9/1937-38, dated 14/02/1938 measuring 1 Acre 13 Guntas of land in Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	12/08/1966	Sale Deed executed by Sri.Hanumantarayappa S/o Koramara Nanjundappa and his Brothers in favor of	Copy



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		Sri.Chikkamuniyappa S/o Sri.ShivaGangappa registered as Document No.1873/1966-67, measuring 4 Acres, registered in the office of Sub-registrar, Devanahalli, in respect of Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	
8.	31/01/1969	Sale Deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in favor of Sri.Mallarappa S/o Sri.Mallappa, registered as Document No.3360/1968-69, Vol 1022, Pages 54 to 55, registered in the office of Sub-registrar, Devanahalli, measuring 1 Acre out of 4 Acre in respect of Sy.No.23 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
9.		Mutation Register bearing No.12/84-85 measuring 1 Acre in respect of Sy.No.23/1 situated at Sanna Amanikere Village, in the name of Sri.Mallarappa S/o Sri.Mallappa pursuant to the said sale deed.	Copy
10	27/10/1994	Sale Deed executed by Sri.Mallarappa S/o Sri.Mallappa in favor of Sri.S.Shiva Prasad S/o. Sri.Kotaiah registered bearing No.1767/1994-95, Vol 1540, pages 181 to 184, registered in the office of Sub-registrar, Devanahalli, measuring 1Acre in respect of Sy.No.23/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
11		Mutation Register bearing No.34/1994-95 measuring 1 Acre in respect of Sy.No.23/1 situated at Sanna Amanikere Village, pursuant to the said sale deed.	Copy

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12	19/01/2000	Conversion Certificate bearing No. No.ALN/(DE)SR/52/1995-96, issued by the Deputy Commissioner, Bangalore Rural Dist., Bangalore, in the name of Sri.S.Shiva Prasad S/o. Sri.Kotaiah in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
13	28/02/2005	Sale deed executed by Sri.S.Shiva Prasad S/o Sri.Kotaiah in favor of Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, registered bearing No.DNH-1-05019/2004-05, CD No.DNHD39, registered in the office of Sub-registrar, Devanahalli, measuring 1 Acre in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
14		Mutation Register bearing No.120/2005-06 in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
15		Genealogical tree of Sri.Nanjundappa.	Copy
16		PTCL/SR/(DE)07/2015-16, in the AC Court, Doddaballapura in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
17		Plaint and written statement in O.S.no.1108/2006, in the court of the Civil Judge(Senior Division) at Devanahalli in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
18		Mutation Register bearing No.H41/2019-20 in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy

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Bangalore - 560 016.

**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

19	19/08/2014	GPA executed by Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy in favor of Sri.N.H.Sharaba Reddy S/o.N.H.P.Siva Reddy, registered bearing No.INR-4-00484/2014-15, CD No.INRD116, registered in the office of Sub-registrar, Shivajinagar(Indiranagar) measuring 1 Acre in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
20	19/12/2018	Sale deed executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd., Represented by its Director, Sri.Atul Bansal, 2)Sri.Atul Bansal 3)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 4)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 5)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 6) Sri.N.H.Sharaba Reddy and 7)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 8)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.No.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-8791/2018-19, registered in the office of Sub-registrar, Devanahalli. measuring 1 Acre in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
21		Mutation Register bearing No.T2/2021-22 in respect of Sy.No.23/1,4(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
22	20/09/1994	Registered agreement of Sale executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in favour of Sri.P.Satish Pai S/o Sri.R.Venkatesh, registered as document No.1381/1994-95, registered in the office of Sub-registrar, Devanahalli, measuring 14 Guntas in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1)) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
23	20/09/1994	Unregistered GPA executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in favor of Sri.Deshpande S/o Sri.Sham Rao, measuring 14 Guntas in	Copy

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		respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1)) totally measuring about 1 Acre of Sanna Amanikere village.	
24	18/10/2004	Sale Deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members Represented their GPA holder Sri.Deshpande S/o Sri.Sham Rao in favor of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as Document No.DNH-1-4764/2004-05, Stored in CD NO.DNHD38, registered in the office of Sub-registrar, Devanahalli measuring 15 Guntas in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1)) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
25		Mutation Register bearing No.51/2005-06 in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1)) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
26	28/11/2006	Notarized agreement of sale executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar in favor of Sri.S.V.Shivakumar S/o Sri.Venkataramana, 3) Mrs.R.N.Shylaja D/o Sri.M.S.Radhakrishna , measuring 14 Guntas in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1) of Sanna Amanikere village.	Copy
27	29/12/2002	Conversion Certificate bearing No.277543, issued by the Deputy Commissioner, Bangalore Rural Dist., Bangalore in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1)) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
28	07/09/2018	Rectification deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members Represented their GPA holder Sri.Deshpande S/o Sri.Sham Rao in favour of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as document No.DNH-1-04656/2018-19, registered in the office of Sub-registrar, Devanahalli, stored in CD No.DNHD674, in respect of Sy.No.23/1,2,3(Old SY No.26, Later Sy No.23. Then Sy no.23/1) of Sanna Amanikere village.	Copy

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29	07/09/2018	Confirmation deed executed by Sri.P.Satish Pai S/o Late.Sri.P.Narasimha Pai in favour of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as document No.DNH-1-04657/2018-19, registered in the office of Sub-registrar, Devanahalli, stored in CD No.DNHD674, in respect of Sy.No.23/1,2,3(Old SY No.26, Later Sy No.23. Then Sy no.23/1) of Sanna Amanikere village.	Copy
30	05/11/2018	Agreement of Sale executed by 1) Sri.A.Ramakrishna S/o Sri.Anjaneyachar 2) Sri.S.V.Shivakumar S/o Sri.Venkataramana, 3) Mrs.R.N.Shylaja D/o Sri.M.S.Radhakrishna in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram vijay Kumar S/o Sri.Y.Shankaraiah, registered as document No.DNH-1-07058/2018-19, registered in the office of Sub-registrar, Devanahalli, stored in CD No.DNHD680, measuring 14 Guntas in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1) of Sanna Amanikere village.	Copy
31	19/12/2018	IGPA executed by 1) Sri.A.Ramakrishna S/o Sri.Anjaneyachar 2) Sri.S.V.Shivakumar S/o Sri.Venkataramana, 3) Mrs.R.N.Shylaja D/o Sri.M.S.Radhakrishna in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram vijay Kumar S/o Sri.Y.Shankaraiah, registered as document No.DNH-4-00707/2018-19, registered in the office of Sub-registrar, Devanahalli, stored in CD No.DNHD684, registered in the office of Devanahalli, measuring 14 Guntas in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
32	19/09/2024	Sale deed executed by 1) Sri.A.Ramakrishna S/o Sri.Anjaneyachar 2) Sri.S.V.Shivakumar S/o Sri.Venkataramana, 3) Mrs.R.N.Shylaja D/o Sri.M.S.Radhakrishna Represented by their GPA holder in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar registered bearing No.DBP-1-08628/2024-25, registered in the office of Doddaballapura, measuring 14 Guntas in respect of	Copy



	Sy.No.23/4(Old SY No.26, Later Sy No.23. Then Sy no.23/1) of Sanna Amanikere village.	
33	48(A) and 7(A) endorsement issued by the Tahsildar, Devanahalli Taluk in respect of Sy.No.23/1 situated at Sanna Amanikere Village	Copy
34	PTCL Endorsement bearing No.(DE)CR/19/2019 in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
35	Village Map of Sanna Amanikere	Copy
36	Survey documents Hissa, Survey, Atlas Karda Akarbandh, Survey Sketch in respect of Sy.No.23/1(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre of Sanna Amanikere village.	Copy
37	Encumbrance Certificate from 01/04/1924 to 31/03/1981 and from 01/04/1925 to 01/04/1981 and from 01/04/1981 to 31/03/2004 & from 01/04/1981 to 29/03/2011 & from 1/04/2004 to 04/11/2024 in respect of Sy.No.23/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk .	Copy
38	Encumbrance Certificate from 01/04/2020 to 24/10/2024 in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23, Then Sy No.23/1) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	

II. DESCRIPTION OF PROPERTY

ITEM-I

All that piece and parcel of the immovable Property bearing Converted Sy.No.23/1, (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 19/01/2000, bearing No. No.ALN/SR/52/1995-96, Totally measuring 1 Acre situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, with all





rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy no.24/1;

West by : Land in Sy no.21;

North by : Private Property;

South by : Remaining Portion of Property bearing Sy.No.23/1;

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Converted Sy.No.23/4(Old SY No.26, Later Sy No.23/1) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 29/12/2021, bearing No.277543, Totally measuring 14 Guntas Plus 0.04 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

East by : Land in Sy no.24/1;

West by : Land in Sy no.21;

North by : Remaining Portion of Property bearing Sy.No.23/1;

South by : Land in Sy.No.23/2;

III. ENCUMBRANCE

On the perusal of the Encumbrance Certificate from 01/04/1924 to 31/03/1981 and from 01/04/1925 to 01/04/1981 and from 01/04/1981 to 31/03/2004 & from 01/04/1981 to 29/03/2011 & from 1/04/2004 to 04/11/2024 in respect of Sy.No.23/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property up to 04/11/2024.

Encumbrance Certificate from 01/04/2020 to 24/10/2024 in respect of Sy.No.23/4(Old SY No.26, Later Sy No.23, Then Sy No.23/1) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, in respect of Property



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described at Para – II, it would establish that there are no existing charges or mortgages on the property up to 24 /10/2024.

V. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.


SNR ASSOCIATES,
Advocates,



Date: 13/12/2024

To,

M/s. SUMADHURA REALTY,
 A Partnership firm having its Office at
 No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
 Above Bata Show Room, Kundalahalli Gate,
 Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1. Mr. G. MADHU SUDHAN and 2. Sri. YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1. Mr. G. MADHU SUDHAN, and 2. Sri. YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY**, based on the photocopies of title documents and information provided by them.

◇◇◇◇◇
LEGAL SCRUTINY REPORT

RE: All that piece and parcel of the immovable Property bearing Converted Sy.No.23/2(Old SY No. 23) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 13/01/2023, bearing No.430110, Totally measuring 1 Acre 6 Guntas Plus 01 Gunta of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
1.		RTCs 1968-69 to 2024-2025 in respect of Sy.No.23/2(Old SY No.26, Later Sy No.23), measuring about 1 Acre 6 Guntas situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Index of Lands in respect of Sy.No.23/2(Old SY No.26, Later Sy No.23), measuring about 1 Acre 6 Guntas situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
3.		RR 36 in respect of Sy.No.23/2(Old SY No.26, Later	Copy

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		Sy No.23), measuring about 1 Acre 6 Guntas situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
4.		Endorsement issued by the Office of the Tahasildar stating non-availability of RR No.1765 in respect of Sy.No.23/2(Old SY No.26, Later Sy No.23), measuring about 1 Acre 6 Guntas situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	30/05/1925	Sale Deed executed by Sri.Venkataramappa S/o Sri.Sunkada Sanjeevappa in favor of Sri.Hanumantarayappa S/o Koramara Nanjundappa registered as Document No.1441/1924-25, Vol 241, in pages 32 to 35, measuring 4 Acres of land in Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.		Saguvali Chit, bearing No.DD 9/1937-38, dated 14/02/1938 measuring 1 Acre 13 Guntas of land in Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	12/08/1966	Sale Deed executed by Sri.A.N.Venkatashamappa S/o Sri.Koramara Nanjundappa, Sri.Munishami S/o Sri.Koramara Nanjundappa and Sri.Annayappa S/o Late.Sri.Hanumantarayappa in favour of Sri.Chikkamuniyappa S/o Sri.ShivaGangappa registered as Document No.1873/1966-67, Vol 964, Pages 149 to 150, measuring 4 Acres in respect of Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
8.		Genealogical tree of Sri.Chikkamuniyappa S/o Sri.ShivaGangappa.	Copy
9.	20/09/1994	Notarized GPA executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in favor of Sri.Deshpande S/o Sri.Sham Rao, measuring 15 Guntas	Copy

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		in respect of Sy.No.23/2(Old SY No..23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	
10.	20/09/1994	Registered agreement of sale executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in favour of Sri.P.Satish Pai S/o Late.Sri.Narasimha Pai, registered as document No.1381/1994-95, in respect of Sy.No.23/2(Old SY No.23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy
11.	18/10/2004	Sale Deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members Represented their GPA holder Sri.Deshpande S/o Sri.Sham Rao in favor of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as Document No.4764/2004-05, Stored in CD NO.DNHD38, in respect of Sy.No.23/2(Old SY No. 23) totally measuring about 1 Acre 6 Gunas of Sanna Amanikere village.	Copy
12.		Mutation Register bearing No.51/2005-06 measuring 1 Acre 6 Guntas in respect of Sy.No.23/2(Old SY No. 23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy
13.	28/11/2006	Notarized agreement of sale executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar in favor of Sri.S.V.Shivakumar S/o Sri.Venkataramana, 2) Mrs.Shylaja D/o Sri.M.S.Radhakrishna , measuring 1 Acre 6 Guntas in respect of Sy.No.23/2(Old SY No. 23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy
14.		Copy of PTCL/SR/DE/07/2015-16 in respect of Sy.No.23/1,2,3 (Old SY No.23) totally measuring about 4 Acre of Sanna Amanikere village.	Copy

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15.		Plaint in O.S.no.1108/2006, on the file of the Hon'ble Senior Civil Judge Court at Devanahalli	Copy
16.	07/09/2018	Rectification deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members Represented their GPA holder Sri.Deshpande S/o Sri.Sham Rao in favour of Sri. A. Ramakrishna S/o Sri.Anjaneyachar, registered as document No.DNH-1-04656/2018-19, registered in the office of Sub-registrar, Devanahalli, stored in CD No.DNHD674, in respect of Sy.No.23/2(Old SY No. 23. Then Sy no.23/1) of Sanna Amanikere village.	Copy
17.	07/09/2018	Confirmation deed executed by Sri. Mr.P. Sathish Pai s/o Sri. P Narasimha Pai in favour of Sri. A. Ramakrishna S/o Sri.Anjaneyachar registered as Document No.4657/2018-19, Devanahalli, stored in CD No.DNHD674, in respect of Sy.No.23/2(Old SY No.23. Then Sy no.23/1) of Sanna Amanikere village.	Copy
18.	19/12/2018	Irrevocable GPA executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar, registered as document no.DNH-4-707/2018-19, Stored in CD No.DNHD684 in respect of Sy.No.23/2(Old SY No.23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy
19.	05/11/2018	Registered Agreement of Sale executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar, registered as document no.7058/2018-19 in respect of Sy.No.23/2(Old SY No.23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy

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20.	13/01/2023	Conversion Order bearing No.430110, issued by the Deputy Commissioner, Bangalore Rural Dist., Bangalore in respect of Sy.No.23/2(Old SY No. 23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy
21.		Mutation Register bearing No.T37/2022-23 in respect of Sy.No.23/2(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy
22.	19/09/2024	Sale deed executed by 1) Sri.A.Ramakrishna S/o Sri.Anjaneyachar 2) Sri.S.V.Shivakumar S/o Sri.Venkataramana, 3) Mrs. R.N.Shylaja D/o Sri.M.S.Radhakrishna Represented by their GPA holder in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar registered bearing No.DBP-1-8628/2024-25, in respect of Sy.No.23/2(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy
23.		Survey documents Hissa, Survey, Atlas Karda Akarbandh, Survey Sketch in respect of Sy.No.23/2(Old SY No.23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy
24.		Village Map of Sanna Amanikere.	Copy
25.		48(A) and 7(A) Endorsement issued by the Tahsildar, Devanahalli Taluk in respect of Sy.No.23/2(Old SY No. 23) totally measuring about 1 Acre 7 Guntas of Sanna Amanikere village.	Copy
26.		PTCL Endorsement bearing No.(DE)CR/211/2022 in respect of Sy.No.23/2(Old SY No. 23) totally measuring about 1 Acre 6 Guntas of Sanna Amanikere village.	Copy



27.	Encumbrance Certificate from 1/04/1925 to 1/04/1981 and from 01/04/1981 to 29/03/2011 and from 01/04/2004 to 17/02/2024 and from 1/02/2024 to 24/10/2024 in respect of Sy.No.23/2(Old SY No..23) totally measuring about 1 Acre 6 Gunas of Sanna Amanikere village.	Copy
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II. DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Converted Sy.No.23/2(Old SY No.23) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 13/01/2023, bearing No.430110), Totally measuring 1 Acre 6 Gunas Plus 1 Gunas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy no.24/1;

West by : Land in Sy no.21;

North by : Land in Sy no.23/1;

South by : Land in Sy no.23/3;

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.

SNR ASSOCIATES,
Advocates,



Date:09/12/2024

To,

M/s. SUMADHURA REALTY,
A Partnership firm having its Office at
No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
Above Bata Show Room, Kundalahalli Gate,
Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr. G. MADHU SUDHAN and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2. Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s.SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.

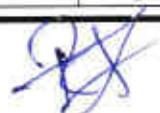


LEGAL SCRUTINY REPORT

RE: All that piece and parcel of the immovable Property bearing Converted Sy.No.23/3(Old SY No.26, Later Sy No.23) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 29/12/2021, bearing No.277542), Totally measuring 1 Acre 20 Guntas Plus 1 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
1.		RTCs 1968-69 to 2011 and from 2014 to 2025 in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Index of Lands in respect of Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
3.		RR 37 in respect of Sy.No.23/3(Old SY No.26, Later	Copy



SNR ASSOCIATES**Advocates**

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V.Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

		Sy No.23) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
4.	27/12/2014	Endorsement issued by the Office of the Tahasildar stating non-availability of RR 1305 pertaining to Sy.No.23/3 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	30/05/1925	Sale Deed executed by Sri.Venkataramappa S/o Sri.Sunkada Sanjeevappa in favor of Sri.Hanumantarayappa S/o Koramara Nanjundappa registered as Document No.1441/1924-25, Vol 241, in pages 32 to 35, measuring 4 Acres of land in Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.		Saguvali Chit, bearing No.DD 9/1937-38, dated 14/02/1938 measuring 1 Acre 13 Guntas of land in Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	12/08/1966	Sale Deed executed by Sri.Venkatashamappa S/o Sri.Koramara Nanjundappa, Sri.Munishami S/o Sri.Koramara Nanjundappa and Sri.Annayappa S/o Late.Sri.Hanumantarayappa in favor of Sri.Chikkamuniyappa S/o Sri.ShivaGangappa registered as Document No.1873/1966-67, Vol 964, Pages 149 to 150, measuring 4 Acres in respect of Sy.No.23(Old SY No.26) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
8.		Genealogical tree of Sri.Chikkamuniyappa S/o Sri.ShivaGangappa.	Copy
9.	20/09/1994	Notarized GPA executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in	Copy

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB**

		favor of Sri.Deshpande S/o Sri.Sham Rao, measuring 15 Guntas in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	
10.	20/09/1994	Registered agreement executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members in favour of Sri.P.Satish Pai S/o Late.Sri.Narasimha Pai, registered as document No.1381/1994-95, in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy
11.	18/10/2004	Sale Deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members Represented their GPA holder Sri.Deshpande S/o Sri.Sham Rao in favor of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as Document No.4764/2004-05, Stored in CD NO.DNHD38, in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy
12.		Mutation Register bearing No.4/2008-09 measuring 1 Acre 20 Guntas in respect of Sy.No.23/1 situated at Sanna Amanikere Village, in the name of Sri.Mallarappa S/o. Sri.Mallarappa pursuant to the said sale deed.	Copy
13.	07/09/2018	Rectification Deed executed by Sri.Chikkamuniyappa S/o Sri.ShivaGangappa and his family members Represented their GPA holder Sri.Deshpande S/o Sri.Sham Rao in favor of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as Document No.4656, in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy



14.	29/12/2021	Conversion Certificate bearing No.277542, issued by the Deputy Commissioner, Bangalore Rural Dist., Bangalore in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy
15.		Mutation Register bearing No.T26/2021-22 in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy
16.		Copy of PTCL/SR/DE/07/2015-16 in respect of Sy.No.23/1,2,3 (Old SY No.26, Later Sy No.23) totally measuring about 4 Acre of Sanna Amanikere village.	Copy
17.		Plaint and written statement in O.S.no.1108/2006, in the court of the Civil Judge(Senior Division) at Devanahalli in respect of Sy.No.23/1,2,3 (Old SY No.26, Later Sy No.23) totally measuring about 4 Acre of Sanna Amanikere village.	Copy
18.	07/09/2018	Confirmation deed executed by Sri.P.Satish Pai S/o Late.Sri.P.Narasimha Pai in favour of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as document No.DNH-1-04657/2018-19, registered in the office of Sub-registrar, Devanahalli, stored in CD No.DNHD674, in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy
19.	19/12/2018	IGPA executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar, registered as document no.DNH-4-709/2018-19, Stored in CD No.DNHD684 in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy

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20.	19/12/2018	Agreement of Sale executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar, registered as document no.7056/2018-19 in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy
21.	19/09/2024	Sale deed executed by Sri.A.Ramakrishna S/o Sri.Anjaneyachar Represented by their GPA holder M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar registered bearing No.DBP-1-8592/2024-25, in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy
22.		Survey documents Hissa, Survey, Atlas Karda Akarbandh, Survey Sketch in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy
23.		Village Map of Sanna Amanikere.	Copy
24.		48(A) and 7(A) Endorsement issued by the Tahsildar, Devanahalli Taluk in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Guntas of Sanna Amanikere village.	Copy
25.		PTCL Endorsement bearing No.(DE)CR/19/2019 in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy



26.	Encumbrance Certificate from 01/04/1981 to 29/03/2011 and from 01/04/2004 to 17/02/2024 and from 1/02/2024 to 24/10/2024 in respect of Sy.No.23/3(Old SY No.26, Later Sy No.23) totally measuring about 1 Acre 20 Gunas of Sanna Amanikere village.	Copy
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II. DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Converted Sy.No.23/3(Old SY No.26, Later Sy No.23) (Converted by the office of the Deputy Commissioner vide Official Memorandum dated 29/12/2021, bearing No.277542), Totally measuring 1 Acre 20 Guntas Plus 1 Guntas of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy no.24/1;

West by : Land in Sy no.26/3;

North by : Land in Sy no.23/2;

South by : Land in Sy no.24/2;

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.

SNR ASSOCIATES,
Advocates,



Date: 19/12/2024

To,

M/s. SUMADHURA REALTY,
 A Partnership firm having its Office at
 No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
 Above Bata Show Room, Kundalahalli Gate,
 Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr. G. MADHU SUDHAN and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN, and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s.SUMADHURA REALTY**, based on the photocopies of title documents and information provided by them.

LEGAL SCRUTINY REPORT

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Converted Sy.No.24/1(Old SY No.24){Converted from Agricultural to Non-Agricultural residential purpose vide Official Memorandum bearing No.277546,dated 29/12/2021,issued by the Deputy Commissioner, Bangalore Rural District} Totally measuring 1 Acre 03 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

SL.N.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original / Copy
1.		RTCs 1968-69 to 2013-14 and from 2017-18 to 2023-24 in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.	25/08/1870	Conditional Sale Deed executed by Sri.Sonnappa and Sri.Nagaraja children of	Copy

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		Sri.Channappa in favor of Sri.Kannappa S/o Sri.Munivenkatappa registered as Document No.1577/1970-71, measuring 1 Acres 3 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
3.		Gemological Tree of Late Sri.Sonnappa	Copy
4.		Death Certificate of Sri.Manjunath	Copy
5.	06/05/1975	Sale Deed executed by Sri.Kannappa S/o Sri.Munivenkatappa in favor of Smt.Gowramma W/o Sri.Sonnappa registered as Document No.278/1975-76, measuring 1 Acres 3 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.	27/08/1992	Copy of Mortgage Deed Executed by Smt.Gowramma in favor of VSSN Bank of Devanahalli, in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	28/04/1994	Agreement of Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa in favor of Sri.G.Muniyappa registered as Document No.175/1994-95, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
8.	18/05/1995	Agreement of Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa in favor of Sri.P.Satish Pai S/o Sri.Narasimha Pai registered as Document No.104/1997-98, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated	Copy

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		at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
9.		Mutation Register No.3/2002-03 executed by Smt.Gowramma W/o Sri.Sonappa in favor of Govt, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
10.	04/03/2010	Order Copy in Appeal No.682/2004 on the file of the Karnataka Appellate Tribunal at Bangalore	Copy
11.	09/09/2010	Unregistered Agreement of Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa in favor of Sri.N.Ganesh S/o Sri.Narayanappa, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
12.	18/8/2018	Copy of LRF:SR(D):3/2010-11, Order passed by the Assistant Commissioner of Doddaballapura.	Copy
13.		Plaint and Order Copy in OS No.215/2013 on the file of the Hon'ble Civil Judge and JMFC, Devanahalli, Bangalore Rural.	Copy
14.		Mutation Register No.H30/2018-19 in favor of Smt.Gowramma W/o Sri.Sonappa, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
15.	10/10/2018	Cancellation Agreement of Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa in favor of Sri.Muniyappa S/o Sri.Narayanappa and	Copy

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		Smt.Munirathna D/o Late Sri.G.Muniyappa, registered as Document No.DNH-1-05923/2018-19,recorded in CD No.DNHD677, registered in the office of the Sub-Register Devanahalli, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
16.	10/10/2018	Cancellation Agreement of Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa in favor of Sri.P.Satish Pai S/o Sri.Narasimha Pai , registered as Document No.DNH-1-05925/2018-19,recorded in CD No.DNHD677, registered in the office of the Sub-Register Devanahalli, measuring 1 Acres 14 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
17.	05/11/2018	Agreement of Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa and others in favor of M/s SUMADHURA REALTY Represented by its Managing Partners Sri.G.Madhusudhan S/o Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah ,registered as Document No.DNH-1-07057/2018-19,recorded in CD No.DNHD680, registered in the office of the Sub-Register Devanahalli, measuring 1 Acres 03 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
18.	19/12/2018	Irrevocable General Power of Attorney executed by Smt.Gowramma W/o Sri.Sonappa	Copy

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		and others in favor of M/s SUMADHURA REALTY Represented by its Managing Partners Sri.G.Madhusudhan S/o Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah ,registered as Document No.DNH-4-00706/2018-19,recorded in CD No.DNHD684, registered in the office of the Sub-Register Devanahalli, measuring 1 Acres 03 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
19.	29/12/2021	Conversion Order bearing No. No.277546, issued by the Deputy Commissioner, Bangalore Rural Dist., Bangalore, in the name of Smt.Gowramma W/o Sri.Sonappa in respect of Sy.No.24/1(Old SY No.24) totally measuring about 1 Acre 3 Guntas of Sanna Amanikere village.	Copy
20.	19/09/2024	Sale Deed executed by Smt.Gowramma W/o Sri.Sonappa and others in favor of M/s SUMADHURA REALTY, Represented by its Managing Partners Sri.G.Madhusudhan S/o Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah ,registered as Document No.DBP-1-08601/2024-25, registered in the office of the Sub-Register Doddaballapura, measuring 1 Acres 03 Guntas of land in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
21.		48A Endorsement issued by the Office of the Tahasildar in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
22.		Endorsement issued by the Office of the	Copy



		Assistant Director at Devanahalli stating non-availability of Hissa, Tippani, Atlas, RR Balabag in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
23.		Akarbandh in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
24.		Encumbrance Certificate from 01/04/1920 to 31/03/1981 and from 01/04/1981 to 29/03/2011 and from 01/04/2004 to 11/09/2023 in respect of Sy.No.24/1(Old SY No.24) situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Converted Sy.No.24/1(Old Sy No.24){Converted from Agricultural to Non-Agricultural residential purpose vide Official Memorandum bearing No.277546,dated 29/12/2021,issued by the Deputy Commissioner, Bangalore Rural District}, measuring 1 Acre 03 Guntas plus 1.12 Guntas of 'A' Karab land, both totally measuring about 01 Acre 04.12 Guntas situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by :Land in Sy no.122;

West by :Land in Sy no.23;

North by :Remaining Portion of same Sy No 24/1(measuring 11 Guntas retained by Smt. Gowramma);

South by : Land in Sy no.24/2;

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**Mr. V.Nagaraju, BA., LLB****Mr. C.V. Annaiah, BA., LLB****Mr. Satish. M.N., BAL., LLB****III. CERTIFICATE**

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.

SNR ASSOCIATES,
Advocates,

Housiey.com



To,

Date::15/12/2024

M/s. SUMADHURA REALTY,
 A Partnership firm having its Office at
 No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
 Above Bata Show Room, Kundalahalli Gate,
 Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr.G.MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.

◇◇◇◇◇
LEGAL SCRUTINY REPORT

RE: All that piece and parcel of the immovable Property bearing Sy.No.28/2(Old.Sy.No.28) (Converted from agricultural to non-agricultural residential purpose by the office of the Deputy Commissioner, Bangalore Rural District, vide Official Memorandum dated:11/08/2023, bearing No.518256, measuring 2 Acres, 15 Guntas Plus 1 Gunta of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

I. LIST OF DOCUMENTS SCRUTINISED

Sl. No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Origin al/ Copy
1.		RTCs 1968-69 to 1974 and from 1978 to 2018 in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of Index of Lands in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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3.		RR 47 and RR 588 in respect of Sy.No.29, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.	30/05/1968	Partition Deed executed among Sri.Narayanappa S/o Sri.Govindappa and Sri.Krishnappa S/o Sri.Govindappa, registered as Document No.772/1968-69, Vol 1007, pages 17 to 18, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	15/12/1975	Sale Deed executed by Sri.Krishnappa S/o Sri.Govindappa and his sons in favour of Smt.Muniyamma W/o Sri.Venkataramanappa, registered as Document No.2473/1975-76, Vol 1179, pages 139 to 141, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
6.	29/03/1990	Mortgage Deed executed by Smt.Muniyamma W/o Sri.Venkataramanappa in favour of PLD and RDB, Devanahalli, registered as Document No.214/1989-90, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
7.	28/03/1994	Agreement of Sale executed by Smt.Muniyamma W/o Sri.Venkataramanappa and her family members in favour of Sri.G.Chandranna S/o Sri.V.Gopalakrishnappa, registered as Document No.6/1994-95, Vol 1518, pages 152 to 156, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
8.	19/11/1994	Agreement of Sale executed by Smt.Muniyamma W/o Sri.Venkataramanappa and her family members in favour of Sri.Satish Pai S/o Late.Sri.P.Narasimha Pai Represented by his Sri.D.S.Deshpande, registered as Document No.2719/1994-95, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
9.	11/08/2004	Cancellation of General Power Of Attorney executed by Smt.Muniyamma W/o Sri.Venkataramanappa and her family	Copy



		members in favour of Sri.Mahesh Deashpande S/o Late.Sri.P.Narasimha Pai Represented by his Sri.D.S.Deshpande, registered as Document No.DNH-4-00039/2004-05, stored in the CD No.DNHD 18, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
10	16/10/2004	Sale deed executed by Smt.Muniyamma W/o Sri.Venkataramanappa and her family members Represented by their GPA Holder Sri.D.S.Deshpande S/o Sri.Shama Rao in favour of Sri.A.Ramakrishna S/o Sri.Anjaneyachar, registered as Document No.DNH-1-04732/2004-05, stored in the CD No.DNHD 37, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
11		Mutation Register bearing No.53/2003-04, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
12	26/07/2007	Sale deed executed by 1) Smt.Nanjamma D/o Smt.Muniyamma and Sri.Venkataramanappa 2) Smt.Lakshmamma D/o Smt.Muniyamma and Sri.Venkataramanappa, 3) Sri.V.Ramu S/o Smt.Muniyamma and Sri.Venkataramanappa and 4) Sri.V.Kumar S/o Smt.Muniyamma and Sri.Venkataramanappa in favour of Sri.M.Mohan Kumar S/o Sri.K.Manjunath, registered as Document No.DNH-1-002441/2007-08, stored in the CD No.DNHD 133, registered in the office of Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
13		Mutation Register bearing No.18/2007-08, in the name of Sri.M.Mohan Kumar S/o Sri.K.Manjunath, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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14	12/07/2022	Full settlement agreement executed by 1) Sri.M.Mohan Kumar S/o Sri.K.Manjunath and his family members and Sri.Nirup Nath S/o Sri.Kunjilal Natha(an agreement holder) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-04443/2022-23, recorded in CD No.DNHD1579, registered in the office of Sub-registrar, Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
15	13/11/2018	Irrevocable General Power Of Attorney executed by 1)Sri.M.Mohan Kumar S/o Sri.K.Manjunath and his family members and Sri.Nirup Nath S/o Sri.Kunjilal Natha(an agreement holder) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DNH-1-04443/2022-23, recorded in CD No.DNHD1579, registered in the office of Sub-registrar, Devanahalli, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
16	11/08/2023	Conversion Order bearing No. No.518256 passed by the office of the Deputy Commissioner, Bangalore Rural District, Bangalore, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
17	19/09/2024	Sale deed executed by 1) Sri.M.Mohan Kumar S/o Sri.K.Manjunath and his family members and Sri.Nirup Nath S/o Sri.Kunjilal Natha(an agreement holder) Represented by their GPA Holder M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah in favour of M/s.Sumadhura Realty Represented by its Managing	Copy



	Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing No.DBP-1-08615/2024-25, registered in the office of Sub-registrar, Doddaballapura, measuring 2 Acres 15 Guntas, in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
18	Endorsement issued by the Office of the Tahasildar Devanahalli Taluk regarding certified of No Tenancy in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
19	Village Map of Sanna Amanikere.	Copy
20	Tippani, RR Balabagh, Hissa, Atlas Karda, Akarbandh in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
21	Encumbrance Certificate from 01/04/1950 to 31/03/1981 & from 01/04/1981 to 29/03/2011 & 29/03/2011 to 15/09/2013 and from 01/04/2004 to 17/02/2004 in respect of Sy.No.28/2 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

RE: All that piece and parcel of the immovable Property bearing Sy.No.28/2(Old.Sy.No.28) (Converted from agricultural to non-agricultural residential purpose by the office of the Deputy Commissioner, Bangalore Rural District, vide Official Memorandum dated:11/08/2023, bearing No.518256, measuring 2 Acres, 15 Guntas Plus 1 Gunta of Karab, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

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There are no claims of minor or other persons/s and there are no charges,
encumbrances or mortgages for the property described under Para - II .

SNR ASSOCIATES,
Advocates,

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To,

Date:16/12/2024

M/s. SUMADHURA REALTY,
A Partnership firm having its Office at
No.321-247/7-3-3, 2nd Floor, Sri Narayani Arcade,
Above Bata Show Room, Kundalahalli Gate,
Whitefield, Bangalore – 560 037.

Represented by its Managing Partners

1.Mr.G.MADHU SUDHAN, and 2. Sri.YERRAM VIJAY KUMAR,

This Legal Opinion is given to **1.Mr.G.MADHU SUDHAN and 2.Sri.YERRAM VIJAY KUMAR** Managing Partners of **M/s. SUMADHURA REALTY** , based on the photocopies of title documents and information provided by them.

◇◇◇◇◇

LEGAL SCRUTINY REPORT

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.29/3(Old.Sy.No.29, Later Sy no.29/1) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated:28/02/2000, bearing No.ALN(DE)SR:54/1995-96, measuring 01 Acre 19 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

ITEM-II

RE: All that piece and parcel of the immovable Property bearing Sy.No.29/1(Old.Sy.No.29) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated:28/02/2000, bearing No.ALN(DE)SR:54/1995-96, measuring 01 Acre 19 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

**I. LIST OF DOCUMENTS SCRUTINISED**

SL.NO.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original / Copy
1.		RTCs 1968-69 to 1974 and from 1978 to 2015 in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
2.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RTC from 1975-76 to 1978 in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
3.		Copy of Index of Lands in respect of Sy.No.29 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
4.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of RR from in respect of Sy.No.29, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
5.	13/05/1953	Sale Deed executed by Sri.Muniyappa in favour of Smt.Ramakka W/o Sri.Chennappa, registered as Document No.406/1953-54, Vol 628, pages 241 to 243, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
6.	28/09/1953	Sale Deed executed by Smt.Ramakka W/o Sri.Chennappa and Sri.Chennappa S/o Sri.Chennappa and Sri.Nallurappa S/o Sri.Chennappa in favour of Sri.Yellappa S/o Sri.Ramaiah, registered as Document	Copy

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		No.1894/1953-54, Vol 637, pages 191 to 193, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	
7.	12/09/1955	Sale Deed executed by Sri.Yellappa S/o Sri.Ramaiah in favour of Sri.S.P.Anayappa, registered as Document No.1206/1955-56, Vol 662, pages 220 to 221, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
8.	05/12/1955	Sale Deed executed by Sri.S.P.Anayappa in favour of Smt.Tholasamma D/o Late.Sri.Subramanya Pillaiyah, registered as Document No.1777/1955-56, Vol 666, pages 167 to 168, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
9.	20/09/1976	discharge Deed executed by Co-operative Society in favour of Sri.R.Narayanappa S/o Sri.Ramaiah, registered as Document No.904/1976-77, Vol 1196, pages 76 to 77, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk	Copy
10.	20/09/1976	Gift Deed executed by Sri.Narayanappa S/o Sri.Ramaiah in favour of Smt.Venkatamma W/o Sri.Narayanappa, registered as Document No.906/1976-77, Vol 1196, pages 90 to 92, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna	Copy

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		Amanikere Village, Kasaba Hobli, Devanahalli Taluk	
11.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk for the non-availability of MR.No.46/1976-77, from in respect of Sy.No.29/1(Old SY No.29), situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
12.	1/02/1995	Agreement of Sale executed by Smt.Venkatamma W/o Sri.Narayanappa in favour of Sri.Shivaprasad S/o Sri.Kotaiah, registered as Document No.2583/1994-95, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
13.	18/01/2000	Conversion Order bearing No. No.ALN(DE)SR:54/1995-96 passed by the office of the Deputy Commissioner, Bangalore Rural District, Bangalore measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
14.	14/03/2005	Sale deed executed by Smt.Venkatamma W/o Sri.Narayanappa Represented by her GPA Holder Sri.S.Shivaprasad S/o Sri.Kotaiah in favour of Sri.N.H.Bhaskar Reddy S/o Sri.N.H.P.Siva Reddy, registered as Document No.DNH-1-05317/2004-05, CD No.DNHD41, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

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15.		Mutation Register bearing No.119/2005-06, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
16.	13/11/2018	Sale deed executed by Smt.Venkatamma W/o Sri.Narayanappa Represented by her GPA Holder Sri.S.Shivaprasad S/o Sri.Kotaiah in favour of Sri.N.H.Bhaskar Reddy S/o Sri.N.H.P.Siva Reddy, registered as Document No.DNH-1-05317/2004-05, CD No.DNHD41, registered in the office of Devanahalli, measuring 2 Acres 38 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
17.	19/12/2018	Sale deed executed by 1) Sri.N.H.Bhaskar Reddy S/o.N.H.P.Siva Reddy, 2) M/s.AB REPHCONS INFRASTRUCTURE Pvt Ltd., Represented by its Director, Sri.Atul Bansal, 2)Sri.Atul Bansal 3)M/s.VPS Promoters Pvt Ltd., Represented by its Authorized signatory Sri.Atul Bansal 4)M/s.Aditya Developers Represented by its Proprietor Sri.Atul Bansal, 5)M/s.Rephcons Consultancy Services Represented by its Managing Partners Sri.Ravi Kant Jain and Sri.Subhash Verma 6) Sri.N.H.Sharaba Reddy and 7)Sri.N.H.R.Prasada Reddy S/o Late.Sri.N.H.P.Siva Reddy 8)Sri.Y.Parameswara Reddy S/o Sri.Y.Subbi Reddy(parties from Sl.Nos.2 to 8 are confirming parties) in favour of M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah registered bearing	Copy



		No.DNH-1-08822/2018-19,recorded in CD No.DNHD684, registered in the office of Sub-registrar, Devanahalli, measuring 1 Acre 19 Guntas, in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	
18.		Endorsement issued by the Office of the Tahasildar Devanahalli Taluk regarding certified of No Tenancy in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
19.		Village Map of Sanna Amanikere.	Copy
20.		Tippani, Hissa, Atlas Karda, Akarbandh in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy
21.	16/12/2024	Endorsement Order bearing No.PTCL.DE.CR.524/2024, issued by Sub-Division Officer, Devanahalli.	Copy
22.		Encumbrance Certificate from 01/04/1950 to 31/03/1981 & from 01/04/1981 to 29/03/2011 & 01/04/2004 to 02/09/2019 and from 01/04/2004 to 17/02/2024 in respect of Sy.No.29/1 situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.	Copy

II. DESCRIPTION OF PROPERTY

ITEM-I

RE: All that piece and parcel of the immovable Property bearing Sy.No.29/3(Old.Sy.No.29, Later Sy no.29/1) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated:28/02/2000, bearing No.ALN(DE)SR:54/1995-96, measuring 01 Acre 19 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

**ITEM-II**

RE: All that piece and parcel of the immovable Property bearing Sy.No.29/1(Old.Sy.No.29) (Converted from agricultural to non-agricultural purpose by the office of the Deputy Commissioner vide Official Memorandum dated:28/02/2000, bearing No.ALN(DE)SR:54/1995-96, measuring 01 Acre 19 Guntas, situated at Sanna Amanikere Village, Kasaba Hobli, Devanahalli Taluk.

III. CERTIFICATE

I have verified the documents referred supra thoroughly and I hereby certify that M/s.Sumadhura Realty Represented by its Managing Partners Sri.G.Madhusudhan S/o Late.Sri.Sattaiah and Sri.Yerram Vijay Kumar S/o Sri.Y.Shankaraiah, have got clear, valid and marketable title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II.



SNR ASSOCIATES,
Advocates,