

To,

Date: 25.11.2023

M/s. BAKY PROPTECH,
No.90, 2nd Floor, 17th Cross,
14th Main, 4th Sector, HSR Layout,
Bangalore-560102,
Rep by its Partners **Sri. Babu Reddy R**
Sri. K.V. Ashwath Reddy.

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

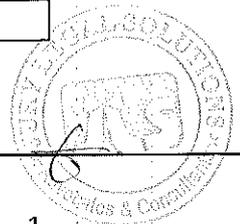
SCHEDULE PROPERTY

All the piece and parcel of the Residentially converted land in Survey Number 26, measuring 07 Guntas, situated at Byagadadenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 06.04.2022, vide Official memorandum bearing No. ALN (A & K) SR/134/2021-22 (299125), issued by the Deputy Commissioner, Bangalore District and bounded on;

East by	West by	North by	South by
Land in Survey No. 27	Land in Survey No. 25	Rajakaluve	Land in Survey Number 28

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	06.04.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	ALN(A&K) SR/134/2021-22
TITLE DEEDS			





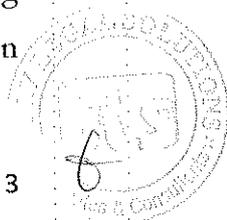
2.	24.09.2020	Sale Deed executed by B.K. Sateesh and Kumari. Haripriya. S. Reddy in favour of K.V. Aswatha Reddy and R. Babu Reddy.	Doc No.2755/2020-21
3.	23.10.2008	Partition deed entered into between Venkatalakshamma and her family members.	Doc No.2019/2008-09
4.	30.11.2006	Partition deed entered into between V. Krishna Reddy and his family members.	Doc No.30480/2006-07
5.	04.04.1981	Order passed by the Land Tribunal, Anekal	LRF-ATC/279-1975-76 & LRF-ATC/280/1975-76
6.	17.09.1981	Form 10 issued by the Land Tribunal, Anekal	
REVENUE DOCUMENTS			
8.	05.03.2022	Endorsement issued by the Thasildhar Anekal, Non-availability of Preliminary record.	
	05.03.2022	Endorsement issued by the Thasildhar Anekal, Non-availability of Index of Lands	
8.		Records of Rights	
9.		RTC for the period from 1969-70 to 2023-24	
10.		Endorsement issued by the Thasildhar Anekal, stating the non-availability of Mutation Register Extract	MR.No.2/87-88
11.		Mutation Register Extract	MR.No.12/95-96
12.		Mutation Register Extract	MR.No.20/06-07
13.		Mutation Register Extract	MR.No.H4/20-21
SURVEY RECORDS			
14.		Mula Tippani	
15.		Akaraband	
MISCELLANEOUS			
16.	05.09.2023	Provisional layout Plan issued by the Anekal Planning Authority	LP. No. LAO/31/2022-23
ENCUMBRANCE CERTIFICATE			
17.	20.06.2020	Encumbrance Certificate for the period of 01.04.1930 to 31.03.2004	S.A. No.944/2020-21
18.	10.07.2020	Encumbrance Certificate for the	S.A. No.1648/2020-21



		period of 01.04.2004 to 10.07.2020	
19.	05.03.2022	Encumbrance Certificate for the period of 01.04.2020 to 05.03.2022	S.A. No.27210/2021-22

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 26, measuring 07 Guntas, situated at Byagadadenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 06.04.2022, vide Official memorandum bearing No. AIN(A&K) SR 134/2021-22, issued by the Deputy Commissioner, Bangalore District, which is more-fully described in the Schedule above and hereinafter referred to as the **SCHEDULE PROPERTY**.
2. Originally the land in land bearing Survey Number 26, measuring 07 Guntas, situated at Byagadadenahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, on the application made by one Venkatappa for the grant of Occupancy rights, the Land Tribunal, Anekal has granted the Occupancy right vide order bearing No. LRF-ATC/279/1975-76. The Land Tribunal, Anekal has issued Form-10 on 17.09.1981. He got mutated the katha of the land in his name vide MR.No.2/1987-88. However, the Tahasildar, Anekal has issued an endorsement on 13.07.2020 stating the non-availability of MR.No.2/1987-88.
3. Thereafter the above said Venkatappa and his children viz., Rama Reddy and Krishna Reddy have entered into unregistered Partition on 20.09.1989. As per the said Partition, the land in Survey Number 26, measuring 07 Guntas was allotted to the share of Krishna Reddy. He got mutated the katha of the land in his name.
4. Thereafter the above said V. Krishna Reddy along with his children namely K. Prakash, K. Chandrashekar, B.K. Sateesh and his Brother V. Rama Reddy along with his son B.R. Arun Kumar have entered into a registered family Partition on





30.11.2006, vide document bearing No.30480/2006-07. As per the said Partition, the Schedule Property was allotted to the share of said V. Krishna Reddy, K. Prakash, K. Chandrashekar, B.K. Sateesh jointly.

5. Thereafter the above said V. Krishna Reddy passed away leaving behind his wife M.V. Venkatalakshamma and his children viz., K. Shymala, K. Prakash, K. Chandrashekar, K. Vijay, B.K. Sateesh to succeed to his estate.
6. Thereafter the above said M.V. Venkatalakshamma and her children viz., K. Shymala, K. Prakash, K. Chandrashekar, K. Vijay, B.K. Sateesh have entered into a registered family Partition on 23.10.2008, vide document bearing No.2019/2008-09. As per the said Partition, the land in Survey Number 26, measuring 07 Guntas was allotted to the share of said B.K. Sateesh. He got mutated the katha of the land in his name vide MR.No.20/2006-07.
7. Thereafter the above said B.K. Sateesh along with his daughter Kumari. Haripriya have executed a Sale deed on 24.09.2020, vide document bearing No. ANK-1-022755-2020-21, stored in CD.No.ANKD876, registered in the office of Sub-Registrar Office, Anekal in respect of Schedule Property in favour of K.V. Ashwath Reddy and R. Babu Reddy. They got mutated the katha of the land in his name vide MR.No.H4/2020-21.
8. Thereafter the above said K.V. Ashwath Reddy and R. Babu Reddy have obtained the conversion of the land in Survey Number 26, measuring 07 Guntas from agricultural to non-agricultural residential purpose on 06.04.2022, vide Official Memorandum bearing No. ALN (A & K) SR 134/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Schedule Property herein**. As such the above said K.V. Ashwath Reddy and Babu Reddy became the absolute owners of the Schedule Property.
9. Thereafter the above said K.V. Ashwath Reddy and Babu Reddy being the Partners of the M/s. Baky PropTech (**Developer**) has obtained the





provisional layout plan on 05.09.2023 vide No. LAO/31/2022-23, issued by the Anekal Planning Authority for the formation of Residential Layout in the Schedule Property.

10. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1973-74 to 2023-24 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
11. The Encumbrance Certificate for the period of 01.04.1930 to 31.03.2004 reflects the nil transactions.
12. The Encumbrance Certificate for the period of 01.04.2004 to 10.07.2020 reflects the Partition Deed dated 25.10.2008
13. The Encumbrance Certificate for the period of 01.04.2020 to 05.03.2022 reflects the Sale Deed dated 24.09.2020

CERTIFICATE OF TITLE

We hereby certify that **Sri. K.V. Ashwath Reddy and Sri. R. Babu Reddy** hold good, valid marketable title over the **Schedule Property** subject to obtaining of the up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

