



**PRASHANTH VIJAYLAKSHMI  
& ASSOCIATES**

Advocates

**OFFICE :**

#162, 1st Floor, Above Venkateshwara Mobiles,  
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Bangalore  
13/08/2024

**LEGAL SCRUTINITY REPORT**

**NAME OF THE PROJECT: HALCYON**

**Mr.Haribabu Son of Lakshmaiah, Proprietor of M/s.HARI DHRUVA VENTURES,** has sought for Legal Opinion in respect of all that piece and parcel of the converted land bearing Sy.No.68/2, Village Panchayat E-Katha No.150200401601200446 measuring 5 Acres 27 Guntas, converted vide Official Memorandum dated:28/07/2010 bearing No.ALN(PBKA)SR 18/2010-11, issued by the Special Deputy Commissioner, Bangalore, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, and bounded as follows:

East by : Road and Sri.T.Narayanappa's Land;  
West by : Devadass Land;  
North by : Bendiganahalli Yelle;  
South by : Sy.No.67 (Yerrappa's Land).

The above said Property is hereunder and hereinafter referred to as the "SUBJECT PROPERTY". In this regard we are furnished with the photo-copies of the following documents for scrutiny and opinion thereof.

**I. LIST OF DOCUMENTS SCRUTINISED:**

1. Village Map of Huskur Village.
2. Moola Tippani Nakalu dated:21/04/1933, in the respect of Sy.No.68, situated at Huskur Village reflecting the name of Chowdappa as Karada.
3. Rights of Records in the respect of Sy.No.68, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
4. Index of Land in the respect of Sy.No.68, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.





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5. Inam Order dated 25/11/1958, Bearing Case No.29/1956-57, issued by Special Deputy Tahsildar for the abolition of Inams, thereby granting various survey numbers, including in respect of Sy.No.68, measuring 6 Acre 3 ½ Guntas, situated at Huskur Village in the name of Sri.Chowdaiah son of Subbaiah.
6. Form No.VIII, bearing Case No.68, issued by Thasildar, Bangalore East Taluk, in the name of Chowdaiah Son of Subbaiah, thereby granting various survey numbers, including Sy.No.68, measuring 6 Acre 3 Guntas, situated at Huskur Village.
7. Death Certificate of Chowdaiah Son of Subbaiah.
8. Unregistered Partition deed dated:18/03/1966, entered between Madaiah, Yerrappa and Subbaiah are sons of Chowdaiah Son of Subbaiah in the respect of Sy.No.68, Measuring 6Acres -03Guntas, is allotted to Subbaiah share, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
9. Mutation Register No.1/1979-80, as per Panchyath Partition deed dated:15/03/1996 entered between Muddaiah Yerrappa and Subbaiah, Katha is transferred in the name of Subbaiah in the respect of Sy.No.68, measuring 6 Acres 3 Guntas situated at Huskur Village.
10. G-Tree of Subbaiah showing details of daughters and sons issued by village accountant.
11. Mortgage Deed dated 1/7/1968 executed by Sri.Patel Chowdaiah son of Subbaiah in favour of Mysore State Agro Industries Corporation Limited registered as document No.1428, Volume 1221, Pages 18 in the office of the Sub-Registrar, Hoskote.
12. Re-Conveyance deed dated:23/03/1979, executed by M/s.Karnataka Agro Industries Corporation Ltd, an undertaking of the government of Karnataka, rep by Managing Director of CM.Revanna in favour of Sir.Patel Chowdaiah Son of Sri.Subbaiah, vide registered document No.243/1979-80, registered in the office of Bangalore Taluk.







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13. Mortgage deed dated:29/05/1981, executed by Patel Chowdaiah Son of Subbaiah infavour of State Bank of India, Agricultural Development Branch, Hosakote, in the respect of Sy.No.68, Measuring 6 Acre -07 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

14. Order dated 11/11/2009 bearing No.RRT.CR.2044/2009-10 passed by the Tahasildar

15. Mutation Register No.3/2009-10, As per order RRT.CR.2044/2009-10, order dated:11/11/2009, RTC column No.3 has to be rectified in the respect of Sy.No.68, Measuring 6 Acre -07 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

16. Sale Deed dated:14/12/2009 executed by Sri.Subbaiah Son of Late Chowdaiah, and his children Sri.Ramesh, Smt.Sujatha, Sri.Subramani, Sri.Surendra, Smt.Nirmala, in favour of Haribabu Son of L.Lakshmaiah, vide registered document No.4173/2009-10, Stored in CD No.BDHD 32, registered in the office of Sub-Register of Bidarahalli, in the respect of Sy.No.68, Measuring 5 Acre -27 Guntas, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

17. Mutation Register No.7/2009-10, in the name of L.Haribabu Son of L.Lakshmaiah, in the respect of Sy.No.68, Measuring 5 Acre -27 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

18. Conversion Sketch.

19. Official Memorandum dated:28/07/2010 bearing No.ALN(PBKA)SR 18/2010-11, issued by the Special Deputy Commissioner, Bangalore, converting land in Survey No.68/2 measuring 5 Acres -27 Guntas, (4 Guntas B Karab reserved for Government) from agricultural to non agricultural residential Purpose in the name of L.Haribabu Son of N.Lakshmaiah, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

20. Mutation Register No.2/2010-11, As per order bearing No.ALN(E) SR 18/2010-11, dated:28/07/2010, Katha is mutated in the name of L.Haribabu Son of L.Lakshmaiah in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.





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21. Memorandum of Understanding dated:12/03/2011, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, , Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
22. Deed of Consent dated:31/03/2011, executed by 1.Deepthi, 2.Ujwala, 3.Unnathi, (minors represented by their father and natural guardian Mr.Ramesh), 4.Manoj, 5.Likhin, (minors represented by their father and natural guardian Mr.Subramani), 6.Shrikanth, 7.Likhitha (minors represented by their father and natural guardian Mr.Surendra), all are the grand children of Late Chowdaiah, in favour of L.Haribabu Son of L.Lakshmaiah, vide registered document No.6981/2010-11 in Book-1, registered in the office of Sub-Register of Bidarahalli, stored in CD No.BDHD 64, in the respect of Sy.No.68, Measuring 5 Acre -27 Guntas, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
23. Deed of Confirmation dated:27/04/2011, executed by 1.Mrs.Sudha wife of Mr.Ramesh, 2.Mrs.Rama wife of Mr.Subramani, 3.Mrs.N.Sumithra wife of Mr.Surendra wife Mr.Surendra, in favour of L.Haribabu Son of L.Lakshmaiah, registered document No.510/2011-12 in Book-1, registered in the office of Sub-Register of Bidarahalli, stored in CD No.BDHD 65, in the respect of Sy.No.68, Measuring 5 Acre -27 Guntas, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore:
24. Joint Development Agreement dated:21/04/2011, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, registered document No.7208/2012-13 in Book-1, Stored in CD No.BDHD 95, registered in the office of Sub-Register of (Shivajinagar) Bidarahalli, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, , Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore:
25. General Power of Attorney dated:21/04/2011, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, registered document No.220/2012-13 in Book-4, Stored in CD No.BDHD 95, registered in the office of Sub-Register of (Shivajinagar) Bidarahalli, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, , Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.







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26. Declaration dated:02/02/2010, executed by Venkatalakshmmamma wife of Subbaiah.
27. Unregistered Supplementary Joint Development Agreement dated:03/07/2013 executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
28. Relinquishment Deed dated:14/10/2014, executed by Thirumalesh Son of KT.Krishna. in favour of Hosakote Planning Development Authority, registered document No.7758/2011-12 in Book-1, Stored in CD No.BDHD 113, registered in the office of Sub-Register of (Shivajinagar) Bidarahalli, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore:
29. Rectification of Relinquishment Deed dated:14/10/2014, executed by Thirumalesh Son of KT.Krishna. in favour of Hosakote Planning Development Authority, registered document No.BDH-1-02012-2014-15, in Book-1, Stored in CD No.BDHD 113, registered in the office of Sub-Register of (Shivajinagar) Bidarahalli, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
30. Addendum to the Joint Development Agreement dated 10/6/2015, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, a in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
31. Public Notice in The Times of India and Vijaya karnakata Paper dated 27/03/2011





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32. E-Katha Certificate bearing No.150200401601200446, in the name of L.Haribabu Son of L.Lakshmiah in the respect of Sy.No.68/2, Measuring 22965.89, situated Huskur Village.
33. Tax paid receipts from 2010-11, 2014-15 and 2018-19 of Sy.No.68/2 of Huskur Village.
34. RTC Extract from 1968-69, 1969-70, 1970-71, 1971-72, 1972-73, 1973-74, 1980-81, 1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91, 1991-92, 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09 in respect of Sy.No.68/2, measuring 6 Acres 03 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
35. RTC Extract from 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-2022, 2022-23, 2023-24, 2024-25 in respect of Sy.No.68/2, measuring 5 Acre 27 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk.
36. Akarbandh in the respect of Sy.No.68, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk.
37. Survey Sketch in the respect of Sy.No.68/2, measuring 5 Acre 23Guntas Plus 4Guntas of Karab, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk.
38. Nil tenancy letter dated 10/09/2009 in the name of Subbaiah Son of Chowdaiah, in respect of Sy.No.68 measuring 5 Acre 27Guntas, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk.
39. Endorsement dated 26/06/2010 issued by the Assistant Commissioner stating that no claims are filed under section 79A and B of the Karnataka Land Reforms Act in respect of Sy.No.68 measuring 5Acres -27Guntas, situated at Huskur Village.







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40. Endorsement dated 10/02/2017 issued by the Assistant Commissioner Bangalore Sub-Division Bangalore, stating that no claims are filed under the provision of PTCL Act in respect of Sy.No.68 measuring 5Acres -27Guntas, situated at Huskur Village.

41. Plan Sanction Letter dated:09/01/2012, bearing No.HOPRA/LAO/09/2011-12, in the respect of Sy.No.68/2, Measuring 5 Acres -27 Guntas, situated at Huskur Village.

42. Sanction order dated:16/10/2014 bearing No.Ho.Yo.Pra/LAO/09/2011-12 for grant of approval to modified residential development plan.

43. Letter dated:02/11/2013, issue from Manduru Gram Panchayath office, kannada implementation year -2009, for issuing of certificate for construction of Group Housing Complex in the land bearing Sy.No.68/2, Measuring 5 Acres -27 Guntas, situated at Huskur Village.

44. NOC dated:02/04/2011, issued by Karnataka Housing Board, stating that Sy.No.68/2, situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk is not acquired.

45. NOC dated:28/05/2014, issued by Karnataka State Pollution Control Board, stating that consent for establishment for expand residential apartment from 80 flats to 358 flats with increase in built up area from 16,249 Sq.Mtr to 46,201.76 Sq.Mtr in respect of Sy.No.68/2, situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk.

46. NOC dated:07/05/2014 issued by Bangalore Electricity Supply Company Limited, stating as BESCOM Arranging Power Supply in the respect of Sy.No.68/2, situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk.

47. NOC dated:28/01/2015 issued by State Level Environment impact Assessment Authority-Karnataka, stating as issue of environment clearance regarding Construction of Residential Apartment building in respect of Sy.No.68/2, situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk.





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48. Building Licenses Permission Letter dated:10/03/2015, issued by Panchayath Development, Manduru Village Panchayath, in the name of KSR Properties pvt Ltd in the respect of Sy.No.68/2 situated at Huskur Village.
49. Building Plan approval dated 21/2/2015 bearing LP No.LA0/09/2011-12 issued by the Hoskote Planning Authority,
50. Commencement Certificate issued by Hosakote Planning Authority, for Constructions of Building for Stilt, Ground Floor, and upto 3 Floors and 346 Ftlas, in respect of Sy.No.68/2, Measuring 5Acres -27Guntas, situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk.
51. Permission Letter dated:23/11/2015 bearing No.A.Ja.E/Ben.Vibhaga/Tan.Sa/DCC (U) 645/2015-16/735, permission has been granted for digging borewell here upto of 240-260 Mtrs for availing the water for drinking purposes in the respect of Sy.No. situated at Huskur Village.
52. NOC dated:18/11/2015, issued by Karnataka Industrial Development Board, stating that there is no land acquired as per Special land acquisition officers in respect of Sy.No.68/2, Measuring 5Acres -27Guntas, situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk.
53. Endorsement dated:18/04/2017, issued by the Tahasildar, Bangalore East Taluk, KR.Puram, stating as Non availability of Atlas, Hissa Tippani, in the respect of Sy.No.68/6, Situated at Huskur Village, Bidarhalli Hobli, Bangalore East Taluk.
54. Building Licenses dated:30/04/2018, bearing No.09/2018-19, in the name of KSR Properties pvt Ltd in the respect of Sy.No.68/2 situated at Huskur Village.
55. RERA Certificate bearing No.PRM/KA/RERA/1251/446/PR/180519/001744, in the name of Project is KSR Basil, Sy.No.68/2, Huskur Village, Bidarahalli Hobli, Bangalore East.
56. Memorandum of Deposit of title deeds dated 29/6/2018 executed by KSR Properties in favour of State Bank of India, Bangalore registered as document No.4784/2018-19 in the office of the Sub-Registrar, Shivajinagar, Banaswadi, in the respect of Sy.No.68/2, Measuring 5Acre -27Guntas.







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57. Unregistered Second Supplementary Joint Development Agreement dated:29/06/2018 executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

58. Memorandum of Plaint in O.S.No.1000/2021 dated:26/08/2021 issued passed by in the Court of the Principal District & Sessions Judge, Commercial Court, Bangalore Rural District.

59. Order Sheet in O.S.No.1000/2021 dated:26/08/2021 issued passed by in the Court of the Principal District & Sessions Judge, Commercial Court, Bangalore Rural District.

60. Compromise Decree in O.S.No.1000/2021 dated:26/08/2021 issued passed by in the Court of the Principal District & Sessions Judge, Commercial Court, Bangalore Rural District.

61. Amended Application in OA.No.689/2022 before the Recovery Tribunal-II at Bangalore.

62. Memo for Withdrawal dated 8/4/2024 filed in O.A.No.689/2022 and Ordersheet dated 3/5/2024 stating that the O.A.No.689/2022 is disposed as settled.

63. Supplementary Joint Development Agreement dated:08/01/2024, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, a Company incorporated under a Companies Act,1956, having its authorized Signatory Mr.J.Balakrishna vide registered document No.5629/2023-24 in Book-1, registered in the office of Sub-Register of Banaswadi, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

64. Supplementary General Power of Attorney dated:08/01/2024, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, a Company incorporated under a Companies Act., 1956, having its authorized Signatory Mr.J.Balakrishna vide registered document No.472/2023-24 in Book-4,





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registered in the office of Sub-Register of Banaswadi, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

65. Memorandum of Association and Articles of Association in the name of KSR Properties Private Limited.

66. Certified Copy of Resolution passed in the meeting of the Board of Directors of KSR Properties Private Limited held on 31<sup>st</sup> day of January 2024.

67. NOC Letter from KSR Properties private Limited for closure of the loan from State Bank of India.

68. Board Resolution of M/s.KSR Properties.

69. Revocation of the Joint Development Agreement dated:29/05/2024, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, a Company incorporated under a Companies Act., 1956, having its authorized Signatory Mr.J.Balakrishna vide registered document No.3320/2024-25 in Book-1, registered in the office of Sub-Register of Banaswadi, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

70. Revocation of the General Power of Attorney dated:29/05/2024, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, a Company incorporated under a Companies Act., 1956, having its authorized Signatory Mr.J.Balakrishna vide registered document No.206/2024-25 in Book-4, registered in the office of Sub-Register of Banaswadi, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.







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71. Rectification deed cum Supplementary deed to the deed of Cancellation of Registered Joint Development Agreement and Supplementary Agreement dated:30/05/2024, executed by Haribabu Son of L.Lakshmaiah, in favour of M/s.KSR Properties Private Limited, a Company incorporated under a Companies Act, 1956, having its authorized Signatory Mr.J.Balakrishna vide registered document No.3375/2024-25 in Book-1, registered in the office of Sub-Register of Banaswadi, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore:

72. Discharge/Reconveyance dated:29/05/2024, executed by State Bank of India, Bangalore in favour of M/s.KSR Properties Private Limited, a Company incorporated under a Companies Act, 1956, having its authorized Signatory Mr.J.Balakrishna and Ramana Reddy Kunduru Son of K.Venkata Reddy, vide registered document No.3373/2024-25 in Book-1, registered in the office of Sub-Register of Banaswadi, in the respect of Sy.No.68/2, Measuring 5 Acre -27 Guntas, (Converted for residential use vide Official Memorandum bearing No.ALN(PBKA)SR 18/2010-11, order dated:28/07/2010), Situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore:

73. Encumbrance Certificate in respect of Survey No.68/2, Situated at Huskur Village

- From 01/04/1956 to 31/03/1968.
- From 01/04/1960 to 31/03/1986.
- From 01/04/1986 to 01/07/1986
- From 01/08/1986 to 31/05/1989.
- From 01/06/1989 to 31/03/2004.
- From 01/04/2004 to 09/09/2009.
- From 31/03/2011 to 31/3/2011.
- From 14/03/2011 to 15/11/2011
- From 09/01/2012 to 09/01/2012.
- From 01/10/2014 to 08/01/2017.
- From 01/12/2015 to 05/12/2016.
- From 01/11/2017 to 23/11/2018.
- From 01/11/2017 to 17/05/2018.
- From 07/12/2016 to 21/06/2018.





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- From 01/11/2017 to 23/11/2018.
- From 01/04/2004 to 12/04/2021.
- From 01/01/2010 to 08/11/2023.
- From 01/04/2015 to 25/07/2024
- From 01/01/2008 to 12/8/2024.

**II. FLOW OF TITLE:**

On Perusal of the documents furnished to us, we understand that Sri.Patel Chowdaiah was the absolute owner of all that piece and parcel of Sy.No.68, measuring 6 Acres 03 Guntas, situated at Huskuru Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore District he having granted the same vide Inam Order dated 25/04/1958 in Case No.29/1957-58, passed by the Special Deputy Commissioner office for the abolition of Inams. Further the Thasildar, Bangalore East Taluk, issued Form-VIII Register Extract in respect of Sy.No.68, situated at Huskuru Village, Bidarahalli Hobli, Bangalore East Taluk.

Thereafter, the said Sri.Patel Chowdaiah alongwith his sons Maddaiah, Yerrappa and Subbaiah have entered into panchayath partition deed dated:18/03/1963, in terms of said partition Subbaiah is allotted 6 Acres 3 Guntas in Sy.No.68 of Huskur Village and the Revenue Records were transferred in the name of Sri.Subbaiah Son of Chowdaiah vide Mutation Register Extract No. 1/1979-80. It is represented to us, that the G-Tree of Patel Chowdaiah is not available.

Further, the said Sri.Subbaiah Son of Sri.Chowdaiah along with his children Sri.Ramesh, Smt.Sujatha, Sri.Subramani, Sri.Surendra, Smt.Nirmala, have sold an extent of 5 Acres 27 Guntas in Sy.No.68, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, in favour of Sri.L.Hari Babu Son of Sri.L.Lakshmaiah, vide Sale Deed dated: 14/12/2009, registered as document No.4173/2009-10 of Book 1, Stored in CD No.BDHD 32, registered in the office of Sub-Registrar, Bidarahalli. The revenue records pursuant to the sale deed came to be transferred in the name of Sri.L.Hari Babu Son of L.Lakshmaiah Mutation Register Extract No.7/2009-10.







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The said Sri.L.Haribabu Son of L.Lakshmaiah has got the said land in Sy.No.68, measuring 5 Acres 27 Guntas, situated at Huskur Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted for residential purpose vide Official Memorandum dated:28/07/2010, bearing No.ALN.(Po.BK) SR 18/2010-11, issued by the Special Deputy Commissioner, Bangalore District, Bangalore. The revenue records pursuant to above conversion is transferred in his name vide Mutation Register Extract No.2/2010-11.

Further, the Katha in respect of the Subject Property is issued by the Manduru Village Panchayath in the name of the land Owner Sri.L.Haribabu Son of L.Lakshmaiah and assigned Katha No.335/338/68/2 to the Subject Property.

Subsequent thereto, the said 1.Deepthi, 2.Ujwala, 3.Unnathi, (minors represented by their father and natural guardian Mr.Ramesh), 4.Manoj, 5.Likhin, (minors represented by their father and natural guardian Mr.Subramani), 6.Shrikanth, 7.Likhitha (minors represented by their father and natural guardian Mr.Surendra), all are the grand children of Late Chowdaiah, have executed a registered Confirmation Deed dated 31/03/2011 in favour of Sri.L.Haribabu Son of L.Lakshmaiah, registered as document No.6981/2010-11, Book I, stored in CD No.BDHD64, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore.

Likewise, Smt.Sudha wife of Sri.Ramesh, Smt.Rama wife of Sri.Subramani, Smt.N.Sumithra wife of Sri.Surendra, have executed a registered Confirmation Deed dated 27/04/2011 in favour of Sri.L.Haribabu Son of L.Lakshmaiah, registered as document No.510/2011-12, Book I, stored in CD No.BDHD65, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore.

The said Sri.L.Haribabu Son of L.Lakshmaiah after having purchased the Subject Property has entered into Joint Development Agreement dated 21/04/2011 with M/s.KSR Properties Private Limited, represented by its authorized Signatory Sri.K.Balakrishna, registered as document No.BDH-1-07208/2012-13 of Book 1, stored in CD No.BDHD95, registered on 28/02/2013, registered in the office of Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore for development of the Subject Property. Pursuant to Joint Development agreement, Sri.L.Haribabu Son of L.Lakshmaiah has also executed General Power of Attorney dated 21/04/2011, registered as document No.BDH-4-00220/2012-13 of Book 4, stored in CD





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No.BDHD95, registered on 06/03/2013, registered in the office of Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore.

The above said M/s.KSR Properties Private Limited, represented by its authorised Signatory of Sri.KT.Krishna Son of KK.Thirumalesh, thereby relinquishing portion of the land in Sy.No.68/2 of Huskur Village in favour of Hosakote Development Authority, for Road Widening vide Relinquishment Deed dated 09/01/2012, registered as document No.BDH-1-07758/2011-12 of Book 1, stored in CD No.BDHD 79, registered in the office of Sub-Registrar, Bidarahalli, Bangalore. The said Relinquishment Deed came to be rectified vide Rectification Deed for the Relinquishment Deed dated:14/10/2014, registered as document No.BDH-1-2012/2014-15, Book-I, stored in CD No.BDHD 113, registered in the office of the Sub-Registrar Shivajinagar (Bidarahalli), Bangalore.

Thereafter, the said Land Owner/Developer have obtained Plan Sanction Letter dated 09/01/2012, bearing No.HOPRA/LAO/09/2011-12 and Sanction order dated 16/10/2014 bearing No.Ho.Yo.Pra/LAO/09/2011-12 for grant of approval to modified residential development plan for construction of residential building in the Subject Property. Further, the said Hoskote Planning Authority has granted commencement certificate to develop the Project vide approval dated bearing No.HOY/YO/PRA/LAO/09/2011-12 dated: 21-02-2015.

Further, the said M/s.KSR Properties Private Limited has named the apartment building to be constructed on the Subject Property as "KSR BASIL" and registered the same under the provisions of the Act with the Real Estate Regulatory Authority at Bangalore, Karnataka No.PRM/KA/RERA/1251/446/PR/180519/001744 on 19th May 2018.

Further, we are also furnished with RTC Extract for the period 1968-1969, 1969-1970, 1970-1971, 1971-1972, 1972-1973, 1973-1974, 1974-1975, 1975-1976, 1976-1977, 1977-1978, 1978-1979, 1979-1980, 1980-1981, 1981-1982, 1982-1983, 1983-1984, 1984-1985, 1985-1986, 1986-1987, 1987-1988, 1988-1989, 1989-1990, 1990-1991, 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-2022, 2022-23, 2023-24, 2024-25 in respect of







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Sy.No.68/2, measuring 5Acres 27 Guntas, situated at Huskuru Village, Bidharahalli Hobli, Bangalore East Taluk.

The Village Map, Index of Land, Record of Rights, Moola Tippani, Karda Nakalu, Survey Sketch and Akarbandh Durasth would go to show the extent, location and shape of the respect of Sy.No.68/2 of Huskuru Village.

Further the Assistant Commissioner, Bangalore North Sub-Division, have issued a Endorsement dated 26/06/2010, for Clearance under section 79 A and B under Karnataka Land Reforms Act. Endorsement dated 10/02/2017 issued by Assistant Commissioner, stating that no applications are filed under the provision of PTCL Act, An endorsement dated:10/09/2009 issued by the Tahasildar for clearance under section 48 A of Karnataka land Reforms Act, in respect of Sy.No.68/2, measuring 5 Acres 27 Guntas, situated at Huskuru Village, Bidharahalli Hobli, Bangalore East Taluk.

The above said M/s.KSR Properties Private Limited, represented by its Managing Director of Ramana Reddy Kunduru Son of K.Venkata Reddy, has executed Memorandum for deposit of title Deeds in favour of State Bank of India, vide Mortgage Deed dated 29/06/2018, registered as document No.BNS-1-4784/2018-19 of Book 1, stored in CD No.BNSD 656, registered in the office of Sub-Registrar, Shivajinagar, Banasawadi, Bangalore.

Further, owing to unforeseen developments subsequent to the execution of the said Joint Development Agreement arising out of the financial difficulties faced by the Promoter M/s.KSR Properties Private Limited, the Owner Mr.L.Haribabu and M/s.KSR Properties Private Limited have made certain changes in the scheme of Joint Development as originally agreed. and thereby, from time to time, a few Supplementary Agreements have been entered into by the parties hereto making changes in the sharing ratio of the developed areas as set out in the various Supplementary Agreements entered into. Despite all the endeavours by and between the Owner L.Haribabu and M/s.KSR Properties Private Limited, the said M/s.KSR Properties Private Limited could not complete the construction on the Subject Property resulting in the said L.Haribabu approaching the Court of Law by way of Civil Suit in No.Comm.OS.1000/2020-21 against M/s.KSR Properties Private Limited seeking various reliefs against the Joint Development Agreement etc as detailed in the said civil suit.





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During the pendency of the above suit, the said L.Haribabu and M/s.KSR Properties Private Limited with the consent of the State Bank of India, Girinagar, BSK 3<sup>rd</sup> Phase, SAM Branch, St.Marks Road, BSK 3<sup>rd</sup> Stage, Bengaluru (the Banker of the Promoter) who is also a party to the said civil suit, collectively entered into a compromise by filing a detailed compromise petition in the said suit, deliberating all the terms and conditions of the settlement. Unfortunately, the said M/s.KSR Properties Private Limited could not deposit the designated amount within the timeframe agreed and resultantly the benefits of the said compromise could not be availed by the parties to the said suit. Hence, the L.Haribabu and M/s.KSR Properties Private Limited had negotiate the terms of development and the sharing ratio and in this regard, the parties have entered into Supplementary to the Joint Development Agreement dated 8/1/2024, registered as document No.5629/2023-24, in Book I, in the office of the Sub-Registrar, Halasur, Bangalore recording the amended terms and conditions in writing.

Further, under the terms of the above said amended Joint Development Agreement, the Parties herein have mutually agreed that their entitlement of the Super built up area, Car parking space, terrace/garden area in the building to be constructed in the Subject Property came to be amended. Thereafter, the said M/s.KSR Properties Private Limited has approached the Owner L.Haribabu and expressed its inability to complete the development work in the Subject Property and proposed for an amicable settlement and consequently for cancellation of all the instruments of contracts entered into between them. The said L.Haribabu after having examined the difficulties expressed by M/s.KSR Properties Private Limited has got the above said Joint Development Agreement and the Supplementary Joint Development Agreement cancelled and Take Over of the Project vide Deed of Cancellation dated 29/5/2024, registered as document No.BNS-1-03320-2024-25, in Book I, in the office of the Sub-Registrar, Banaswadi, Bangalore read alongwith the Rectification Deed dated 30/5/2024, registered as document No.BNS-1-003375-2024-25, in the office of the Sub-Registrar, Banaswadi, Bangalore. Pursuant thereto, the above said General Power of Attorney and the Supplementary General Power of Attorney came to be revoked vide Revocation of the General Power of Attorney dated 29/5/2024, registered as document No.BNS-4-00206-2024-25, in Book IV, in the office of the Sub-Registrar, Banaswadi, Bangalore.







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WHEREAS, pursuant to the above cancellation of the Joint Development Agreement, the said Land Owner L.Haribabu has taken over the entire development work of the Subject Property and agreed to complete the proposed apartment building in the Subject Property. In view of the above changes and the Project being developed by the Owner, the name of the project came to be renamed as "HALCYON".

Further, the above said Mortgage Deed executed in favour of The State Bank of India came to be discharged vide Discharge Deed dated 29/05/2024 in favour of M/s.KSR Properties Private Limited registered document No. 3373/2024-25 in Book-1, registered in the office of Sub-Register of Banaswadi, Bangalore.

Thus in the manner mentioned above, Sri.L.Haribabu Son of Late.L.Lakshmaiah is the absolute Owner and also the Developer of the Subject Property.

**III. ENCUMBRANCES:**

On the perusal of the Encumbrance Certificate it would establish that there are no existing charges or mortgages on the subject Property till 12/8/2024, except for the Agreements/Sale Deed executed by the Developer M/s.KSR Properties Private Limited and the proposed purchasers nominated by them in respect of the Flats allotted to the share of M/s.KSR Properties Private Limited and detailed in the Rectification deed cum Supplementary deed to the deed of Cancellation of registered Joint Development Agreement and Supplementary Agreement dated 30/05/2024, registered document No.3375/2024-25 in Book-1, registered in the office of Sub-Register of Banaswadi, Bangalore.

**IV. CERTIFICATE:**

a. We certify that Sri.L.Haribabu Son of Late L.Lakshmaiah, is the absolute owner of the Subject Property and his title in respect of the Subject Property is clear and marketable.





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b. There are no claims and there are no charges or mortgages over the Subject Property till 12/8/2024 except for the Agreements/Sale Deed executed by the Developer M/s.KSR Properties Private. Limited and the proposed purchasers nominated by them in respect of the Flats allotted to the share of M/s.KSR Properties Private Limited and detailed in the Rectification deed cum Supplementary deed to the deed of Cancellation of registered Joint Development Agreement and Supplementary Agreement dated 30/05/2024, registered document No.3375/2024-25 in Book-1, registered in the office of Sub-Register of Banaswadi, Bangalore. However, it is advisable to furnish Encumbrance Certificate from 01/07/1986 to 31/7/1986.

c. While conducting the title scrutiny, we have assumed the genuineness of all signatures, copies, extracts submitted to us. Further we have also relied on oral representation made to us by you and your representatives in respect of Subject Property. We have not independently validated the information prod to me with the records of the jurisdictional sub-registrar, revenue authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the subject property in respect of any litigations and this opinion shall not be used as evidence in any courts, forums or authorities.

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