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**Parbhakar M Kunder BAL, LL.B**

To,

14.06.2024

**M/S. EARTH PROJECTS**

Having its Registered Office at No 86-2,  
Prima Hi-Life Apartment, 6h Floor,  
Doddakannahalli, Sarjapur Road, Bangalore- 560035  
Represented by its Partner viz., **MR.K. SHIVA KIRAN REDDY**

**LEGAL SCRUTINY REPORT**

**Dear Sir,**

Sub: Legal Opinion with respect to the residential converted land bearing Survey Number **40/3**, presently E- Khatha bearing No. 150200102701022116 issued by the Handenahalli Grama Panchayathi, measuring to the extent of 1 Acre 34 Guntas ( duly converted vide official Memorandum dated 03.02.2023 bearing No. ALN (A) (S) SR 172/2021-2022, issued by Deputy Commissioner Bangalore) situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

**SCHEDULE PROPERTY**

**ALL THAT PIECE AND PARCEL OF THE** residential converted land bearing Survey Number **40/3**, presently E- Khatha bearing No. 150200102701022116 issued by the Handenahalli Grama Panchayathi, measuring to an extent of 1 Acre 34 Guntas ( duly converted vide official Memorandum dated 03.02.2023 bearing No. ALN (A) (S) SR 172/2021-2022, issued by Deputy Commissioner Bangalore) situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows:

East by : Land bearing Survey Number 41;  
West by : Land bearing Survey Number 195;  
North by : Land bearing Survey Number 40/1;  
South by : Land bearing Survey Number 40/2;

**SCOPE OF LIMITATION:**

The scope of our review and this Opinion is subject to the following limitations: While performing the review, we have assumed the (a) genuineness of all documents and the accuracy and correctness of all





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information/representations provided/made to us, including the facts mentioned in agreements and executed copies of documents.

For the purposes of this Opinion, we have relied on the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and judicial actions. Any such change could have an effect on the validity of the statements we made in this Opinion.

In this Opinion, our observations are limited to issues and risks arising from a legal perspective regarding the property's title, as we analysed only the information and documents furnished to us.

### **CONFIDENTIALITY:**

The contents of this Opinion are confidential. Neither this Opinion nor its contents may be disclosed to anyone other than to the professional advisers, officers, and employees of Client and its affiliates who are directly involved in the transaction relating to the Schedule Property. We accept no responsibility to anyone other than the Client concerning the contents of this Opinion.

### **DOCUMENTS SCRUTINIZED:**

SI. No	Date of document	Name/ Type of document	Regd/Ref No. of the document with the date	Whether original/certified/true copy/Photostat
<b>TITLE RELATED DOCUMENTS</b>				
1.	24.05.1984	Partition Deed entered into between Sri.Chinnappa Reddy son of Sri.Gowdara Muneppa, Sri.Yella Reddy son of Sri.Gowdara Muneppa, Sri.Krishan Reddy son of Sri.Gowdara Muneppa, as per terms of the partition land bearing Survey Number 40/1 measuring 2 Acre 32		Photostat





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		Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, was fallen to the share of Sri.Chinnappa Reddy		
2.		Mutation Registrar Extract	MR No. 135/2005-06	Photostat
3.		Mutation Registrar Extract	Mutation Register No.4/1994-95	Photostat
4.		Mutation Registrar Extract	MR.No.135/2005-06	Photostat
5.	04.05.2006	Sale deed executed by Smt. Jayamma, wife of Late.Sri.Chinnappa in favor of Sri.Harish Kumar, son of Sri.Gopala Reddy	document No.25626/2006-07	Photostat
6.		Death Certificate of Smt.Jayamma		Photostat
7.		Plaint, Written statement and Order sheet in O.S.No.778/2011 before the Court of the Senior Civil Judge at Anekal		Photostat
8.		Mutation Register Extract	Mutation Register No.H8/2016-17	Photostat
9.	25.09.2010	Sale Agreement executed by Smt.Muniyamma wife of Sri.Anjina Reddy, Sri.Narayana Reddy, son of Smt.Muniyamma, Sri.Shankar Reddy son of Smt.Muniyamma, Sri.Govadhan son of Smt.Muniyamma with Sri.C.R.Manohar son of Sri.Rangaswamy in respect of land bearing Survey Number 40/1 measuring 1 Acre 16 Guntas, out of 2 Acres 32 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.	Registered as document SRJ-1-02272-2010-11, stored in CD No.SRJD46, Book I, in the office of Sub Registrar Sarjapura	Photostat





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10.	25.09.2010	General Power of Attorney executed by Smt.Muniyamma wife of Sri.Anjina Reddy, Sri.Narayana Reddy son of Smt.Muniyamma, Sri.Shankar Reddy son of Smt.Muniyamma, Sri.Govadhan son of Smt.Muniyamma in favour of Sri.C.R.Manohar son of Sri.Rangaswamy in respect of land bearing Survey Number 40/1 measuring 1 Acre 16 Guntas, out of 2 Acres 32 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.	Registered as document No. SRJ-4-00156-2010-11, Book IV, in the office of Sub Registrar Sarjapura	Photostat
11.	15.03.2013	Sale Agreement entered into between Sri.Harish Kumar son of Sri.Y.Gopala Reddy, Smt.Yellamma daughter of Late.Sri.Gowdara Chinnappa with M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, in respect of land bearing Survey Number 40/1 measuring 1 Acres 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk Smt.Bhagyamma, Sri.Vijayakumar, Sri.Gopala Reddy, Sri.Srinivasa Reddy signed as consenting witness	Registered as document No.SRJ-1-06740-2012-13, stored in CD No.SRJD120, Book I, in the office of Sub Registrar Sarjapura	Photostat
12.	15.03.2013	General Power of Attorney executed by Sri.Harish Kumar son of Sri.Y.Gopala Reddy, Smt.Yellamma daughter of Late.Sri.Gowdara Chinnappa, in favour of M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, in respect of land bearing Survey Number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk	Registered as document No.SRJ-4-00498-2012-13, stored in CD No.SRJD120, Book IV, in the office of Sub Registrar Sarjapura	Photostat





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13.	04.04.2013	Sale Agreement entered into between Sri.C.R.Manohar son of Sri.P.Rangaswamy with M/s.Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik in respect of land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk,	Registered as document no.SRJ-1-00061-2013-14, stored in CD No. SRJD121, Book I, in the office of Sub Registrar Sarjapura	Photostat
14.	06.03.2015	Cancellation Deed entered into between Sri.C.R.Manohar son of Sri.P.Rangaswamy with M/s.Confident Projects (India) Pvt. Ltd, represented by its company Executive Mr.Joju Kochappan, in respect of land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk,	Registered as document No. SRJ-1-05098-2014-15	Photostat
15.	14.02.2017	Official Memorandum issued by Deputy Commissioner in respect of land bearing Survey Number 40/1 measuring 38 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, for non agriculture residential purpose.	ALN (ASH)SR 63/2016-17	Photostat
16.	22.06.2017	Sale Deed executed by Smt.Yellamma daughter of Late.Sri.Gowdara Chinnappa represented by her GPA holder M/s. Confident Projects (India) Pvt. Ltd., represented by its General Manager Sri.Joju Kochappan, Smt.Muniyamma wife of Sri.Anjina Reddy, Sri.Narayana Reddy son of Smt.Muniyamma, Sri.Shankar Reddy son of Smt.Muniyamma, Sri.Govardhan son of Smt.Muniyamma represented by their GPA Holder Sri.C.R.Manohar,	Registered as document no. SRJ-1-01178-2020-21, stored in CD No. SRJD663, Book I, in the office of Sub Registrar Sarjapura,	Photostat





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		Sri. Harish Kumar son of Sri.Y.Gopala Reddy represented by his GPA holder M/s. Confident Projects (India) Pvt. Ltd., represented by its General Manager Sri.Joju Kochappan, in favour of Sri.Hanumappa son of Sri.Munivenkatappa in respect of land bearing Survey number 40/1, measuring 1 Acre 34 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk		
17.	13.04.2022	Official Memorandum issued by Deputy Commissioner Bangalore converting land bearing Survey Number 40/3 measuring 1 Acre 34 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, for non agriculture residential purpose	ALN(A)(S)SR 172/2021-2022	Photostat
18.	07.01.2023	Sale Deed executed by Sri.M.Hanumappa son of Sri.Munivenkatappa in favour of M/s. Confident Projects (India) Pvt. Ltd., represented by its General Manager Sri.Joju Kochappan, in respect of land bearing Survey Number 40/3 measuring 1 Acres 34 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk	Registered as document no.SRJ-1-08335-2022-23	Photostat
19.	31.10.2023	Deed of Confirmation entered into between Sri.Narayanaswamy.A, son of Late.Sri.M.Anjanappa, Ms.Neha N Reddy daughter of Sri.Narayanaswamy.A, Sri.Prajwala N Reddy, son of Sri.Narayanaswamy.A, Sri.Shankar Reddy son of Late.Sri.M.Anjanappa, Ms.Prathiksha S Reddy, daughter of Sri.Shankar Reddy, Ms.Bhumika S Reddy daughter of Sri.Shnkar Reddy	Registered as document No. SRJ-1-06923-2023-24, Book I, in the office of Sub Registrar Sarjapura	Photostat





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		Sri.Govardhan Reddy son of late.Sri.M.Anjanappa, Ms.Hasini G Reddy daughter of Sri.Govardhan Reddy, Ms.Jeevan G Reddy daughter of Sri.Govardha Reddy minors represented by their father Sri.Govardhan Reddy in favour of M/s.Confident Projects (India ) Pvt Limited represented by its authorised signatory Sri.Joju Kochappan son of Sri.M.T.Kochappan, in respect of land bearing Survey Number 40/3 measuring 1 Acre 16 Guntas situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk		
20.		E Khatha bearing No. 1502001027011022116, property No. 40/3, in the name of M/s.Confident Projects (India) Private Limited.,		Photostat
21.		Tax paid receipt for the year 2015-16		Photostat
22.	10.01.2023	Relinquishment Deed executed by M/s. Confident Projects (India ) Pvt Limited represented by its authorised signatory Sri.Joju Kochappan son of Sri.M.T.Kochappan, in favour of Secretary of ring road planning authority of Karnataka Government in respect of land bearing Survey Number 40/1	Registered as document no.SRJ-1-08379-2022-23, stored in CD No. SRJD1293, Book I, in the office of Sub Registrar Sarjapura	Photostat
23.		Approval Letter		Photostat
24.	11.01.2023	Layout Plan issued by STRRA	No. STRRA/TP/LA O/32/2022-23	Photostat
25.	12.04.2024	Joint Development Agreement entered into between M/S. CONFIDENT PROJECTS (INDIA)	Document No. ANK-1-00416-2024-25	Photostat





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		PRIVATE LIMITED with M/S. Earth Projects		
26.	12.04.2024	General Power of Attorney executed by M/S. CONFIDENT PROJECTS (INDIA) PRIVATE LIMITED in favour of M/S. Earth Projects	Document No. ANK-4-00018-2024-25	Photostat
<b>REVENUE RECORDS</b>				
27.		RTC for the period from 1969-1970 to 1997-1998 in respect of land bearing Sy.No. 40/1 measuring 2 Acres 32 Guntas,		Photostat
28.		Computerised RTC for the period from 2001-2002 to 2005-2006 in respect of land bearing Survey Number 40/1 measuring 2 Acres 32 Guntas		Photostat
29.		Computerised RTC for the period from 2006 to 2007 to 2018-2019, in respect of land bearing Survey Number 40/1 measuring 2 Acre 32 Guntas,		Photostat
30.		Computerised RTC for the period from 2019-2020 to 2023-2024 in respect of land bearing Survey Number 40/3 measuring 1 Acre 34 Guntas		Photostat
<b>SURVEY NUMBER 40 , New Number 40/3</b>				
31.		Moola Tippanis		
32.		Hissa Survey Tippani Nakalu in respect of land bearing Survey Number 40		Photostat
33.		RR balabaga Nakalu in respect of land bearing Survey Number 40		Photostat
34.		Karnataka Revision Settlement in respect of land bearing Survey Number 40/1 measuring 2 Acre 32 Guntas		Photostat
<b>ENDORSEMENT</b>				
35.	11.04.2011	Endorsement issued by Sub Division officer stating that there is no case	No.PTCL/CR/90/2010-11	Photostat



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		pending under PTCL Act and Section 79(A)(B) of Karnataka Land Reforms Act, in respect of land bearing Survey Number 40/1 measuring 2 Acres 32 Guntas and other Survey Numbers		
36.	07.09.2016	Endorsement issued by Sub Division officer stating that there is no case pending under PTCL Act, in respect of land bearing Survey Number 40/1 measuring 38 Guntas, out of 2 Acres 32 Guntas and other Survey Numbers	No.PTCL/CR/612/2016-17	Photostat
37.	07.09.2016	Endorsement issued by Sub Division officer stating that there is no case pending under section 79(A)(B) of Karnataka Land Reforms Act, in respect of land bearing Survey Number 40/1 measuring 38 Guntas, out of 2 Acres 32 Guntas	No.LRF/CR/637/2015-16	Photostat
<b>ENCUMBRANCE CERTIFICATE</b>				
38.	11.12.2012	Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004 for Sy.No.40/1	SA.No.17265/2012-13	Photostat
39.	11.12.2012	Encumbrance Certificate for the period from 01.04.2004 to 11.12.2012 for Sy.No.40/1	SA.No.18161/2012-13	Photostat
40.	31.01.2023	Encumbrance Certificate for the period from 01.04.2012 to 30.01.2023 for Sy.No. 40/3	SA.No.12586/2022-23	Photostat
41.	14.06.2024	Encumbrance certificate from 01.04.2012 to 13.06.2024 with respect to land bearing Survey Number 40/3	SA No.614965/2024-25	Photostat

## **FLOW OF TITLE:**

The larger extent of land bearing Survey Number 40/1 measuring 2 Acre 32 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, originally belonged to one Sri.Chinnappa son of Sri.Gowdara Muneppa, he having acquired the same through unregistered





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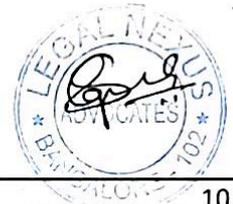
Partition dated 25.05.1984 affected between Sri.Yalla reddy and Sri.Krishna Reddy. Accordingly, the katha has been mutated in the name of Sri.Chinnappa vide Mutation Register No. 113/1995-96 in the concerned revenue records.

It could be seen that Sri.Chinnappa son of Sri.Gowdara Munepa died intestate, leaving behind his wife, Smt.Jayamma, and children, Smt.Yallamma @ Channamma and Smt.Smt.Muniyamma, to succeed the intestate estate of the deceased. Subsequently, the khatha has been transferred in the name of Smt.Jayamma, Smt.Yallamma @ Channamma and Smt.Smt. Smt. Smt. Muniyamma.Muniyamma, vide Mutation Register No.4/1994-95 and MR.No.135/2005-06 in the concerned revenue records.

Further, it could be seen that Smt. Jayamma, wife of Late.Sri.Chinnappa conveyed the land measuring to the extent of 0-38 out of 1 Acre in Sy No 40/1, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, in favor of Sri.Harish Kumar, son of Sri.Gopala Reddy, under a sale deed dated 04.05.2006, registered as document No.25626/2006-07, Book I, in the office of Sub Registrar Anekal.

It could be seen that, Smt.Jayamma W/o.Late.Chinnappa died intestate leaving behind her daughters viz., Smt.Yallamma @ Channamma and Smt.Smt.Muniyamma to succeed the intestate estate of the deceased. The death Certificate of Smt.Jayamma W/o.Late.Chinnappa is available for perusal.

It could be seen that Smt.Muniyamma D/o. Late.Chinnappa @ Chinnappa Reddy filed an O.S.No.778/2011 before the Court of the senior Civil Judge at Anekal, against Smt.Yellamma D/o. Late.Chinnappa @ Chinnappa Reddy and Sri.Harish Kumar S/o. Sri. Gopala Reddy seeking Partition and Separate possession. Additionally, she filed Interlocutory Application No. I to obtain an ad-interim order and temporary injunction restraining Sri. Harish. The order pertaining to the aforementioned Interlocutory Application was granted and allowed. Subsequently, the khatha has been mutated in the name of Smt.Yallamma with respect to land measuring 1 Acre 3 Guntas and Sri.Harish Kumar with respect to land measuring 0-38 Guntas, vide Mutation Register No.H8/2016-17 in the concerned revenue records.





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It could be seen that, Smt.Muniyamma D/o. Late.Chinnappa @ Chinnappa Reddy along with her children viz., Mr.Narayana Reddy, Mr.Shankar Reddy and Mr.Govardhan have entered into an Agreement dated 25.09.2010 Registered as document SRJ-1-02272-2010-11, stored in CD No.SRJD46, Book I, in the office of Sub Registrar Sarjapura with M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, for sale of the Land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, in pursuance thereof they have also executed General Power of Attorney dated 25.09.2010 registered as document No. SRJ-4-00156-2010-11, stored in CD No.SRJD46, Book IV, in the office of Sub Registrar, Sarjapura in favour of M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, to empower to sell or dispose of the Land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.

It could be seen that, Sri.Harish Kumar son of Sri.Y.Gopala Reddy, Smt.Yellamma daughter of Late.Sri.Gowdara Chinnappa have entered in to an Agreement dated 15.03.2013 Registered as document No.SRJ-1-06740-2012-13, stored in CD No.SRJD120, Book I, in the office of Sub Registrar Sarjapura with M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, for sale of the Land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, in pursuance thereof they have also executed General Power of Attorney dated 15.03.2013 registered as document No. SRJ-4-00498-2012-13, stored in CD No.SRJD120, Book IV, in the office of Sub Registrar, Sarjapura in favour of M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, to empower to sell or dispose of the Land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk.

Further it could be seen that, Sri.C.R.Manohar have entered in to an Agreement dated 04.04.2013 Registered as document No.SRJ-1-00061-2013-14, stored in CD No.SRJD121, Book I, in the office of Sub Registrar Sarjapura with M/s. Confident Projects (India) Pvt. Ltd., represented by its Company Executive Mr.Anil M Naik, for sale of the Land bearing Survey number 40/1 measuring 1 Acre 16 Guntas, situated at S Medahalli Village, Sarjapura Hobli,





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Anekal Taluk. Due to some circumstances the said Agreement have to cancelled through Cancellation of sale Agreement dated 06.03.2015 Registered as document No. SRJ-1-05098-2014-15, stored in CD No. SRJD170, Book I, in the office of Sub Registrar Sarjapura

On filing of the application by Sri.Harish Kumar son of Sri.Y.Gopala Reddy for conversion from Agricultural to non-agriculture Residential Purpose, the Thasildar Anekal, Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of Intimation Letter from Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on vide Official Memorandum dated 14.02.2017 bearing No. ALN (ASH)SR 63/2016-17, issued by the Deputy Commissioner Bangalore, after paying the Conversion Charges, with respect to Survey number 40/1 measuring 38 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

It could be seen that, Smt.Yellamma daughter of Late.Sri.Gowdara Chinnappa represented by her GPA holder M/s. Confident Projects (India) Pvt. Ltd., represented by its General Manager Sri.Joju Kochappan, Smt.Muniyamma wife of Sri.Anjina Reddy, Sri.Narayana Reddy son of Smt.Muniyamma, Sri.Shankar Reddy son of Smt.Muniyamma, Sri.Govardhan son of Smt.Muniyamma represented by their GPA Holder Sri.C.R.Manohar, Sri. Harish Kumar son of Sri.Y.Gopala Reddy represented by his GPA holder M/s. Confident Projects (India) Pvt. Ltd., represented by its General Manager Sri.Joju Kochappan conveyed the land measuring to the extent of 1 Acre 34 Guntas in Sy No 40/1, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, in favor of Sri.Hanumappa son of Sri.Munivenkatappa, vide sale deed dated 22.06.2017 Registered as document No. SRJ-1-01178-2020-21, stored in CD No. SRJD663, Book I, in the office of Sub Registrar Sarjapura.

On filing of the application by Sri.Hanumappa S/o.Munivenkatappa for conversion from Agricultural to non-agriculture Residential Purpose, the Thasildar Anekal, Taluk has submitted his report to the Deputy Commissioner, Bangalore Urban District, basing on the spot inspection report, the Deputy Commissioner, Bangalore District, has issued the Intimation Letter, Intimating to deposit conversion fee. On receipt of the





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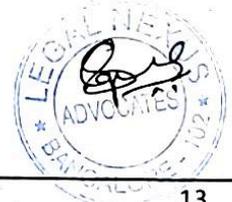
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Intimation Letter from the Deputy Commissioner, the Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property on vide Official Memorandum dated 13.04.2022 bearing No. ALN(A)(S)SR 172/2021-2022, issued by the Deputy Commissioner Bangalore, after paying the Conversion Charges, with respect to Survey number 40/1 measuring 1 Acre 34 Guntas, situated at situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Thereafter, the land in Survey number 40/1, measuring 1 Acre 34 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, was phoded and renumbered as Sy.No.40/3, measuring to an extent of 1 Acre 34 Guntas **Standing in the name of** Sri.M.Hanumappa son of Sri.Munivenkatappa as could be seen from RR Balabag.

It could be seen that, Sri.M.Hanumappa son of Sri.Munivenkatappa, conveyed the land measuring to an extent of 1 Acre 34 Guntas in Sy No 40/3 old Sy.No.40/1, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk, in favour of of M/s. Confident Projects (India) Pvt. Ltd., represented by its authorised Signatory viz., Sri.Joju Kochappan, vide sale deed dated 07.01.2023 Registered as document no.SRJ-1-08335-2022-23, stored in CD No.SRJD1291, Book I, in the office of Sub Registrar Sarjapura

To better ensure the title, Sri.Narayanaswamy.A, son of Late.Sri.M.Anjanappa, Ms.Neha N Reddy daughter of Sri.Narayanaswamy.A, Sri.Prajwala N Reddy, son of Sri.Narayanaswamy.A, Sri.Shankar Reddy son of Late.Sri.M.Anjanappa, Ms.Prathiksha S Reddy, daughter of Sri.Shankar Reddy, Ms.Bhumika S Reddy daughter of Sri.Shnkar Reddy Sri.Govardhan Reddy son of late.Sri.M.Anjanappa, Ms.Hasini G Reddy daughter of Sri.Govardhan Reddy, Ms.Jeevan G Reddy daughter of Sri.Govardha Reddy minors represented by their father Sri.Govardhan Reddy confirming their title, interest, share of the land measuring to an extent of 1 Acre 34 Guntas in Sy No 40/3 old Sy.No.40/1, situated at S Medahalli Village, Sarjapura Hobli, Anekal Taluk in favour of M/s.Confident Projects (India ) Pvt Limited, represented by its authorized signatory, Sri.Joju Kochappan son of Sri.M.T.Kochappan, vide Confirmation Deed dated 31.10.2023 registered as document No. SRJ-1-06923-2023-24, Book I, in the office of Sub Registrar Sarjapura





# Legal Nexus

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**Parbhakar M Kunder BAL, LL.B**

The property presently falls within the limits of Hebbagodi grama panchayath and assigned E Khatha No. 150200102701022116, property bearing No. 40/3, and the property tax has been paid 2015-16 and the Khata of the said Property stands in the name of the M/s. Confident Projects (India) Pvt Limited.

It could be seen that M/s. Confident Projects (India ) Pvt Limited represented by its authorised signatory Sri. Joju Kochappan son of Sri. M.T. Kochappan executed a deed of Relinquishment for the extent of 352.68 Sq. meters for Land bank purposes and an extent of 346.75 Sq. meters for Civic Amenity purposes with respect to Sy. No. 40/3 situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District through a registered Relinquishment Deed dated 10.01.2023, registered as Document. No. 8379/2022-23, in the Office of the Sub Registrar Basavanagudi in favour of STRR, on behalf of Governor of Karnataka.

Further it could be seen that, Sri. Yalla Reddy S/o. Munireddy had availed a loan amount of Rs. 3000/- from BDO Anekal by mortgaging the land bearing Sy. No. 40/1, measuring to an extent of 2 Acres 32 Guntas, vide Mortgage deed dated 09.03.1964 Document No. 2164/2017-18 and the said Mortgage discharged and given NOC from BDO Anekal dated 21.01.2013.

It could be seen that, M/s. Confident Projects (India ) Pvt Limited represented by its authorised signatory Sri. Joju Kochappan decided to undertake the development of the schedule property along with the adjacent lands to an extent of 1 Acre and 34 Guntas located in Sy. No. 40/3 of S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District into a residential Layout project and secured sanction for the same from STRRA vide commencement certificate dated 11.01.2023 bearing No. STRRA/TP/LAO/32/2022-23 by authorizing the builder to commence the developmental works over the said property. The Approval Letter and Plan Sanction are available for Perusal

Further it could be seen that, M/S. CONFIDENT PROJECTS (INDIA) PRIVATE LIMITED Represented by its authorized Signatory viz., Sri. Joju Kochappan with an intention to develop the land bearing Sy No. 40/3 measuring 1 Acre 34 Guntas, (Converted vide No ALN (A.S) SR/172/2021-22 dated 13.04.2022, issued by the Deputy Commissioner, Bengaluru District) situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, in to a Residential Layout project comprising of various Plots of various dimensions,





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had entered in to a Joint Development Agreement dated 12/04/2024, with M/S. Earth Projects Represented by its Partner viz., Mr. K. Shiva Kiran Reddy which has been registered as Document No. ANK-1-00416-2024-25, in the Office of Sub-Registrar, Anekal, with a ratio of 82:18 i.e., 82% of developed saleable area shall belongs to the Owner and 18% of developed saleable area shall belongs to the Developers and thereafter the said owner had authorized the Developers as his lawful attorney to commence the developmental related activities and to sell the Developers share of saleable area, through a General Power of Attorney dated 12/04/2024, registered as Document No. ANK-4-00018-2024-25, in the Office of Sub-Registrar Sarjapaura, empowers the holder to proceed with obtaining licenses, approved plans, consents, and all necessary actions related to the development of the schedule property. It also authorizes the holder to represent before any statutory authorities and includes the right to sell 100% share of the developed area along with proportionate land area.

## **REVENUE RECORDS:**

- RTC for the period 1969-70 to 1997-98 reflects the name of Sri.Yella Reddy S/o Dodda Yallappa as the khathedar for the land bearing Survey Number 40/1 measuring 2Acres 32Guntas.
- RTC for the period 2001-02 to 2005-2006 reflects the name of Sri.Yella Reddy S/o Dodda Yallappa as the Khathedar for the land bearing Survey Number 40/1 measuring 2Acres 32Guntas.
- RTC for the period 2006-2007 to 2020-21 reflects the name of Smt.Yallamma D/o Late Chinnappa & Sri.Muniyamma D/o Late Chinnappa as the Khathedar for the land bearing Survey Number 40/1 measuring 3 Acres 16 Guntas
- RTC for the period 2021-22 to 2022-23 reflects the name of Sri.Hanumappa S/o Munivenkatappa others as the Khathedar for the land bearing Survey Number 40/3 measuring 1 Acre 34 Guntas

## **REGARDING ENDORSEMENTS:**





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- Endorsement dated 11.04.2011 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.40/1 & 40/3 vide No.P.T.C.L/(A)/CR/90/2010-11
- Endorsement dated 07.09.2016 issued by the Assistant Commissioner, Bangalore South Sub Division under PTCL Act, with respect to Survey No.40/1 vide No.P.T.C.L/(A)/CR/612/2016-17
- Endorsement dated 07.09.2016 issued by the Assistant Commissioner, Bangalore South Sub Division under 79(A)(B) Act, with respect to Survey No.40/1 vide No. LRF/CR/637/2015-16

## **SURVEY RECORDS:**

Survey Records such as Kardha Nakalu, Moola Tippani, Hissa Tippani, RR Balabhaga, Atlas, Akarbandh which confirms the measurement, location, identity & boundary of the land bearing Survey Number 40, 40/1 situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

## **TRACING OF ENCUMBRANCES:**

- **Encumbrance certificate from 01.04.1960 to 31.03.2004 with respect to land bearing Survey Number 40, reflects the below mentioned transactions is not our subject property.**
- **Encumbrance Certificate for the period from 01.04.2004 to 11.12.2012 in respect of land bearing Survey number 40, reflects the below mentioned transactions.**
  - Sale agreement dated 25.09.2010 registered as document No. 02272/2010-11
  - Sale deed dated 09.05.2006 registered as document No.25626/2006-07





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- **Encumbrance certificate from 01.04.2012 to 30.01.2023 with respect to land bearing Survey Number 40, reflects the below mentioned transactions.**

- Sale deed dated 07.01.2023 registered as document No.08335/2022-23.
- Sale deed dated 23.06.2017 registered as document No.1178/2020-21.
- Cancellation sale agreement 07.03.2015 registered as a document No.5098/2014-1.5
- Sale agreement dated 15.03.2013 registered as a document No.6740/2012-13.

- **Encumbrance certificate from 01.04.2012 to 13.06.2024 with respect to land bearing Survey Number 40/3, reflects the below mentioned transactions.**

- Sale deed dated 07.01.2023 registered as document No.08335/2022-23.
- Joint development Agreement dated 04.09.2022 registered as Document No.7115/2022-23.
- Sale deed dated 23.06.2017 registered as document No.1178/2020-21.
- Cancellation of sale agreement 07.03.2015 registered as a document No.5098/2014-15
- Sale agreement dated 15.03.2013 registered as a document No.6740/2012-13.
- Confirmation deed dated 31.10.2023 executed by Sri.Narayanaswamy kumar and others in favour of M/S Confident project India Pvt limited Vide Document No.6923/2023-24.
- Relinquishment Deed executed by M/s. Confident Projects (India ) Pvt Limited represented by its authorised signatory Sri.Joju Kochappan son of Sri.M.T.Kochappan, in favour of Secretary of ring road planning authority of Karnataka Government in respect of land bearing Survey Number 40/1 Registered as document no.SRJ-1-08379-2022-23.





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## CERTIFICATE OF TITLE

In view of the foregoing discussion, we are of the considered opinion that **M/S. CONFIDENT PROJECTS (INDIA) PRIVATE LIMITED** Represented by its authorized Signatory viz., Sri. Joju Kochappan is the absolute owner of the residential converted land bearing Survey Number **40/3**, presently E- Khatha bearing No. 150200102701022116 issued by the Handenahalli Grama Panchayathi, measuring to an extent of 1 Acre 34 Guntas (duly converted vide official Memorandum dated 03.02.2023 bearing No. ALN(A)(S)SR 172/2021-2022, issued by Deputy Commissioner Bangalore) situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and hold clear and marketable title over the Schedule Property. **M/S. Earth Projects** Represented by its Partner viz., Mr. K. Shiva Kiran Reddy is a Developer and has got developmental rights over the said property by virtue of the Joint Development Agreement and is entitled to sell the entire developed area in the project as authorised under the General Power of attorney.

This legal opinion has been given without any interest, direct or indirect after verifying all the Xerox copies of the relevant papers.

