



1st December 2023

To,

M/s. DESAI DEVELOPERS, A Registered Partnership Firm,
Having its Registered Office at Desai suites
Beside Whitefield Global School,
Spring valley Lay out Channasandra main Road,
whitefield, Bangalore-560 067,
PAN:AATFD4801B

Represented by its Managing Partner

Dr. DESAI THIPPA REDDY, aged about 58 years,
S/o Late Sri.Venkata Sidda Reddy,
Aadhar No:7076 3981 7098.

This Legal Opinion is given to **M/s. DESAI DEVELOPERS** Represented by its
Managing partner, **Dr. DESAI THIPPA REDDY,** based on the photocopies of
title documents and information provided by them.



LEGAL SCRUTINY REPORT

RE: All that piece and parcel of Undeveloped property bearing Converted
Sy.No.44/1, Old Sy.No.44, measuring 1 acre 24 Guntas and **Sy.No.43/1**
measuring 15 Guntas (converted for Non-agriculture purpose vide Conversion
Order No.BDIS.ALN(E)SR:(KH):104/2008-09, dated:22/03/2010, issued by the
Special Deputy Commissioner, Bangalore District, Bangalore), situated at
Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Both Properties
referred to above are situated adjacent to each other at totally Measuring about **2**
Acres 2 Guntas.

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I. LIST OF DOCUMENTS SCRUTINISED

LIST OF DOCUMENTS SCRUTINISED of Sy.No.43/1 of Nallurahalli Village

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01		Mysore Settlement issued by the Taluk office Bangalore East Taluk, pertaining to Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
02.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of Index of Land pertaining to Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
03.		Records of Rights Land pertaining to Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
04.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of RTC for the period from 1968 to 1992 pertaining to Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
05.		R.T.C for the period from 1990-91 to 2022-2023 in respect of Sy.No.43/1 of Nallurahalli	Copy

		Village, K.R.Puram Hobli, Bangalore East Taluk.	
06.	11/12/1972	Sale Deed executed by Sri.Lingappa S/o Sri.Chikkamallappa @ Chikkamallaiiah in favour of Sri.Ramaiah S/o Sri.Huchappa, Vide registered as document No.5372/1972-73, Book-I, Volume-968, Pages 240 to 241 in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
07.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of MR No.10/1985-86 in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
08.	05/05/2005	Sale Deed executed by Sri.Ramaiah S/o Sri.Huchappa his family members in favour of Sri.B.M.Karunesh S/o Sri.B.M.Madaiah, Vide registered as document No.3776/2005-06, Book-I, in registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.43/1, measuring 15 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
09.		Mutation Register Extract bearing No.64/2004-05, in respect of Sy.No.43/1 of	Copy

		Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of sri.B.M.Karunesh	
10.	21/12/2005	Gift Deed executed by Sri.Shivaramaiah S/o Late Sri.Mallappa in favour of Smt.Jayamma W/o Sri.Shivaramaiah, Vide registered as document No.11085/2005-06, Book-I, in registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore, Bangalore in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
11.		Mutation Register Extract bearing No.56/2005-06, in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of Smt.Jayamma	Copy
12.	09/10/2006	Special Power of Arrorney executed by Sri.B.M.Karunesh S/o Sri.B.M.Madaiah in favour of Mr.Chikkaswamy.S.T. S/o Sri.Thimme Gowda, Vide registered as document No.699/2006-07, Book-IV, in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.	Copy
13.	22/06/2007	Exchange Deed executed by Smt.Jayamma W/o Sri.M.Shivaramaiah and Mr.B.M.Karunesh S/o Late Sri.B.M.Madaiah Vide registered as document No.1441/2007-	Copy

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		08, Book-I, in registered before the Office of the Sub-Registrar, Mahadevapura, Bangalore, Bangalore in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	
14.		Encumbrance Certificate from 01/07/1924 to 14/02/1957 and from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and from 01/04/2004 to 30/11/2023 in respect of the Property described at Para-II	Copy
15.	13/10/2021	Agreement of Sale executed by Sri.B.M.Karunesh S/o Late Sri.Madaiah Represented by his SPA Holder Mr.Chikka Swamy.S.T. S/o Sri.Thimme Gowda in favour of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY , Vide registered as document No.4513/2021-22, Book-I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
16.	29/08/2022	Sale Deed executed by Sri.B.M.Karunesh S/o Late Sri.Madaiah Represented by his SPA Holder Mr.Chikka Swamy.S.T. S/o Sri.Thimme Gowda in favour of M/s. DESAI DEVELOPERS Represented by its	Copy

		Managing Partner Dr. DESAI THIPPA REDDY , Vide registered as document No.5383/2022-23, Book-I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	
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LIST OF DOCUMENTS SCRUTINISED of Sy.No.44/1 Old Sy No.44 of Nallurahalli Village

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Mysore Settlement issued by the Taluk office Bangalore East Taluk, pertaining to Sy.No.44/1 old Sy.No.44 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
02.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of Index of Land and RTC for period 1967 to 1993 pertaining to Sy.No.43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
03.		Records of Rights for the Land pertaining to Sy.No.44/1 Old Sy.No.44, of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy

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02.		R.T.C for the period from 1990-91 to 2001-02 and 2001-02 to 2022-2023 in respect of Sy.No.44/1 old Sy.No.44 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
03.	13/09/1956	Sale Deed executed by Sri.Venkatappa @ Abbaiah S/o Sri.Doddathimmaiah in favour of Sri.Erareddy S/o Sri.Yallareddy , Vide registered as document No.4625/1956-57, Book-I, Volume-1566, Pages 38 to 39 in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.44, measuring 2 Acre and 21 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
03.	25/03/1981	Sale Deed executed by Sri.Erareddy S/o Sri.Yallareddy @ Yallappa, in favour of Sri.Ramaiah S/o Sri.Huchappa Vide registered as document No.14388/1980-81, Book-I, in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
04.		Mutation Register Extract bearing No.9/1985-86, in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of Sri.Ramaiah	Copy

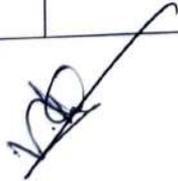
05.	05/05/2005	Sale Deed executed by Sri.Ramaiah S/o Sri. Huchappa and his Family Members in favour of Mr.B.M.Karunesh S/o Late Sri.B.M.Madaiah , Vide registered as document No.3776/2005-06, Book-I, in registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
06.		Mutation Register Extract bearing No.64/2004-05, in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of Mr.B.M.Karunesh S/o Late Sri.B.M.Madaiah	Copy
07.	25/03/1981	Sale Deed executed by Sri.Erareddy S/o Sri.Yallareddy @ Yallappa, in favour of Sri.Krishnappa S/o Sri.Huchappa Vide registered as document No.14387/1980-81, Book-I, Volume.1688, Pages 184 to 186 in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy

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08.	02/05/1990	Sale Deed executed by Sri.Krishnappa S/o Sri.Huchappa in favour of Sri.Ramaiah S/o Sri.Huchappa, Vide registered as document No.521/1990-91, Book-I, Volume-145, Pages 37 to 40 in registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.44, Measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
09.		Mutation Register Extract bearing No.3/1990-91, in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of Sri.Ramaiah	Copy
10.	05/05/2005	Sale Deed executed by Sri.Ramaiah S/o Sri. Huchappa and his Family Members in favour of Mr.B.M.Karunesh S/o Late Sri.B.M.Madaiah, Vide registered as document No.4003/2005-06, Book-I, in registered before the Office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.44, measuring 30 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
11.		Mutation Register Extract bearing No.15/2005-06, in respect of Sy.No.44, measuring 30 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of Mr.B.M.Karunesh S/o Late Sri.B.M.Madaiah	Copy

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12.	18/10/2006	Special Power of Arrorney executed by Sri.B.M.Jayashankar S/o Sri.B.M.Madaiah in favour of Mr.Chikkaswamy.S.T. S/o Sri.Thimme Gowda, Vide registered as document No.737/2006-07, Book-IV, in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.	Copy
13.	15/02/2008	Confirmation Deed executed by Sri.Krishnappa S/o Late Sri.Huchappa and his Family Members in favour of Mr.B.M.Karunesh S/o Late Sri.B.M.Madaiah and Sri.Ramaiah S/o Sri.Huchappa, Vide registered as document No.5459/2007-08, Book-I, in registered before the Office of the Sub-Registrar, Mahadevapura, Bangalore, in respect of Sy.No.44, measuring 34 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
14.		NOC issued by BDA stating Nil acquisition in respect of Sy.No.44 and 43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
15.		79(A) and (B) endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of Sy.No.44 and 43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy



16.		48(A) and 7(A) endorsement issued by the Tahsildar, Bangalore East Taluk in respect of SY No.44 and 43/1 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
17.		Intimation Letter and Bank Challan issued by the State bank of Mysore in the name of Sri.B.M.Karunesh S/o Late Sri.B.M.Madaiah for having paid the conversion fee of Rs.3,44,124/- in respect of Land measuring 1 Acre 39 Guntas in Sy.Nos.44 and 43/1 of Nallurahalli Village.	Copy
18.	22/03/2010	Conversion Certificate bearing No. BDS.ALN(E)SR:(KRH):104/2008-09, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.44 and 43/1, measuring about 1 Acre 39 Guntas of Nallurahalli Village.	Copy
19.		Mutation Register Extract bearing No.40/2009-10 showing the mutation in the name of Sri.B.M.Karunesh S/o Late Sri.B.M.Madaiah pursuant to the said Conversion order.	Copy
20.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the Name of Sri.B.M.Karunesh S/o Late Sri.B.M.Madaiah	Copy

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21.	13/10/2021	Agreement of Sale executed by Sri.B.M.Karunesh S/o Late Sri.Madaiah Represented by his SPA Holder Mr.Chikka Swamy.S.T. S/o Sri.Thimme Gowda in favour of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY , Vide registered as document No.4513/2021-22, Book-I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.44/1 Old Sy.No.44 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
22.	29/08/2022	Sale Deed executed by Sri.B.M.Karunesh S/o Late Sri.Madaiah Represented by his SPA Holder Mr.Chikka Swamy.S.T. S/o Sri.Thimme Gowda in favour of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY , Vide registered as document No.5383/2022-23, Book-I, registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.44/1 Old Sy.No.44 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
23.		Conversion Certificate bearing No. LCCP102449/2023, issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.44/1, 44/2 and 43/1, measuring about 2 Acres 2 Guntas of	Copy

		Nallurahalli Village.	
24.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the Name of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY	Copy
25.		Assistant Commissioner Issued Order No.R.A.(BE) No.167/2015-16, Dated 28/09/2015 in favour of Smt.Jayamma	Copy
26.		Mutation Register Extract bearing No.H5/2015-16, in respect of Sy.No.44, New No.44/2, measuring 3 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk. In the name of Smt.Jayamma	Copy
27.		Death corticate of Sri.Ramaiah	Copy
28.		NOC issued by BDA stating Nil acquisition in respect of Sy.No.44, New Sy.No.44/2 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
29.	12/06/2017	79(A) and (B) endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of Sy.No.44 New Sy.No.44/2 of Nallurahalli Village,	Copy

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		K.R.Puram Hobli, Bangalore East Taluk.	
30.		48(A) and 7(A) endorsement issued by the Tahsildar, Bangalore East Taluk in respect of SY No.44 New Sy.No.44/2 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
31.		Intimation Letter and Bank Challan issued by the State bank of Mysore in the name of Smt.Ramakka S/o Late Sri.Ramaiah for having paid the conversion fee of Rs.13,068/- in respect of Land measuring 3 Guntas in Sy.No.44 New Sy.No.44/2 of Nallurahalli Village.	Copy
32.		Conversion Certificate bearing No. BDS.ALN(EKHW)SR/18/2016-17, issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.44 New Sy.No.44/2, measuring about 3 Guntas of Nallurahalli Village.	Copy
33.		Mutation Register Extract bearing No.____/2016-17 showing the mutation in the name of Smt.Ramakka S/o Late Sri.Ramaiah pursuant to the said Conversion order.	Copy

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34.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the Name of Smt.Ramakka S/o Late Sri.Ramaiah	Copy
35.	12/06/2017	Sale Deed executed by Smt.Ramakka W/o Late Sri.Ramaiah her family members in favour of Sri.Venkatesh.N S/o Late Sri. Nanjundareddy, Vide registered as document No.1059/2017-18, Book-I, in registered before the Office of the Sub-Registrar, Shivaji Nagar (Bidarahalli), Bangalore, in respect of Sy.No.44/2 old Sy.No.44, measuring 3 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
36.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the Name of Sri.Venkatesh.N S/o Late Sri. Nanjundareddy	Copy
37.	29/10/2021	Sale Deed executed by Sri.Venkatesh.N S/o Late Sri. Nanjundareddy, in favour of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY , Vide registered as document No.4902/2021-22, Book-I, in registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.44/2 old Sy.No.44, measuring 3 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy

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38.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the Name of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY	Copy
39.	11/03/2014	Confirmation Deed executed by Smt.Jayamma D/o Late Sri.Huchappa her Family Members and others in favour of M/s. DESAI DEVELOPERS Represented by its Managing Partner Dr. DESAI THIPPA REDDY , Vide registered as document No.461/2023-24, Book-I, in registered before the Office of the Sub-Registrar, Shivaji Nagar (Mahadevapura), Bangalore, in respect of Sy.No.44/2, 44/1 old Sy.No.44 and Sy.No.43/1, measuring 2 Acres 2 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
40.		Tax paid receipt 2023-2024, in respect of Sy.No.44/2, 44/1 old Sy.No.44 and Sy.No.43/1, measuring 2 Acres 2 Guntas of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
41.		Encumbrance Certificate from 01/07/1924 to 14/02/1957 and from 15/02/1957 to 31/05/1989 and again from 01/06/1989 to 31/03/2004 and from 01/04/2004 to	Copy

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		_30/11/2022 in respect of the Property described at Para-II	
42.		Hissa Tippani, Atlas, RR Balabhaga and Akarbandh, Converted Sy.Nos.44/1, 44/2 old Sy.No.44 of Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk.	Copy
43.		Nallurahalli Village Map	Copy
44.		Change of Land for Residential Purpose BDA Noc Copy	Copy
45.		NOC issued by senior environmental Officer Karnataka State Pollution Control Board, for the proposed residential flats over the property described at Para-II.	Copy
46.		NOC issued by Chief Engineer Officer Bangalore Water Supply and Sewerage Board for the proposed residential flats over the property described at Para-II.	Copy
47.		NOC issued by State Level Environment impact assessment Authority, Karnataka for the proposed residential flats over the property described at Para-II.	Copy

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48.	Building License plan sanctioned by BBMP vide bearing No.BBMP/ADDL.DIR/JDN/LP._____/2023-44, for the construction of multistoried building over the property described at Para-II.	Copy
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II. DESCRIPTION OF PROPERTY

All that piece and parcel of Undeveloped property bearing Converted Sy.No.44/1, Old Sy.No.44, measuring 1 acre 24 Guntas and Sy.No.43/1 measuring 15 Guntas (converted for Non-agriculture purpose vide Conversion Order No.BDIS.ALN(E)SR:(KH):104/2008-09, dated:22/03/2010, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), Converted Sy.No.44/2 old Sy.No.44, (converted for Non-agriculture purpose vide Conversion Order No.ALN(EKHW)SR/18/2016-17, dated:02/12/2016, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Both Properties referred to above are situated adjacent to each other at totally Measuring about **2 Acres 2 Guntas** with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the.

East by : Remaining Portion of Land in Sy.No.43;

West by : Land in Sy.No.56;

North by : Remaining Portion of Land in Sy.No.43 and Road;

South by : Remaining Portion of Land in Sy.No.44.



III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.43/1 of Nallurahalli Village, measuring about 31 Guntas Sri.Lingappa S/o Sri.Chikkamallaiah had Sold by a Sale deed Dated 11/12/1972, in Respect of Sy.No.43/1, measuring 15 Guntas Land in favour of Sri.Ramaiah S/o Sri.Huchappa in the manner referred to above and had got the RTC and all other revenue records mutated into his name,

Later the said 1 Sri.N.H.Ramaiah S/o Late Sri.Huchappa 2.Mr.Nagaraj S/o Sri.N.H.Ramaiah 3.Mr.Gajendra S/o Sri.N.H.Ramaiah 4. Mr.Manjunath S/o Sri.N.H.Ramaiah, 5. Mrs.Vijayalakshmi D/o Sri. Sri.N.H.Ramaiah, 6. Ms.Shoba D/o Sri.N.H.Ramaiah and 7. Ms.Usha D/o Sri.Rmaiah had sold the same by a Sale deed Dated 05/05/2005 in Respect of Sy.No.43/1, measuring 15 Guntas, Nallurahalli Village, in favour of Mr.B.M.Karunesh S/o Sri.B.M.Madaiah had got the RTC and all other revenue records mutated into his name vide MR.No.64/2004-05,

Subsequently the said all that piece and parcel of Property bearing Sy.No.43/1 of Nallurahalli Village, measuring about 7.10 Guntas Sri.M.Shivaramaiah @ Shivaram S/o Sri.Mallappa had Sold by a Gift deed Dated 21/12/2005, in Respect of Sy.No.43/1, measuring 7.10 Guntas Land in favour of Smt.Jayamma W/o Sri.M.Shivaramaiah @ Shivaram in the manner referred to above and had got the RTC and all other revenue records mutated into her name vide MR No.56/2005-06 and Mr.B.M.Karunesh S/o Sri.B.M.Madaiah and Smt.Jayamma W/o Sri.M.Shivaramaiah @ Shivaram had entered in to a Exchange Deed dated 22/06/2007 as per the Exchange Property Mr.B.M.Karunesh S/o Sri.B.M.Madaiah was allotted an extent of 2.09 Guntas in Sy.No.43/1 of Nallurahalli village, in the manner referred to above and had got the RTC and all other revenue records mutated into his name vide MR.No.2/2007-08.

AND

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.44 of Nallurahalli Village, measuring about 2 Acres 21 Guntas Plus 2 Gunta Karab Land Sri.Venkatappa S/o Sri.Dodda Thimmaiah had Sold by a Sale deed Dated 13/09/1956, in Respect of Sy.No.44, measuring 2 Acres 21 Guntas Plus 2 Gunta Karab Land in favour of Sri.Erareddy @ Annaiah Reddy S/o Sri.Yellareddy @ Yallappa in the manner referred to above and had got the RTC and all other revenue records mutated into his name,

Later the said Sri.Erareddy @ Annaiah Reddy S/o Sri.Yellareddy @ Yallappa had sold the same by a Sale deed Dated 25/03/1981 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.Ramaiah S/o Sri.Huchappa had got the RTC and all other revenue records mutated into his name vide MR.No.9/1985-86,

Later the said 1 Sri.N.H.Ramaiah S/o Late Sri.Huchappa 2.Mr.Nagaraj S/o Sri.N.H.Ramaiah 3.Mr.Gajendra S/o Sri.N.H.Ramaiah 4. Mr.Manjunath S/o Sri.N.H.Ramaiah, 5. Mrs.Vijayalakshmi D/o Sri. Sri.N.H.Ramaiah, 6. Ms.Shoba D/o Sri.N.H.Ramaiah and 7. Ms.Usha D/o Sri.Rmaiah had sold the same by a Sale deed Dated 05/05/2005 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.B.M.Karunesh S/o Sri.B.M.Madaiah had got the RTC and all other revenue records mutated into his name vide MR.No.64/2004-05,

Later the said Sri.Erareddy @ Annaiah Reddy S/o Sri.Yellareddy @ Yallappa had sold the same by a Sale deed Dated 25/03/1981 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.Krishnappa S/o Sri.Huchappa had got the RTC and all other revenue records mutated into his name and said Mr.Krishnappa S/o Sri.Huchappa had sold the same by a Sale deed Dated 02/05/1990 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.Ramaiah S/o Sri.Huchappa had got the RTC and all other revenue records mutated into his name and vide MR.No.3/1990-91,

Later the said 1 Sri.N.H.Ramaiah S/o Late Sri.Huchappa 2.Mr.Nagaraj S/o Sri.N.H.Ramaiah 3.Mr.Gajendra S/o Sri.N.H.Ramaiah 4. Mr.Manjunath S/o Sri.N.H.Ramaiah, 5. Mrs.Vijayalakshmi D/o Sri. Sri.N.H.Ramaiah, 6. Ms.Shoba D/o Sri.N.H.Ramaiah and 7. Ms.Usha D/o Sri.Rmaiah had sold the same by a Sale deed Dated 05/05/2005 in Respect of Sy.No.44, measuring 30 Guntas, Nallurahalli Village, in favour of Mr.B.M.Karunesh S/o Sri.B.M.Madaiah had got the RTC and all other revenue records mutated into his name vide MR.No.15/2004-05,

Later The said Mr.B.M.Karunesh S/o Sri.B.M.Madaiah, having acquired land in Sy.No.43/1, measuring 15 Guntas and Sy.No.44 measuring 1 Acre and 24 Guntas, of Nallurahalli Village in the manner referred to above and have applied for conversion of said land measuring about 1 Acre and 24 Guntas, in Sy.No.43/1 and Sy.No.44, of Nallurahalli Village from agricultural to non-agricultural purposes and have got converted the same from agricultural to non-agricultural purpose vide conversion order converted for Non-agriculture purpose vide Conversion Order No.BDIS.ALN(E)SR:(KH):104/2008-09, dated:22/03/2010, issued by the Special Deputy Commissioner, Bangalore District, Bangalore. had got the RTC and all other revenue records mutated into her name vide MR.No.40/2009-10 referred above, And have paid Property tax to the said authority and have obtained BBMP Katha issued in the name of Mr.B.M.Karunesh S/o Sri.B.M.Madaiah, referred to above.

Later the said Mr.B.M.Karunesh S/o Sri.B.M.Madaiah and M/s.Adarsh Developers Represented by its managing Partner Sri.B.M.Jayeshankar had sold the same by a Sale deed Dated 29/08/2022 in Respect of Converted Sy.No.43/1 and Sy.No.44, measuring 1 Acre and 39 Guntas, Nallurahalli Village, in favour of **M/s. DESAI DEVELOPERS** Represented by its Managing Partner **Dr. DESAI THIPPA REDDY** and have obtained BBMP Katha issued in the name of **M/s. DESAI DEVELOPERS** Represented by its Managing Partner **Dr. DESAI THIPPA REDDY**, referred to above,

AND

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.44 of Nallurahalli Village, measuring about 2 Acres 21 Guntas Plus 2 Gunta Karab Land Sri.Venkatappa S/o Sri.Dodda Thimmaiah had Sold by a Sale deed Dated 13/09/1956, in Respect of Sy.No.44, measuring 2 Acres 21 Guntas Plus 2 Gunta Karab Land in favour of Sri.Erareddy @ Annaiah Reddy S/o Sri.Yellareddy @ Yallappa in the manner referred to above and had got the RTC and all other revenue records mutated into his name,

Later the said Sri.Erareddy @ Annaiah Reddy S/o Sri.Yellareddy @ Yallappa had sold the same by a Sale deed Dated 25/03/1981 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.Ramaiah S/o Sri.Huchappa had got the RTC and all other revenue records mutated into his name vide MR.No.9/1985-86,

Later the said Sri.Erareddy @ Annaiah Reddy S/o Sri.Yellareddy @ Yallappa had sold the same by a Sale deed Dated 25/03/1981 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.Krishnappa S/o Sri.Huchappa had got the RTC and all other revenue records mutated into his name and said Mr.Krishnappa S/o Sri.Huchappa had sold the same by a Sale deed Dated 02/05/1990 in Respect of Sy.No.44, measuring 34 Guntas, Nallurahalli Village, in favour of Mr.Ramaiah S/o Sri.Huchappa had got the RTC and all other revenue records mutated into his name and vide MR.No.3/1990-91,

Subsequently the after death of Sri.Ramaiah had Mutated in the name of Smt.Ramakka W/o Late Sri.Ramaiah, had got the RTC and all other revenue records mutated into her name vide IHC.No.H5/2015-16, and had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

Later The said Smt.Ramakka W/o Late Sri.Ramaiah, having acquired land in Sy.No.44, measuring 3 Guntas of Nallurahalli Village in the manner referred to above and have applied for conversion of said land measuring about 3 Guntas, in Sy.No.44, of Nallurahalli Village from agricultural to non-agricultural purposes and have got converted the same from agricultural to non-agricultural purpose vide conversion order converted for Non-agriculture purpose vide Conversion Order No.ALN(EKHW)SR/18/2016-17, dated:2/12/2016, issued by the Special Deputy Commissioner, Bangalore District, Bangalore. had got the RTC and all other revenue records mutated into her name vide MR.No.____/2016-17 referred above, And have paid Property tax to the said authority and have obtained BBMP Katha issued in the name of Smt.Ramakka W/o Late Sri.Ramaiah, referred to above.

And Smt.Ramakka W/o Late Sri.Ramaiah had sold the same by Sale Deed Dated 12/06/2017 in favour of Sri.Venkatesh.N S/o Sri.Nanjundareddy in respect of land in Sy.No.44 of Nallurahalli Village, measuring about 3 Guntas had got the RTC and and have obtained BBMP Katha issued in the name of Sri.Venkatesh.N S/o Sri.Nanjundareddy, referred to above,

Later the said Sri.Venkatesh.N S/o Sri.Nanjundareddy had sold the same by a Sale deed Dated 29/10/2021 in Respect of Converted Sy.No.44, measuring 3 Guntas, Nallurahalli Village, in favour of **M/s. DESAI DEVELOPERS** Represented by its Managing Partner **Dr. DESAI THIPPA REDDY** and have obtained BBMP Katha issued in the name of **M/s. DESAI DEVELOPERS** Represented by its Managing Partner **Dr. DESAI THIPPA REDDY**, referred to above,

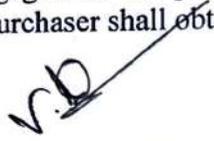
IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificates from 01/04/1940 to 14/02/1957, 15/02/1957 to 31/05/1989 and from 01/06/1989 to 31/03/2004 and from 01/04/2004 to 30/11/2023, in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property upto 16/11/2022.

V. CERTIFICATE

Therefore I certify that M/s. **DESAI DEVELOPERS** Represented by its Managing Partner **Dr. DESAI THIPPA REDDY**, had got absolute title over the Property described at Para – II.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-II Upto 30/11/2023. however the purchaser shall obtain Ec from 30/11/2023 to till date for the property.



SNR ASSOCIATES,
Advocates,

Housiey.com