

KESHAVAMURTHY M

Advocate & Consultant

Office at: KPR Associates, No.6/6, 1st Floor, 4th Main, Kumara Park West,
Seshadripuram, Bangalore – 560 020, Mob: 9972731091,
E-mail: keshava200685@gmail.com

To,

M/s BRR HALLMARK DEVELOPERS LLP

Date: 07/01/2025

Office at Sugnana, No.09, 2nd Floor,

Ist Main, Ganganagara Layout

Bangalore – 560 032

Sir,

Sub	Legal Scrutiny report regarding the title of Smt. K.K. Sunitha and others, in respect of converted land bearing Sy.No.1/2, Measuring 1 Acres and 20 Guntas (duly vide converted Official Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2 situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban.
------------	--

I. DESCRIPTION OF THE SCHEDULE PROPERTY

All that piece and parcel of the undeveloped converted land vide its Official Memorandum No. BDS.ALN.SR.194/2002-03, dated.13.01.2003, dated 04.06.2018, bearing Sy.No.1/2, measuring 1 Acres and 20 Guntas situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, bounded on the;

East by : Survey No.1/1;
West by : Land bearing Sy. No.102;
North by : Land bearing Sy No.100/6A;
South by : Property of Indian Railway in the same survey number.

II. LIST OF DOCUMENTS SCRUTINISED

No.	Date	Name / Nature of the Document	Original / Certified Copy Photocopy
1.	29.08.1992	Order Copy of LRF (INA) 2572, 2545, 2505/83-84, dated. 29.08.1992, passed by Land Tribunal, Bangalore South Taluk,	Certified

		Bangalore, in respect of schedule property and along with other Lands.	Copy
2.		Mutation Register Extract bearing No.5/1992-93, in the name of Sri. Eshwarappa Son of Sri. Karibasappa and Sri. Marishamappa Son of Siddappa, in respect of land bearing Sy.No.1/2, measuring 1 Acres 20 Guntas, of Thanisandra Village, each of them out of 3 acre 02 Guntas.	Certified Copy
3.	10.01.2002	Registered Sale Deed executed by Sri. Eshwarappa Son of Sri. K. Sri. Eshwarappa Son of Sri. Karibasappa as a Vendor in favour of Smt.K.K. Sunitha daughter of Sri. Kempaiah, registered as document No.11981/2001-02, Book-I, Volume-2286, pages at 75-79, registered in the Office of the Sub-Registrar, K.R.Puram, Bangalore, in respect of the land bearing Sy.No.1/2 measuring 1 Acre 20 Guntas (northern portion of the survey number), situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk.	Original
4		Mutation Register Extract bearing No.46/2001-02, in the name of Smt.K.K. Sunitha daughter of Sri. Kempaiah, based on the registered sale deed, in respect of land bearing Sy. No. 1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk.	Certified Copy
5	13.01.2003	Official Memorandum bearing No. BDS. ALN. SR. 194/2002-03, from The Deputy Commissioner, Bangalore Urban District for the purpose of the residential use obtained by Smt. K.K. Sunitha daughter of Sri. Kempaiah.	Certified Copy
6	10.01.2003	Conversion charges paid receipt, in respect of the Land in Sy.No.1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village,	Certified

		K.R.Puram Hobli, Bangalore East Taluk, Bangalore.	Copy
7	04.12.2013	Registered Confirmation executed by the children who born through Sri. Eshwarappa and his First Wife Smt. Basamma namely (1) Smt. Sunandamma (2) Smt. Gouramma, (3) Smt. Siddalingamma (4) Sri. Sathish (5) Smt. Jagadambika @ Siddamma and 1st Wife Smt. Basamma in favour of Smt. K. K. Sunitha daughter of Sri. Kempaiah, registered as document bearing No.BNS-1-11862/2013-14, stored in CD No. BNSD292, dated 04.12.2013, in the office of Sub Registrar, Banaswadi, Bangalore, to make title perfect in respect of the Sy.No.1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore.	Original
8	14.01.2015	Registered Confirmation Deed executed by Smt. Rajamma who is second wife of Sri. Eshwarappa and her only daughter Smt. Roopa in favour of Smt. K.K. Sunitha daughter of Sri. Kempaiah, registered as document bearing No.BNS-1-17182/2014-15, stored in CD No. BNSD347, dated 14.01.2015, in the office of Sub Registrar, Banaswadi, Bangalore, to make title perfect in respect of the Sy.No.1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore.	Original
9	25.01.2023	Improvement/Betterment Charges paid receipt bearing No.RE-ifms232-BC/000167, an amount of Rs. 15,18,123/- paid to BBMP, by Smt. K.K. Sunitha daughter of Sri. Kempaiah,	Certified Copy
10	17.07.2023	Improvement/Betterment Charges (Towards Interest on improvement charges) paid receipt bearing No.RE-ifms232-BC/000020,	

Sg

		an amount of Rs. 19,12,123/- paid to BBMP, by Smt. K.K. Sunitha daughter of Sri. Kempaiah,	Certified Copy
11	22.11.2018	Registered Gift Deed executed by Smt.K.K. Sunitha daughter of Sri.Kempaih of has gifted her 50% undivided share in favour of her sister Smt.K.K.Suganabha daughter of Sri.Kempaih through registered document No. BNS-1-13627/2018-19, stored in CD No. BNSD674, dated 22.11.2018, In the office of the Senior Sub Registrar, Shivajinagara (Banaswadi), Bangalore and she retained remaining 50% undivided right and share in the said land.	Original
12	22.11.2018	Registered Gift Deed executed by Smt. K.K. Sunitha daughter of Sri.Kempaih has gifted 1/6 th undivided right and share out of her 50% in favour of her Son Sri. Kiran Raj. R son of Smt. K.K. Sunitha and Sri. Rajgopal through registered document No. BNS-1-13629/2018-19, stored in CD No. BNSD674, dated 22.11.2018, In the office of the Senior Sub Registrar, Shivajinagara (Banaswadi), Bangalore and she retained 25 % undivided right and share in the said land.	Original
13	22.11.2018	Registered Gift Deed executed by Smt.K.K.Suganabha daughter of Sri.Kempaih had gifted her entire 50% undivided right and share in the said land in favour of her sons namely (1) Sri. Arun Raj and (2) Sri. Namratha Raj, through registered document No.BNS-1-13636/2018-19, stored in CD No. BNSD674, dated 22.11.2018, In the office of the Senior Sub Registrar, Shivajinagara (Banaswadi), Bangalore.	Original
14	07.12.2018	Registered Joint Development Agreement executed by Smt. K. K. Sunitha, Sri. Kiran	



		Raj, Sri. Arun Raj and Sri. Namratha Raj have entered with joint development in favour of M/s BRR Hallmark Developers LLP, through registered document No. MDP-1-09665/2018-19, stored in CD No.MDP255, dated 07.12.2018, In the office of the Senior Sub Registrar, Shivajinagara (Mahadevapura), Bangalore, for the purpose of the development of the proposed residential apartment complex on said land.	Original
15	07.12.2018	Registered General Power of Attorney executed by Smt. K.K. Sunitha, Sri. Kiran Raj, Sri. Arun Raj and Sri.Namratha Raj in favour of M/s BRR Hallmark Developers LLP, through registered document No. MDP-4-00344/2018-19, stored in CD No.MDP255, dated 07.12.2018, In the office of the Senior Sub Registrar, Shivajinagara (Mahadevapura), Bangalore, in respect of the said land.	Original
16	31.01.2023	Smt. K.K. Sunitha and others have obtained Katha Extract and Katha Certificate, in favour of them, issued by Bruhat Bangalore Mahanagara Palike, and assigned New No.99/1/2, in respect of the Subject Property.	Certified Copy
17		Tax paid Receipts for the period from 2008-09 to 2024-25, in respect of land bearing Sy.No.1/2 (BBMP Katha No.99/1/2) situated at Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk and paid up to date taxes to the authority.	Photo Copy
18	04.09.2023	No Objection Certificate bearing No. EEE / SND / AEE / (O), 2023-24, 4224/25, dated 04/09/2023, from BESCOM for the construction of Residential Apartment Over the Subject Property.	Original
19	23.06.2023	No Objection Certificate Bearing No. BWSSB-NOC-2023-1-19-012411354948,	

		dt. 23.06.2023 from BWSSB for the construction of Residential Apartment over the Subject Property.	Original
20	08.04.2023	No Objection Certificate Bearing No. ASG/DGM/(AO)/131/HAL-BG-17-23/446/2023, dated. 08.04.2023, from HAL for the construction of Residential Apartment over the Subject Property.	Original
21	10.01.2023	No Objection Certificate Bearing No. BIAL / SOUTH/B/010223/ 734891, dated 10.01.2023, from Airport Authority of India, for the construction of Residential Apartment over the Subject Property.	Original
22	08.08.2023	No Objection Certificate Bearing No. TC/4906/2/ATS (TyBM-DCCCLXVIII), dated 08.08.2023, from India Air Force, for the construction of Residential Apartment over the Subject Property.	Original
23	02.11.2023	No Objection Certificate Bearing No. KSFES/NOC/020/2023, dated 02.11.2023, from Karnataka State Fire and Emergency Service, for the construction of Residential Apartment over the Subject Property.	Original
24	26.03.2024	No Objection Certificate Bearing No. CTE-342674, dated 26.03.2024, from Karnataka State Pollution Control Board, for the construction of Residential Apartment over the Subject Property.	Original
25	04.04.2024	No Objection Certificate Bearing No. B/W-278 / NOC / K.K. SUNITHA / 67 / 2023, dated 04.04.2024, from South Western Railways, for the construction of Residential Apartment over the Subject Property.	Original
26	14.11.2024	License to building dated vide its L.P. No.BBMP/Addl.Dir/JDNORTH/0012/2023-	

5

		24, issued by the Joint Director of Town Planning- North, Bruhat Bangalore Mahanagara Palike, with permission granted to construct Residential Apartment over the Subject Property.	Digital Signed
27	14.11.2024	Plan sanction approved by the Joint Director of Town Planning- North, Bruhat Bangalore Mahanagara Palike, vide its L.P. No. BBMP/Addl.Dir/JDNORTH/0012/2023-24, dt.14.11.2024, vide for the construction of Multi - storied Residential Apartment over the Subject Property.	Digital Signed
28	16.11.2022	Encumbrance Certificate Bearing No: SA/43041/2022-23, dated 16.11.2022, period from 01.06.1989 to 31.03.2004, in respect of land bearing Sy. No. 1/2, measuring 1 Acre 20 Guntas of Thanisandra Village.	Certified Copy
29	31.12.2024	Encumbrance Certificate Bearing No. BNS-EC-A-270676-2024-25, dated. 01.01.2025, period from 01.04.2004 to 31.12.2024, in respect of land bearing Sy No. 1/2, measuring 1 Acre 20 Guntas of Thanisandra Village.	Digital Signed

BRR NORTH EXCELLENCY

Scrutiny of the documents listed at Serial No.1 & 30 of our Title investigation report, confirms that, Smt. K.K. Sunitha, Sri. Kiran Raj, Sri. Arun Raj and Sri.Namratha Raj are landowners, in respect of the converted land bearing Sy.No.1/2, measuring 1 Acres and 20 Guntas (duly vide converted Official Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2 situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban.

The landowners have entered into Joint Development Agreement with M/s BRR Hallmark Developers, LLP, with respect to the converted land bearing Sy No. Sy.No.1/2, measuring 1 Acres and 20 Guntas (duly vide converted Official



Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2 situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban, registered as document No. MDP-1-09665/2018-19, stored in CD No.MDP255, dated 07.12.2018, In the office of the Senior Sub Registrar, Shivajinagara (Mahadevapura), Bangalore and have executed General Power of Attorney in respect of the said land. The Developer has obtained a Plan Sanctioned from the Bruhat Bangalore Mahanagara Palike bearing LP No. BBMP/Addl.Dir/JDNORTH/0012/2023-24, dated.14.11.2024, issued by the office of the Bruhat Bangalore Mahanagara Palike, Bangalore.

The said Project being developed in known as "**BRR NORTH EXCELLANCY**" Comprising a multistoried building consisting of Double Basement + Ground + 6 Upper floor (Total 104 Flats) and constructed on the converted land bearing Sy No. Sy.No.1/2, measuring 1 Acres and 20 Guntas (duly vide converted Official Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2 situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban, which is morefully described as the "**Schedule Property**".

FLOW OF TITLE OF SCHEDULE PROPERTY

A perusal of the documents referred to above would indicate that, originally one Sri. Eshwarappa Son of Sri. Karibasappa was the owner of all that piece and parcel of the agricultural land bearing Sy.No.1/2, measuring 1 Acres 20 Guntas, situated at Thanisandra Village, K.R. Puram Hobli, presently Bangalore East Taluk, Bangalore, he being restored as the Occupant of the said land vide Order dated 28.08.1992, passed by the Land Tribunal, Bangalore South Taluk, in Case No. Case No. LRF (INA) 2572, 2545, 2505/83-84 and mutated as MR No.5/1992-93.

Subsequent thereto, the said Sale Deed dated 10.01.2002, executed by Sri. Eshwarappa Son of Sri. K. Sri. Eshwarappa Son of Sri. Karibasappa as a Vendor in favour of **Smt. K. K. Sunitha** daughter of Sri. Kempaiah, registered as document No.11981/2001-02, Book-I, Volume 2286, pages at 75-79, registered in the Office of the Sub-Registrar, K.R.Puram, Bangalore, in respect of the land bearing Sy.No.1/2 measuring 1 Acre 20 Guntas (northern portion of



the survey number), situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk.

In Pursuant thereof, the revenue records came to be mutated to the Name of Smt.K.K. Sunitha daughter of Sri. Kempaiah, vide M.R.46/2001-02, and he was in peaceful possession and enjoyment of the said land.

The Tippani, Hissa Tippni Extract, Akarbandh and the Village map would go to show the nature, location and shape of the Subject Property. Further the competent authorities have issued clearances under the provisions of sections 79 A & 79 B of the Land Reforms Act with regard that the holdings of the above-mentioned persons are not in violation of the Act.

Later, the said of Smt. K. K. Sunitha daughter of Sri. Kempaiah after having acquired the above said land in the manner above, has made an application seeking for conversion of the land bearing Sy. No.1/2, measuring 1 Acre 20 Guntas from agricultural to Non-Agricultural residential purposes. by the Deputy Commissioner Bangalore District, Bangalore, has issued a Conversion order vide Official Memorandum dated.13.01.2003, bearing No. BDS. ALN. SR. 194 / 2002-03, permitting the conversion of the said Land from agricultural usage to Non-agricultural residential purposes after Conversion charges paid receipt 10.01.2003, in respect of the Land in Sy.No.1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore and all the revenue records were mutated in his name, vide M.R. bearing No.48/2003-04.

The Children who born through Sri. Eshwarappa and his First Wife Smt. Basamma namely (1) Smt. Sunandamma (2) Smt. Gouramma, (3) Smt. Siddalingamma (4) Sri. Sathish (5) Smt. Jagadambika @ Siddamma and 1st Wife Smt. Basamma have executed Confirmation Deed in favour of Smt. K. K. Sunitha daughter of Sri. Kempaiah, registered as document bearing No.BNS-1-11862/2013-14, stored in CD No. BNSD292, dated 04.12.2013, in the office of Sub Registrar, Banaswadi, Bangalore, to make title perfect in respect of the Sy.No.1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

Smt. Rajamma 2nd wife of Sri. Eshwarappa Son of Sri. Karibasappa and her only daughter Smt. Roopa had executed Confirmation Deed in favour of Smt. K.K. Sunitha daughter of Sri. Kempaiah, registered as document bearing No.BNS-1-17182/2014-15, stored in CD No. BNSD347, dated 14.01.2015, in the office of Sub Registrar, Banaswadi, Bangalore, to make title perfect in respect of the Sy.No.1/2 measuring 1 Acre 20 Guntas, situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

Smt. K.K. Sunitha had paid improvement charges and obtained BBMP Khata from Assistant Revenue Officer, Thanisandra and Ward No.6 of BBMP and her name has been registered in the BBMP Revenue records and paid property taxes without pending.

Smt.K.K. Sunitha daughter of Sri.Kempaih had gifted her 50% undivided share in favour of her sister Smt.K.K. Sukanambha daughter of Sri.Kempaih through registered document no.BNS-1-13627/2018-19, stored in CD No. BNSD674, dated 22.11.2018, In the office of the Senior Sub Registrar, Shivajinagara (Banaswadi), Bangalore and she retained remaining 50% undivided right and share in the said land.

Smt.K.K. Sunitha daughter of Sri.Kempaih had gifted 1/6th undivided right and share out of her 50% in favour of her Son Sri. Kiran Raj. R son of Smt. K.K. Sunitha and Sri. Rajgopal through registered document No.BNS-1-13629/2018-19, stored in CD No. BNSD674, dated 22.11.2018, In the office of the Senior Sub Registrar, Shivajinagara (Banaswadi), Bangalore and she retained 25 % undivided right and share in the said land.

Smt.K.K. Sukanabha daughter of Sri.Kempaih had gifted her entire 50% undivided right and share in the said land in favour of her sons namely (1) Sri. Arun Raj and (2) Sri.Namratha Raj, through registered document No.BNS-1-13636/2018-19, stored in CD No. BNSD674, dated 22.11.2018, In the office of the Senior Sub Registrar, Shivajinagara (Banaswadi), Bangalore. Smt.K.K. Sunitha, Sri. Kiran Raj, Sri. Arun Raj and Sri.Namratha Raj are the absolute owners jointly and they are in peaceful possession and enjoyment of the of the said land, since from they acquired.

The Land in question has fallen within the confines of Bruhat Bangalore Mahanagara Palike, the said Smt. K. K. Sunitha daughter of Sri. Kempaiah has obtained Katha in his name and was assigned Khata No.99/1/2 to the subject Property and has also paid up to date taxes to said Authority.

Subsequent thereto, the said Smt. K. K. Sunitha daughter of Sri. Kempaiah had executed joint development agreement in favour of M/s BRR HALLMARK DEVELOPERS LLP, represented by one of its Designated Partners Mr. B. Ramesh Reddy vide through registered document No. MDP-1-09665/2018-19, stored in CD No.MDP255, dated 07.12.2018, In the office of the Senior Sub Registrar, Shivajinagara (Mahadevapura), Bangalore, for the purpose of the development of the proposed residential apartment complex on said land and General Power of Attorney in favour of M/s BRR Hallmark Developers LLP, through registered document No. MDP-4-00344/2018-19, stored in CD No.MDP255, dated 07.12.2018, In the office of the Senior Sub Registrar, Shivajinagara (Mahadevapura), Bangalore.

Smt.K.K. Sunitha and others have obtained Khata Extract and Khata Certificate in favour of them, issued by Bruhat Bangalore Mahanagara Palike, and assigned New No.99/1/2, in respect of the Subject Property.

Smt.K.K. Sunitha and others have paid Improvement Charges, receipt dated 25.01.2023, for Rs.15,15,123 and towards Interest on Improvement Charges paid receipt dated 17.07.2023, for Rs.19,12,123/- both issued by Bruhat Bangalore Mahanagara Palike, in respect of the Subject Property.

Tax paid Receipts for the period from 2008-09 to 2023-24, in respect of land bearing Sy.No.1/2, situated at Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk and paid up to date taxes to the authority.

Further the said M/s BRR HALLMARK DEVELOPERS LLP, represented by one of its Designated Partners Mr. B. Ramesh Reddy has obtained NOC from BESCOM, BWSSB, KSPCB, IAF, HAL, BIAL, KSFES and Railway NOC, in regard to construction of multi-storied residential apartment over the Subject Property.

M/s BRR HALLMARK DEVELOPERS LLP, represented by one of its Designated Partners Mr. B. Ramesh Reddy, has obtained plan sanction from the Bruhat Bangalore Mahanagara Palike vide BBMP / Addl. Dir / JDNORTH /0012/2023-24, dated.14.11.2024, for the construction of multi-storied residential building over the Subject Property.

ENCUMBRANCES

There are no encumbrances or minor claims over the Subject Property for the period from 01.06.1989 to 31.12.2024. It is advisable to get Nil Encumbrance Certificate from 14.03.2022 to till date, in respect of Subject Property.

The Supplementary Agreement dated 04.01.2025, entered between Smt. K.K. Sunitha, Sri. Kiran Raj, Sri. Arun Raj and Sri.Namratha Raj and M/s BRR Hallmark Developers LLP, confirms the number of flats that are been allocated, that are to be constructed on the Schedule Property the converted land bearing Sy.No.1/2, measuring 1 Acres and 20 Guntas (duly vide converted Official Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2 situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban.

The recitals of the Supplementary Agreement evidences that the Super built Up Area of the Project as per the plan proposed to be built in terms of the Joint Development Agreement as the approved plan is **1,45,160 Sq. Ft.** (One Lakh Forty-Five Thousand One Hundred and Sixty Square Feet Only).

The land owners are entitled to 25.98% Sq. Feet of the Super Built up Area and the Developers are entitled to 74.02% Sq. Feet of the Super built up area. As per the Sanction Plan it is seen that 104 Flats are to be constructed and as per the said Supplementary Document the **Landowners share 29 Flats** (39,115 Sq. Ft) and the **Developers share 75 Flats** (1,06,045 Sq. Ft) to be constructed on the Schedule Property.

SCHEDULE -A

Flats allotted to the **SHARE OF THE OWNERS** in the Multistoried Residential complex proposed to be constructed on all that piece and parcel of the immovable property Sy.No.1/2, measuring 1 Acres and 20 Guntas (duly vide converted Official Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2, Situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban.

Sl no	Flat no	Floor	BHK	Facing	Salable Area in Sq. Ft
001	009	Ground floor	2-BHK	WEST	1259
002	010	Ground floor	3-BHK	EAST	1426
003	011	Ground floor	2-BHK	EAST	1257
004	013	Ground floor	2-BHK	WEST	1259
005	109	First floor	2-BHK	WEST	1259
006	110	First floor	3-BHK	EAST	1426
007	207	Second floor	3-BHK	EAST	1465
008	210	Second floor	3-BHK	EAST	1426

\$

009	211	Second floor	2-BHK	EAST	1257
010	213	Second floor	2-BHK	WEST	1259
011	214	Second floor	2-BHK	EAST	1247
012	216	Second floor	3-BHK	NORTH	1749
013	301	Third floor	3-BHK	WEST	1669
014	303	Third floor	2-BHK	EAST	1257
015	305	Third floor	2-BHK	WEST	1259
016	306	Third floor	2-BHK	EAST	1247
017	313	Third floor	2-BHK	WEST	1259
018	317	Third floor	3-BHK	NORTH	1786
019	403	Fourth Floor	2-BHK	EAST	1257
020	405	Fourth Floor	2-BHK	WEST	1259
021	406	Fourth Floor	2-BHK	EAST	1247
022	410	Fourth Floor	3-BHK	EAST	1426
023	502	Fifth Floor	3-BHK	EAST	1634
024	505	Fifth Floor	2-BHK	WEST	1259
025	511	Fifth Floor	2-BHK	EAST	1257
026	514	Fifth Floor	2-BHK	EAST	1247
027	609	Sixth Floor	2-BHK	WEST	1259
028	611	Sixth Floor	2-BHK	EAST	1257
029	614	Sixth Floor	2-BHK	EAST	1247
				Total Sq. Ft	39,115

88

SCHEDULE -B

Flats allotted to the **SHARE OF THE DEVELOPERS** in the Multistoried Residential complex proposed to be constructed on all that piece and parcel of the immovable property Sy.No.1/2, measuring 1 Acres and 20 Guntas (duly vide converted Official Memorandum No.BDS.ALN.SR.194/2002-03, dated.13.01.2003, issued by the Deputy Commissioner, Bangalore District, Bangalore), BBMP Khata bearing No.99/1/2, Situated at Thanisandra Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore urban.

SI No	Flat no	Floor	BHK	Facing	Salable Area in Sq. Ft
001	006	Ground floor	2-BHK	EAST	1247
002	007	Ground floor	3-BHK	EAST	1465
003	014	Ground floor	2-BHK	EAST	1247
004	015	Ground floor	3-BHK	WEST	1492
005	016	Ground floor	3-BHK	NORTH	1651
006	017	Ground floor	3-BHK	NORTH	1610
007	107	First floor	3-BHK	EAST	1465
008	108	First floor	2-BHK	WEST	1230
009	111	First floor	2-BHK	EAST	1257
010	112	First floor	2-BHK	WEST	1230
011	113	First floor	2-BHK	WEST	1259
012	114	First floor	2-BHK	EAST	1247
013	115	First floor	3-BHK	WEST	1492
014	116	First floor	3-BHK	NORTH	1651
015	117	First floor	3-BHK	NORTH	1610
016	201	Second floor	3-BHK	WEST	1669

\$

017	202	Second floor	3-BHK	EAST	1634
018	203	Second floor	2-BHK	EAST	1257
019	206	Second floor	2-BHK	EAST	1247
020	208	Second floor	2-BHK	WEST	1230
021	209	Second floor	2-BHK	WEST	1259
022	212	Second floor	2-BHK	WEST	1230
023	215	Second floor	3-BHK	WEST	1518
024	217	Second floor	3-BHK	NORTH	1786
025	302	Third floor	3-BHK	EAST	1634
026	304	Third floor	2-BHK	WEST	1230
027	307	Third floor	3-BHK	EAST	1465
028	308	Third floor	2-BHK	WEST	1230
029	309	Third floor	2-BHK	WEST	1259
030	310	Third floor	3-BHK	EAST	1426
031	311	Third floor	2-BHK	EAST	1257
032	312	Third floor	2-BHK	WEST	1230
033	314	Third floor	2-BHK	EAST	1247
034	315	Third floor	3-BHK	WEST	1518
035	316	Third floor	3-BHK	NORTH	1749
036	401	Fourth Floor	3-BHK	WEST	1669
037	402	Fourth Floor	3-BHK	EAST	1634
038	404	Fourth Floor	2-BHK	WEST	1230
039	407	Fourth Floor	3-BHK	EAST	1465

Handwritten signature

040	408	Fourth Floor	2-BHK	WEST	1230
041	409	Fourth Floor	2-BHK	WEST	1259
042	411	Fourth Floor	2-BHK	EAST	1257
043	412	Fourth Floor	2-BHK	WEST	1230
044	413	Fourth Floor	2-BHK	WEST	1259
045	414	Fourth Floor	2-BHK	EAST	1247
046	415	Fourth Floor	3-BHK	WEST	1518
047	416	Fourth Floor	3-BHK	NORTH	1749
048	417	Fourth Floor	3-BHK	NORTH	1786
049	501	Fifth Floor	3-BHK	WEST	1669
050	503	Fifth Floor	2-BHK	EAST	1257
051	504	Fifth Floor	2-BHK	WEST	1230
052	506	Fifth Floor	2-BHK	EAST	1247
053	507	Fifth Floor	3-BHK	EAST	1465
054	508	Fifth Floor	2-BHK	WEST	1230
055	509	Fifth Floor	2-BHK	WEST	1259
056	510	Fifth Floor	3-BHK	EAST	1426
057	512	Fifth Floor	2-BHK	WEST	1230
058	513	Fifth Floor	2-BHK	WEST	1259
059	515	Fifth Floor	3-BHK	WEST	1518
060	516	Fifth Floor	3-BHK	NORTH	1749
061	517	Fifth Floor	3-BHK	NORTH	1786
062	601	Sixth Floor	3-BHK	WEST	1669

063	602	Sixth Floor	3-BHK	EAST	1634
064	603	Sixth Floor	2-BHK	EAST	1257
065	604	Sixth Floor	2-BHK	WEST	1230
066	605	Sixth Floor	2-BHK	WEST	1259
067	606	Sixth Floor	2-BHK	EAST	1247
068	607	Sixth Floor	3-BHK	EAST	1465
069	608	Sixth Floor	2-BHK	WEST	1230
070	610	Sixth Floor	3-BHK	EAST	1426
071	612	Sixth Floor	2-BHK	WEST	1230
072	613	Sixth Floor	2-BHK	WEST	1259
073	615	Sixth Floor	3-BHK	WEST	1518
074	616	Sixth Floor	3-BHK	NORTH	1749
075	617	Sixth Floor	3-BHK	NORTH	1786
				Total Sq. Ft	1,06,045

Housley.com

Handwritten signature: *SA*

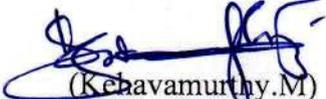
CERTIFICATE

I, hereby certify that Smt. K. K. Sunitha and others are the owners of the Subject Property and its title is good and marketable and the said owners have executed joint development agreement and registered general power of attorney in favour of M/s BRR HALLMARK DEVELOPERS LLP, represented by one of its designated partners Mr. B. Ramesh Reddy son of Late B.S. Narasimha Reddy, who is the Developer / Promoter of the Project name and style of the **“BRR North Excellency – Phase I”** and the owners and developer have entered into sharing agreement on 04.01.2025. And the owners and developer / promoter shall convey their respective units / flats which falling under sharing agreement dated 04.01.2025.

Prospective purchaser/ s will derive valid title on purchase of the units/flats constructed on the Subject Property and there are no claims of minor or other person/s.

Further, I relied upon the various oral representations made to me by the representatives of the land owners which is the subject matter of this opinion. Other than as specifically mentioned, I have not independently validated the information provided to me with records of the revenue authorities/competent authority or with any external sources.

Place: Bangalore
Date: 07.01.2025


(K. Chavamurthy.M)
Advocate