

SURENDRANATH BENARJY
B.Com., BL.,
ADVOCATE

To,

M/s VAISHNO VENTURES,
Gunjur Village, Varthur Hobli,
Bangalore East Taluk, Bangalore.

Dear Sir,

Sub: Scrutiny and preliminary title report with respect to Converted land bearing Sy no: 139 New Sy.No.139/2 measuring 1 Acre 18 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

DESCRIPTION OF PROPERTY

All that piece and parcel of the Converted land bearing Old Sy. No. 139, New Sy.No.139/2 measuring 1 Acre 18 Guntas (converted from agricultural to residential purpose vide Official Memorandum dated 23-06-2015 bearing No. ALN (EVH)SR/ 409/2014-15 issued by the office of the Deputy Commissioner, Bangalore Dist., Bangalore) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on the:

East by : Land bearing Sy No.139/1 and Gunjur Balagere Road,
West by : Land bearing sy no: 128,
North by : Land bearing sy no: 128 and Sy. no:138,
South by : Road.

PHOTO COPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY

1. Village Map of Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
2. Tippani, Hissa Survey Tippani, and.Akarbandhu for Sy NO. 139 and Akarbhandu for Sy No. 139/2 measuring 1.18G situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
3. Mysore Revision Settlement Register in respect of land bearing Sy No.139 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

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4. Endorsement bearing No. RKCR/2790/2022-23 Dated 14-09-2022 issued by Tahasildar office, K.R.Puram, Bangalore East Taluk, Bangalore stating that Index of lands and Record of Rights and Preliminary records in respect of land bearing 139/2 is not available. Hence could not issue the same.
5. Endorsement bearing No. RKCR/1350/2022-23 Dated 27-06-2022 issued by Tahasildar office, K.R.Puram Bangalore East Taluk, Bangalore stating that RTC for the period 1977 to 1982, and RR No.1999 and 3907, in respect of land bearing 139 is destroyed. Hence could not issue the same.
6. Records of Rights and Tenancy crops register Extract for the period 1967-68 to 1971-72 issued by the Tahasildar Office, K.R.Puram Bangalore for land bearing Sy. No. 139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
7. Records of Rights and Tenancy crop register Extract for the period 1972-73 to 1976-77 issued by Tahasildar office, K.R.Puram, Bangalore for land bearing Sy No. 139 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
8. Records of Rights and Tenancy crops Register Extract for the period 1982-83 to 1987-88 issued by the Tahasildar Office, K.R.Puram Bangalore for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
9. Records of Rights and Tenancy crops Register Extract for the period 1988-89 to 1992-93 issued by the Tahasildar Office, K.R.Puram Bangalore for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
10. Records of Rights and Tenancy crops Register Extract for the period 1993-94 to 1997-98 issued by the Tahasildar Office, K.R.Puram Bangalore for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
11. Records of Rights and Tenancy crops Register Extract for the period 1998-99 to 2001-02 issued by the Tahasildar Office, K.R.Puram Bangalore for land bearing Sy. No. 139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

As per

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12. Computer Records of Rights and Tenancy crops Register Extract for the period 2001-02 to 2014-15 issued by the Tahasildar Office, K.R.Puram Bangalore for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
13. Mutation Register extract MR 9/86-87 for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
14. Mutation Register extract MR 6/92-93 for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
15. Mutation Register extract MR 11/2000-01 for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
16. Mutation Register extract MR H44/2014-15 for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
17. Mutation Register extract MR T6/2015-16 for land bearing Sy. No.139, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
18. Mutation Register extract MR T1/2021-22 for land bearing Sy. No.139/1&2, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
19. Sale Deed in respect of Land bearing Sy.No. 139 measuring 2 Acres 34 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Chikkanna in favour of G.Channappa registered as Document No. 2486/1945-46 Dated 24-11-1945 before the sub registrar, Bangalore.
20. Sale Deed in respect of Land bearing Sy.No. 139 measuring 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by G.Channappa in favour of C.Madanlal registered as Document No. 4257/1986-87 Dated 22-10-1986 before the sub registrar, Bangalore.
21. Absolute Sale Deed in respect of Land bearing Sy.No. 139 measuring 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Madanlal and others in favour of P.Ramaswamy registered as Document No. 750/1992-93 Dated 20-07-1992 before the sub registrar, Bangalore.

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22. Partition Deed executed between P.Ramaswamy, R.Muniraju and R.Srinivas registered as Document No.6160/1999-2000 dated 27-11-1999 before the sub registrar, Bangalore.
23. Agreement to Sale Deed in respect of Land bearing Sy.No. 139 measuring 1 Acres 18 Guntas out of 2Acres 39 Guntas ('B' Schedule) and 07 Guntas out of 2Acres 39 Guntas ('C' Schedule) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Mr.R.Muniraju, Mr. R. Srinivas and others in favour of G.N.Gajendra Kumar registered as Document No. 321/2014-15 Dated 24-04-2014 before the sub registrar, Bangalore.
24. Cancellation of Agreement of Sale in respect of Land bearing Sy.No. 139 measuring 1 Acres 18 Guntas out of 2Acres 39 Guntas ('B' Schedule) and 07 Guntas out of 2Acres 39 Guntas ('C' Schedule) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Mr.R.Muniraju, Mr.R.Srinivas and others in favour of G.N.Gajendra Kumar registered as Document No. 3186/2014-15 Dated 30-10-2014 before the sub registrar, Bangalore.
25. Cancellation of Partition Deed in respect of Land bearing Sy.No.139 measuring 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed between Mr.R.Muniraju and R.Srinivas registered as Document No. 3174/2014-15 Dated 30-10-2014 before the sub registrar, Bangalore.
26. Agreement to Sell in respect of Land bearing Sy.No. 139 measuring 1Acres 15 Guntas and 03 Guntas Totally 1Acre 18 Guntas out of 2 Acres 39 Guntas ('B' Schedule) and 06 Guntas out of 2 Acres 39 Guntas ('C' Schedule) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Mr.R.Muniraju, Mr. R. Srinivas and Smt. R.Chandramma in favour of G.N.Gajendra Kumar registered as Document No. 5547/2014-15 Dated 31-10-2014 before the sub registrar, Bangalore.
27. General Power of Attorney in respect of land bearing Sy.No. 139 measuring 1Acres 15 Guntas and 03 Guntas Totally 1Acre 18 Guntas out of 2 Acres 39 Guntas ('B' Schedule) and 06 Guntas out of 2 Acres 39 Guntas ('C' Schedule) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Mr.R.Muniraju, Mr. R. Srinivas and Smt. R.Chandramma in favour of G.N.Gajendra Kumar Registered as document No. 260/2014-15 dated 31-10-2014 before the Sub-Registrar, Bangalore.

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28. Absolute Sale Deed in respect of Land bearing Sy.No. 139 measuring 1Acre 18 Guntas of R. Muniraju Share and 06 Guntas of R.Srinivas totally measuring 1Acre 24 Guntas out of 2Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by R.Muniraju, R.Srinivas and Smt.R. Chandramma Representing G.N.Gajendra Kumar as GPA holder in favour of G.N.Gajendra Kumar registered as Document No. 4169/2017-18 Dated 23-11-2017 before the sub registrar, Bangalore.

29. Release Deed in respect of Land bearing Sy.No. 139 measuring 1 Acre 15 Guntas out of 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore executed by Mr.R.Muniraju and Smt. R.Chandramma in favour Mr. R. Srinivas and in registered as Document No. 5660/2020-21 Dated 02-09-2020 before the sub registrar, Bangalore.

30. Rectification Deed to (GPA) in respect of Land bearing Sy.No. 139 measuring 1Acres 15 Guntas and 03 Guntas Totally 1Acre 18 Guntas out of 2 Acres 39 Guntas ('B' Schedule) and 06 Guntas out of 2 Acres 39 Guntas ('C' Schedule) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore executed by Mr.R.Muniraju, Mr. R. Srinivas and Smt. R.Chandramma in favour of G.N.Gajendra Kumar registered as Document No. 22/2021-22 Dated 23-04-2021 before the sub registrar, Bangalore.

31. Confirmation Deed in respect of Land bearing Sy.No. 139 measuring 1Acre 18 Guntas of R. Muniraju Share and 06 Guntas of R.Srinivas totally measuring 1 Acre 24 Guntas out of 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by Mr. M.Darshan and others in favour of G.N.Gajendra Kumar registered as Document No. 470/2021-22 Dated 23-04-2021 before the sub registrar, Bangalore.

32. Absolute Sale Deed in respect of Land bearing Sy.No. 139 measuring 06 Guntas out of 1Acre 24 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. executed by G.N.Gajendra Kumar in favour of R.Srinivas registered as Document No. 471/2021-22 Dated 23-04-2021 before the sub registrar, Bangalore.

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33. Confirmation Deed in respect of Land bearing Sy.No. 139 measuring 1 Acre 18 Guntas and 06 Guntas out of 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore executed by 1) R.Muniraju 2) R.Srinivas and 3) Smt. R.Chandramma in favour of G.N.Gajendra Kumar registered as Document No. 11404/2022-23 Dated 09-03-2023 before the sub registrar, Bangalore.

34. Joint Development Agreement in respect of Land bearing Old Sy No. 139, New Sy No.139/2 measuring 1 Acre 18 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore executed by G.N.Gajendra Kumar in favour of M/s VAISHNO VENTURES registered as Document No. 9490/2023-24, Dated 27-09-2023 before the sub registrar, K.R.Puram Bangalore.

35. General Power of Attorney in respect of Land bearing Old Sy No. 139, New Sy No.139/2 measuring 1 Acre 18 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore executed by G.N.Gajendra Kumar in favour M/s VAISHNO VENTURES registered as Document No. 343/2023-24, Dated 27-09-2023 before the sub registrar, K.R.Puram Bangalore.

36. Case No. RRTC 382/14-15 Dt. 19-12-2014 for change of Column 3 and Column 9 of RTC in the name of Muniraju, Sy No. 139, measuring 1 Acre 18 Guntas, and R.Srinivas, Sy No. 139, measuring 1 Acre 21 Guntas issued by the Special Tahasildar Office, Bangalore East Taluk, Bangalore in respect of land bearing Sy No. 139 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore.

37. G-Tree of late P.Ramaswamy issued by VAO, Gotagere Circle, Uttarahalli, Bangalore.

38. Death Certificate of Ramakka W/o Late P.Ramaswamy issued by Chief Registrar of Births & Deaths.

39. Death Certificate of P.Ramaswamy issued by Chief Registrar of Births & Deaths.

40. Official Memorandum ALN/EVH/SR/409/2014-15 dated 23-06-2015 issued by the Deputy Commissioner Rural District converting the land bearing Sy No: 139 measuring 6 Guntas out of 1 Acre 21 Guntas and 1Acre 18 Guntas totally 1Acre 24 guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore. from agricultural to non-agricultural residential purpose.

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41. Endorsement issued by the Sub Registrar Office , Bangalore North Taluk, Bangalore No: LRF (BE)/CR/2004/14-15 dated 16-02-2015 that no application under the provisions of 79(a)(b) and 80d of KLR Act is filed and pending in respect of land bearing Sy No: 139 measuring 1 Acre 18 Guntas and 1Acre 21 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore

42. Endorsement issued by the Deputy Commissioner, Bangalore North Bangalore vide No: PTCL.(BE)CR/513/2014-15 dated 27-01-2015 stating that the provisions of PTCL Act are not applicable for the land bearing Sy No. 139 measuring 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore

43. Endorsement issued by the Tahsildar, Bangalore East Taluk, Bangalore No: RD0038113029736 dated 29-01-2015 stating that form 2,7,7,A in respect Sy. No. 139 measuring 2 Acres 39 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore were not filed by any persons and there were no Tenancy claims.

44. Receipt for payment of Improvement Charges of Rs.16,19,331,-

45. Khatha certificate and Extract fee and Khatha transfer Fees paid receipt Rs. 31,320/-

46. B.B.M.P. Katha Certificate Dated 17-01-2018 in the name of G.N.Gajendra Kumar Assigning Khata no: 1643 to the converted land bearing Sy.No. 139.

47. B.B.M.P. Assessment Register for the period 2017-18 in respect of converted land bearing Sy. No: 139, measuring 1 Acres 24 guntas in the name of G.N.Gajendra Kumar.

48. Tax Paid receipt for the period 2015-16 to 2017-18

49. Letter issued by Bruhat Bengaluru Mahanagara Palike No. PR/158/2020-21 Dated 07-08-2020 - Formation of Road from Gear School Road to Peripheral Ring Road via Gunjur Palya, Varthur as per RMP-2015 Width 45.0 mtrs Widening and issue of TDR Rights.

50. E.C for the period 01-07-1924 to 14-02-1957, in respect of land bearing Sy No.139.



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51. E.C for the period 15-02-1957 to 31-03-2004, in respect of land bearing Sy No. 139.
52. E.C for the period 01-04-2004 to 03-02-2015 in respect of land bearing Sy No.139.
53. E.C for the period 01-04-2014 to 07-02-2022 in respect of land bearing Sy No.139.
54. E.C for the period 01-04-2021 to 12-09-2022 in respect of land bearing Sy No.139.
55. E.C for the period 01-04-2004 to 12-09-2022 in respect of land bearing Sy No.139/2.

POSITION REGARDING TITLES

Originally land bearing sy no:139 totally measuring 2 Acre 39Guntas (including 5guntas kharab) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore belongs to G. Channappa who acquired the same under a sale deed registered as doc.no: 2486/1945-46 Dated 24-11-1945.

I have examined Sale Deed executed by Chikkanna in favour of G.Channappa in respect of land bearing Sy No.139 measuring 2Acres 34 guntas. It is also evident from the records that the Mysore settlement register reflects the name of G.Channappa S/o Mariyappa and RTC for the period 1968-69 reflects the name of G.Channappa as katedhar at column 9 of RTC. RTC for the period 1972-73 to 1976-77 also reflects the name of Chinnappa as Katedhar and Anubhavdhar in respect of land bearing Sy No.139 measuring 2Acres 39 guntas .

The above said owner G.Channappa_ sold land bearing sy no:139 totally measuring 2 Acre 39Guntas (including 5guntas kharab) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore to C.Madan Lal under a sale deed registered as doc.no: 4257/1986-87 Dated 22-10-1986. I have examined sale deed executed by G.Channappa in favour of C.Madan lal which clearly shows that land conveyed under the said sale deed is measuring 2 Acres 39 guntas including phoot kharab of 5 guntas. Hence, it is clear from the documents that the total land in Sy No. 139 is 2Acres 39 guntas and the said SyNo.139 measuring 2 Acres 39 guntas includes 5 guntas of phoot kharab which is cultivable land. It is observed during my scrutiny that the land was

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mutated in the name of C.Madanlal vide RR 3907 and his name appears at column 9 and 12(2) of RTC for the period 1988-89 to 1992-93.

C.Madan Lal and his family members sold land bearing Sy No:139 totally measuring 2 Acre 39Guntas (including 5guntas kharab) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore to P.Ramaswamy under a sale deed registered as doc.no: 750/1992-93 Dated 20-07-1992. Mutation entries in respect of Land bearing Sy No.139 measuring 2 Acres 39 guntas passed in the name of P.Ramaswamy vide MR 6/92-93 and the said P.Ramaswamy was in possession and enjoyment of the said land as absolute owner. It is observed during my scrutiny that RTC for the period 1988-89 to 1992-93, 1993-94 to 1997-98 in respect of land bearing Sy No.139 measuring 2Acres 39 Guntas reflects the name of P.Ramaswamy as khatedhar and Anubhavdhar at column 9 and 12 (2) of RTC.

P.Ramaswamy and his children R.Muniraju and R.Srinivas partitioned land bearing SyNo.139 totally measuring 2Acres 39 guntas including 5 guntas kharab under a partition deed registered as document No.. 6160/99-2000 dated 27-11-1999 and under the said partition, land measuring 1Acre 18 guntas in Sy No.139 was allotted to the share of R.Muniraju under Schedule 'A' and land measuring 1Acre 17 guntas was allotted to the share of R.Srinivas under schedule 'B'.

I have examined RTC for the period 1998-99 to 1999-2000 and 2000-01 which reflects the name of R.Muniraju as Khatedhar and Anubhavdhar of land measuring 1 acre 15 guntas and R.Srinivas as Khatedhar and Anubhavdhar in respect of land measuring 1Acre 19 guntas and their names appear at column 9 and 12 of RTC. It is observed that as per the partition deed registered as document No. 6160/99-2000 dated 27-11-1999 Mutation entries were passed in their respective names vide MR 11/2000 -2001.

The above said Munraju.R. and R.Srinvas along with daughter of P.Ramaswamy Smt. R.Chandramma entered into an agreement to sell registered as document No. 321/2014-15 dated 24-4-2014 with G.N.Gajendra Kumar to sell land measuring 1Acre 18Guntas belongs to R.Muniraju and land measuring 7 guntas belongs to R.Srinivas. Subsequently on 30-10-2014 the above said agreement to sell was cancelled under a cancellation deed registered as document No. 3186/2014-15 dt. 30-12-2014.

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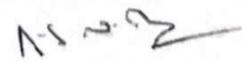
R.Muniraju and R.Srinivas cancelled the Partition deed Document No. 6160/1999-2000 dated 27-11-1999 on 30-10-2014 vide Document No. 3174/2014-15 and thus the property bearing Sy No.139 totally measuring 2 Acre 39 Guntas became joint family properties on 31-10-2014. R.Muniraju,

R.Srinivas and R.Chandramma entered into an agreement to sell on 31-10-2014 registered as document No. 5547/2014-15 with G.N.Gajendra Kumar. The above said owners also executed General power of attorney Document No. 260/2014-15 Dated 31-10-2014 in favour of G.N.Gajendra Kumar in respect of land measuring 1Acre 15 guntas in R. Muniraju share and 3 guntas in R.Srinivas share totally measuring 1Acre 18 guntas in Schedule 'B' Property and another portion of 6 guntas in Schedule 'C' property Srinivas share Subsequently the said GPA was rectified under a rectification deed registered as document No.22/21-22 dated 23-04-2021. I have examined the above said Rectification Deed under which the Typographical error which was G.N.Kiran was rectified as G.N. Gajendrakumar.

I have examined Computerized RTC for the period 2001-02 to 2013-14 which reflects the names of R. Muniraju and R.Srinivas as Khtedhar and Anubhavdhar and subsequently after the cancellation of partition deed mutation entries were passed Vide MR H 44/2014-15 under which extent of land was rectified as per the orders of Tahasildar RRTCR 382/14-15 and R.Muniraju was allotted 1Acre 18 guntas and R.Srinivas was allotted 1Acre 21 guntas.

It is pertinent to note that R.Muniraju and R.Srinivas applied for conversion of land measuring 1Acre 24 guntas. It was clearly mentioned in the said conversion order that the land measuring 6 guntas out of 1-21 guntas belongs to R.Srinivas was converted and the entire land measuring 1Acre 18 guntas belongs to R.Muniraju was converted from agricultural to non agricultural residential purpose that the land which was conveyed under sale deed was identified.

It is evident from the records that the above said owner R.Muniraju, R.Srinivas and Smt. R.Chandramma represented by their GPA holder G.N.Gajendra Kumar executed Sale deed Document No.4169/2017-18 dated 23-11-2017 in favour of G.N. Gajendra Kumar in respect of land bearing Sy No.139 measuring 1Acre 18 Guntas of R.Muniraju share and 6 guntas of R.Srinivas Share situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore



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It is observed that R.Muniraju and Smt.R.Chandramma executed Release Deed in respect of land measuring 1 Acre 15 guntas in sy No.139 in favour of R.Srinivas under a release Deed Document No. 5660/2020-21 dated 02-09-2020.

Subsequent to the execution of Sale Deed Document No.4169/2017-18 dated 23-11-2017 a Confirmation deed registered as Document No. 470/2021-22 Dated 23-04-2021 was executed by Mr.M.Darshan, Smt. M.Nirmala children of R.Muniraju and S.Ganesh and S.Suresh sons of R.Srinivas being minor represented by his father R. Srinivas and R. Chandramma and her Son J.Lokesh Kumar, and her daughter J.Kusuma confirming the sale deed registered as document No. 4169/2017-18 dated 23-11-2017 It was observed during my scrutiny that in the above confirmation deed the property conveyed under sale deed was again identified as 1Acre 18 guntas undeveloped land belongs to R.Muniraju share and 6 guntas belongs to R.Srinivas share totally measuring 1 Acre 24 guntas out of 2Acres 39 guntas in SyNo. 139.

Gajendra Kumar sold 6 guntas of land which he purchased from R.Srinivas to the said R.Srinivas under a sale deed registered as document No. 471/2021-22 dated 23-04-2021. Thus G.N.Gajendra Kumar acquired good and marketable titles in respect of land bearing Sy No.139/2 measuring 1Acre 18 guntas and is in possession and enjoyment of said property as absolute owner.

It is evident from the Records that 1) R.Muniraju 2) R.Srinivas and 3) Smt. R.Chandramma executed Confirmation Deed registered as Document No. 11404/2022-23 Dated 09-03-2023 in favour of G.N.Gajendra Kumar confirming his titles in respect of Land bearing Sy.No. 139 measuring 1 Acre 18 Guntas

Mr. G.N.Gajendra Kumar entered into Joint Development Agreement registered as Document No. 9490/2023-24, Dated 27-09-2023 before the sub registrar, K.R.Puram Bangalore in respect of Land bearing Old Sy No. 139, New Sy No.139/2 measuring 1 Acre 18 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore with M/s VAISHNO VENTURES to develop the said land by constructing apartment building and also executed a General Power of Attorney in favour M/s VAISHNO VENTURES registered as Document No. 343/2023-24, Dated 27-09-2023 before the sub registrar, K.R.Puram Bangalore authorizing the developer to sell developers share of super built up area along with undivided interest in the land.

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Thus, M/s VAISHNO VENTURES acquired rights to Develop Land bearing Old Sy No. 139, New Sy No.139/2 measuring 1 Acre 18 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and to sell their share of Super built up area along with undivided interest in the land.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of **Converted land bearing Sy No: 139 New Sy No: 139/2 measuring 1 Acre 18 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk,** Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office / Authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

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I advise **M/s VAISHNO VENTURES**, to obtain E.C. for the remaining period reflecting all entries and also advise them to obtain the other documents and clarifications in respect of the subject property as per the separate list provided to them.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that Mr.G.N.Gajendra Kumar acquired good and marketable titles in respect of Converted land bearing Sy No: 139 New Sy No: 139/2 measuring 1 Acre 18 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore and M/s VAISHNO VENTURES, entered into Joint Development Agreement registered as Document No. 9490/2023-24, Dated 27-09-2023 with Owners and Owner Mr.G.N.Gajendra Kumar executed General Power of Attorney registered as Document No. 343/2023-24, Dated 27-09-2023 in respect of Converted land bearing Sy No: 139 New Sy No: 139/2 measuring 1 Acre 18 guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Thus M/s VAISHNO VENTURES, acquired rights to develop the said property and to sell developers share of super built up area along with undivided interest in the land



(R.S.N. BENARJY)

Place : BANGALORE
DATE : 23-12-2023