



Date:01st April, 2023

To,

M/s. SREE BUILDERS AND DEVELOPERS,

LEGAL SCRUTINY REPORT

This Legal Opinion is given to **M/s. SREE BUILDERS AND DEVELOPERS,** based on the photocopies of title documents and information provided by him.



RE: **ITEM No.I** "All that piece and parcel of residentially Converted Land bearing **Sy.No.39/8**, {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN[V-2P] SR/45/17-18, Dated:07/04/2018, issued by the Deputy Commissioner, Bangalore Rural, situated at Panathur Village, Varthur Hobli, Bangalore EastTaluk, having totally measuring about **1 Acres 06 Guntas**

RE: **ITEM No.II** "All that piece and parcel of residentially Converted Land bearing **Sy.No.39/12(Old Sy.No.39/8)**{converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN[V-2P] SR/45/17-18, Dated:07/04/2018, issued by the Deputy Commissioner, Bangalore Rural, situated at Panathur Village, Varthur Hobli, Bangalore EastTaluk, having totally measuring about **05 Guntas**

RE: **ITEM No.III** "All that piece and parcel of residentially Converted Land bearing **Sy.No.39/13(Old Sy.No.39/8)**, {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN[V-2P] SR/45/17-18, Dated:07/04/2018, issued by the Deputy Commissioner, Bangalore Rural, situated at Panathur Village, Varthur Hobli, Bangalore EastTaluk, having totally measuring about **05 Guntas**.

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RE: ITEM No.IV "All that piece and parcel of residentially Converted Land bearing **Sy.No.39/9** {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN[V-2P] SR/45/17-18, Dated:07/04/2018, issued by the Deputy Commissioner, Bangalore Rural, situated at Panathur Village, Varthur Hobli, Bangalore EastTaluk, having totally measuring about 1 Acres 12 Guntas

RE: ITEM No.V "All that piece and parcel of residentially Converted Land bearing **Sy.No.39/10A(Old Sy.No.39/10)**, {converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN[V-2P] SR/45/17-18, Dated:07/04/2018, issued by the Deputy Commissioner, Bangalore Rural, situated at Panathur Village, Varthur Hobli, Bangalore EastTaluk, having totally measuring about 1 Acres 03¼ Guntas

I LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		RTC's from 1967 to 1972 and from 1982 to 1997 and from 2009 to 2017 in respect of Sy.No.39/8(Old Sy No.39) , situated at Panathur Village and from 2014 to 2017 in respect of Sy.No.39/12 (Old Sy No.39, later Sy No.39/8) , situated at Panathur Village and from 2014 to 2016 and from 2018 to 2018 in respect of Sy.No.39/13 (Old Sy No.39, later Sy No.39/8) , situated at Panathur Village.	Copy
02.		Genealogical Tree of Sri.P.A.Venkataswami Reddy S/o Sri Abbaiah Reddy.	Copy



03.	27/11/2019	General Power of Attorney executed by Sri.Chandan.V S/o Sri.P.A.Venkataswami Reddy, P.A.Ravindra S/o Sri.Abbaiah Reddy, Smt.P.A.Sugunamma D/o Sri.Abbaiah Reddy and Smt.P.A.Vimala D/o Sri.Abbaiah Reddy in favour of Sri.P.A.Venkataswami Reddy, vide Registered as Document No.210/2019-20, in Book-IV, registered before the Office of the Sub-Registrar, Shivajinagar, Bangalore in respect of Sy.No.39/8(Old Sy No.39), measuring about 1 Acre. 06 Guntas, Sy.No.39/9(Old Sy No.39/8), measuring about 1 Acre 12 Guntas, in respect of Sy.No.39/12(Old Sy No.39/8), measuring about 05 Guntas, in respect of Sy.No.39/13(Old Sy No.39), measuring about 05 Guntas, situated at Panathur Village.	Copy
04.		Mutation Register Extract bearing No.H6/2013-14, in respect of Sy.No.39/10A, 1 Acre 3.12 Guntas, Sy.No.39/8(Old Sy No.39), measuring about 1 Acre 06 Guntas, Sy.No.39/9(Old Sy No.39/8), measuring about 1 Acre 12 Guntas.	Copy
05.	11/11/2013	Registered partition deed executed among P.C.Abbaiah Reddy S/o Late.sri.Chinnappa @ Chinnappa Reddy and others, vide Document bearing No.10502/2013-14, in Book-I in respect of Sy.No.39/8 (Old Sy No.39), situated at Panathur Village	Copy
06.	07/04/2018	Conversion Certificate bearing No.ALN [V-2]P SR/45/2017-18, issued by the Deputy Commissioner Bangalore Dist., Bangalore, an extent of 01 Acre 06 Guntas, in Sy No.39/8, is	Copy



		converted for residential purpose in the name of Sri.P.A.Venkataswami Reddy S/o Sri.Abbaiah Reddy and P.A.Ravindra S/o Sri.Abbaiah Reddy others.	
07.	22/11/2019	Joint Development Agreement executed by Sri.P.A.Venkataswami Reddy S/o Sri.Abbaiah Reddy and P.A.Ravindra S/o Sri.Abbaiah Reddy others and their Family Members in favour of M/s.SREE BUILDERS AND DEVELOPERS , Represented by its Managing Director, Mr.B.Narasimha Reddy S/o Sri.B.Shiva Reddy, vide Registered as Document No.14307/2019-20, in Book-I, registered before the Office of the Sub-Registrar Banasavadi, Bangalore in respect of Sy.No.39/8 (Old Sy No.39), measuring about 1 Acre 06 Guntas, situated at Panathur Village	Copy
08.	25/11/2019	Registered Release Deed executed by Sri.P.S.Mahesh S/o Sri.P.Srinivasa Murthy and Sri.P.S.Manoj S/o Sri.P.Srinivasa Murthy in Favour of Smt.P.A.Vimala D/o Sri.Abbaiah vide Document bearing No.5158/2019-20 in respect of Sy.No.39/13(Old Sy No.39), measuring about 05 Guntas, situated at Panathur Village.	Copy
09.	25/11/2019	Registered Release Deed executed by Sri.R.Rahul Gopal S/o Dr.Late.Gopal and Sri.R.Madan Gopal S/o Dr.Late.Gopal in Favour of Smt.P.A.Sugunamma D/o Sri.Abbaiah vide Document bearing	Copy



		No.5159/2019-20 in respect of Sy.No.39/12(Old Sy No.39), measuring about 05 Guntas, situated at Panathur Village.	
09.		Encumbrance Certificate From 15/02/1957 to 31/03/2004 and from 01/04/2004 to 20/06/2019 and from 10/12/2018 to 20/06/2019, in respect of Sy.No.39/8,12,13(Old Sy No.39/8), situated at Panathur Village.	Copy
10.		Encumbrance Certificate From 15/02/1957 to 31/03/2004 and from 01/04/2004 to 20/06/2019 and from 10/12/2018 to 20/06/2019, in respect of Sy.No.39/8,12,13(Old Sy No.39/8), situated at Panathur Village.	Copy

II LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		RTC's from 1967 to 1972 and from 1982 to 2002 and from 2012 to 2013 and from 2015 to 2017 in respect of Sy.No.39/9(Old Sy No.39), measuring about 1 Acre 12 Guntas, situated at Panathur Village.	Copy
02.		Genealogical Tree of Sri.P.A.Venkataswami Reddy S/o Sri Abbaiah Reddy.	Copy
03.	11/11/2013	Registered partition deed executed among	Copy



		P.C.Abbaiiah Reddy S/o Late.sri.Chinnappa @ Chinnappa Reddy and others, vide Document bearing No.10502/2013-14, in Book-I in respect of Sy.No.39/8 (Old Sy No.39), situated at Panathur Village	
04.		Mutation Register Extract bearing No.H6/2013-14, in respect of Sy.No.39/9(Old Sy No.39), measuring about 1 Acre 12 Guntas, situated at Panathur Village.	Copy
05.	07/04/2018	Conversion Certificate bearing No.ALN [V-2]P SR/45/2017-18, issued by the Deputy Commissioner Bangalore Dist., Bangalore, in respect of Sy.No.39/9(Old Sy No.39), measuring about 1 Acre 12 Guntas, situated at Panathur Village, is converted for residential purpose in the name of Sri.P.A.Venkataswami Reddy S/o Sri.Abbaiiah Reddy and P.A.Ravindra S/o Sri.Abbaiiah Reddy others.	Copy
06.	22/11/2019	Joint Development Agreement executed by Sri.P.A.Venkataswami Reddy S/o Sri.Abbaiiah Reddy and P.A.Ravindra S/o Sri.Abbaiiah Reddy others and their Family Members in favour of M/s.SREE BUILDERS AND DEVELOPERS , Represented by its Managing Director, Mr.B.Narasimha Reddy S/o Sri.B.Shiva Reddy, vide Registered as Document No.14307/2019-20, in Book-I, registered before the Office of the Sub-Registrar Banasavadi, Bangalore in respect of Sy.No.39/9(Old Sy No.39), measuring about 1 Acre 12 Guntas, situated at Panathur Village,	Copy

V. B.



07.	25/11/2019	Registered Release Deed executed by Sri.P.S.Mahesh S/o Sri.P.Srinivasa Murthy and Sri.P.S.Manoj S/o Sri.P.Srinivasa Murthy in Favour of Smt.P.A.Vimala D/o Sri.Abbaiiah vide Document bearing No.5158/2019-20 in respect of Sy.No.39/9(Old Sy No.39), measuring about 1 Acre 12 Guntas, situated at Panathur Village.	Copy
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09.	27/11/2019	General Power of Attorney executed by Sri.Chandan.V S/o Sri.P.A.Venkataswami Reddy, P.A.Ravindra S/o Sri.Abbaiiah Reddy, Smt.P.A.Sugunamma D/o Sri.Abbaiiah Reddy and Smt.P.A.Vimala D/o Sri.Abbaiiah Reddy in favour of Sri.P.A.Venkataswami Reddy, vide Registered as Document No.210/2019-20, in Book-IV, registered before the Office of the Sub-Registrar, Shivajinagar, Bangalore in respect of Sy.No.39/8(Old Sy No.39), measuring about 1 Acre 06 Guntas, Sy.No.39/9(Old Sy No.39/8), measuring about 1 Acre 12 Guntas, in respect of Sy.No.39/12(Old Sy No.39/8), measuring about 05 Guntas, in respect of Sy.No.39/13(Old Sy No.39), measuring about 05 Guntas, in respect	Copy



		of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas situated at Panathur Village.	
10.		Encumbrance Certificate From 15/02/1957 to 31/03/2004 in respect of Sy.No.39/9(Old Sy No.39), measuring about 1 Acre 12 Guntas, situated at Panathur Village.	Copy

III LIST OF DOCUMENTS SCRUTINISED (SY NO.39/10A)

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		RTC's from 1969 to 1972 and from 1982 to 2018 in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village.	Copy
02.		Genealogical Tree of Sri.P.A.Venkataswami Reddy S/o Sri Abbaiah Reddy.	Copy
03.	11/11/2013	Registered partition deed executed among P.C.Abbaiah Reddy S/o Late.sri.Chinnappa @ Chinnappa Reddy and others, vide Document bearing No.10502/2013-14, in Book-I in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village.	Copy



04.		Mutation Register Extract bearing No.H6/2013-14, in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village.	Copy
05.	07/04/2018	Conversion Certificate bearing No.ALN [V-2]P SR/45/2017-18, issued by the Deputy Commissioner Bangalore Dist., Bangalore, in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village, is converted for residential purpose in the name of Sri.P.A.Venkataswami Reddy S/o Sri.Abbaiah Reddy and P.A.Ravindra S/o Sri.Abbaiah Reddy others.	Copy
06.	22/11/2019	Joint Development Agreement executed by Sri.P.A.Venkataswami Reddy S/o Sri.Abbaiah Reddy and P.A.Ravindra S/o Sri.Abbaiah Reddy others and their Family Members in favour of M/s.SREE BUILDERS AND DEVELOPERS , Represented by its Managing Director, Mr.B.Narasimha Reddy S/o Sri.B.Shiva Reddy, vide Registered as Document No.14307/2019-20, in Book-I, registered before the Office of the Sub-Registrar Banasavadi, Bangalore in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village.	Copy
07.	25/11/2019	Registered Release Deed executed by Sri.P.S.Mahesh S/o Sri.P.Srinivasa Murthy and Sri.P.S.Manoj S/o Sri.P.Srinivasa Murthy in	Copy



		Favour of Smt.P.A.Vimala D/o Sri.Abbaiah vide Document bearing No.5158/2019-20 in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village.	
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10.		Encumbrance Certificate From 15/02/1957 to 31/03/2004 in respect of Sy.No.39/10A(Old Sy No.39), measuring about 1 Acre 3.12 Guntas, situated at Panathur Village.	Copy
11.		48(A) endorsement issued by the Tahsildar, Bangalore East Taluk in respect of Sy.No.39/12 and 39/13 of Panathur Village.	Copy

IV. CERTIFICATE

From the foregoing, and subject to the observations made above, I certify that **M/s. SREE BUILDERS AND DEVELOPERS, Represented by its Managing Partner Mr.B.NARASIMHA REDDY**, would derive right to sell the Property described at Para – II, alongwith proportionate built up area by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said **M/s. SREE BUILDERS AND DEVELOPERS, Represented by its Managing Partner Mr.B.NARASIMHA REDDY**, would derive valid title to the flats in the proposed multistoried building known as "**SREE URBAN ORCHIDS PHASE - II**", to be constructed over the Property at para – I to III.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-I to III Upto 31/03/2023.

**SNR ASSOCIATES
ADVOCATE.**