



Bangalore
Dated:06.09.2024

LEGAL SCRUTINY REPORT

M/s.NVT Quality Lifestyle Homes LLP, represented by its Partner Mr.Vivek Garg, has sought for legal opinion in respect of portion in Survey Number 6/3 measuring 2 Acres 9.8 Guntas out of 3 Acre 35 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, which Property is more fully described in the Schedule hereunder and hereinafter referred to as the **SUBJECT PROPERTY** for brevity. In this regard we are furnished with the photocopies of the below mentioned documents for scrutiny and opinion thereof.

LIST OF DOCUMENTS SCRUTINISED:

1. Village Map of Pattandur Agrahara, Krishnarajapura Hobli, Bangalore South Taluk.
2. Sale Deed dated 25.01.1949 executed by Major Henry James Archer and his wife Mrs.Gladys Ailean Archer in favour of Mr.George Coehlo and his wife Mrs.Flossie Coehlo wife of Dr.George Coehlo registered as document No.4136/1948-49, at pages 22-25, Volume 1038 of Book-I, in the Office of Sub-Registrar Bangalore Taluk, in respect of Plot Nos.14, 20, 9 and 24 forming part of Survey Numbers 1 and 2 of Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk,
3. Deed of Exchange dated 21.04.1950 entered into between Dr.George Coelho and his wife Flossie Coelho their duly constituted agent Wilfred D Souza, Advocate Bangalore, registered as Document No.499/1950-51, at pages 150-151 Volume 1124 of Book-I, in the Office of Sub-Registrar Bangalore Taluk, exchanging property bearing Nos.19 and 15 measuring approximately on the East 200 feet, on the West 210 feet, on the North 465feet and on the South 400feet and Site No.24 and 28 measuring on the East 405 feet, on the West 430feet, on the North 400feet and on the South 400 feet, forming part of Bromley Estate, situated in Sy.No.1 and 2 in Jodi Pattandur Village, K.R.Puram Hobli, Bangalore Taluk,

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4. Release Deed dated 26.04.1950, executed by Dr.George Coelho (represented by its duly constituted agent Mr.Wilfred D Souza) in favour of Mrs.Flossie Coelho, registered as document No.585/1950-51, at pages 220-222, Volume 1118 of Book-I, in the Office Registrar Bangalore, in respect of Plot Nos.14, 20, 24 and 28 forming part of Survey Numbers 1 and 2 of Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk.
5. Inam Abolition Order in Case No.43 and 36, passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore, filed by Mrs.Flossie Coelho, Mr.V.T.Stages and Mr.H.S.Anjanappa against Inamdar of Jodi Pattandur Village, occupancy rights registered in the name of Mrs.Flossie Coelho, in respect of Sy.No.6 (old Sy.Nos.1 and 2). Measuring 6 Acres, and other survey numbers, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk.
6. Form VIII, in the name of Mrs.Flossie Coelho wife of Dr.George Coelho in respect of Sy.No.6 measuring 6 Acres and Sy.No.7 measuring 1 Acre 23 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk.
7. General Power of Attorney dated 18.02.1961 executed by Mrs.Flossie Coelho wife of Dr.George Coelho in favour of Mrs.Glady Mascernhas wife of Mr.J.P.Mascernas registered as Document No.61/1961-62, at pages 14 to 16, Volume No.2 of Book-I, in the Office of Sub-Registrar Bangalore, in respect of Sy.No.6,7,14 and 15 measuring approximately 6 Acres, 1 Acre 23 Guntas, 4 acres 23 Guntas and 5 Acres respectively, situated at Pattandur Village (near White Field) Krishnarajapuram Hobli, Bangalore South Taluk.
8. Sale Deed dated 10.05.1961 executed by Mrs.Flossie Coelho wife of Dr.George Coelho (represented by her GPA holder Mrs.Glady Mascernhas) in favour of Mr.Diwakar Dattatreya Malgonkar son of Mr.D.S.Malgonkar registered as document No.765/1960-61, at pages 36-42, Volume 233 of Book-I, in the Office of Sub-Registrar Bangalore



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South Taluk, in respect of Plot No.14, measuring East 385 feet, West 395 feet, North 200 feet and South 200 feet, Plot No.20 measuring East 395 feet, West 405 feet, North 200 feet and South 200 feet, Plot No.24 measuring East 405 feet, West 420 feet, North 200 feet and South 200 feet and 28 measuring East 420 feet, West 430 feet, North 200 feet and South 200 feet carved out Sy.No.6 and 7 Old Sy.No.1 and 2 of Jodi Pattandur Agrahara Village, Krishnarajapura Hobli, Bangalore South Taluk.

9. Original Tippani dated 04.12.1968, in respect of Sy.No.6/1 situated at Pattandur Agrahara Village, Krishnarajapura Hobli, Bangalore South Taluk, as per index measuring 8 Acres 26 Guntas including 09 Guntas Kharab, as per I.L showing two bifurcations, Sy.No.6/1A in the name of Mr.Diwaker Dattatreya Malgonkar and Sy.No.6/1B in the name of Mr.H.Koyilo.
10. Survey Pakka Book in respect of Sy.No.6/1 situated at Pattandur Agrahara, Krishnarajapura Hobli, Bangalore South Taluk and showing 2 bifurcations, Sy.No.6/1A measuring 6 Acre 02 Guntas in the name of Mr.Diwaker Dattatreya Malgonkar and Sy.No.6/1B measuring 2 Acre 24 Guntas including 09 Guntas Kharab in the name of Mr.H.Koyilo.
11. Death Certificate of Mrs.Sachiko Malgonkar wife of Mr.D.D.Malgonkar died on 04.12.2007.
12. Will and Testament dated 20.09.2012 executed by Mr.Diwaker Dattatreya Malgonkar in favour of his son Mr.Takesh.D.Malgonkar and his daughter in law Mrs.Chandrakala bequeathing Sy.No.6/1A measuring 4 Acres including 10 Guntas converted land together with a dwelling house constructed in portion of land of converted land, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk (Schedule B Property herein).
13. Death Certificate of Mr.Divaker D Malgonkar died on 09.12.2014.
14. Attestation of G-Tree of Mr.late.Divaker Dattaatreya Malgonkar and showing his late wife and children and grandchildren.





15. Mutation Register Extract No.H11/2015-16 in the names of Mr.Takesh.D.Malgonkar son of Mr.Divaker Dattatreya Malgonkar and Mrs.Chandrakala wife of Mr.Takesh.D.Malgonkar in respect of Sy.No.6/1A measuring 3 Acre 35 Guntas situated at Pattandur Agrahara Village, K.R.Puram Hobli, and Bangalore East Taluk. Pursuant to the Will.
16. RTCs in respect of Sy.No.6/1A measuring 6 Acres 02 Guntas situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.

Year	Ownership	Cultivatorship	Remarks
1992-93 to 2001-02	Mr.D.D.Malgonkar	Mr.D.D.Malgonkar	Through Sale Deed
2002-03 to 2023-24	Mr.Takesh D.Malgonkar son of late.Divaker Dattatreya Malgonkar	Mr.Takesh D.Malgonkar son of late.Divaker Dattatreya Malgonkar	MR.No.H11/2015-16 MR.No.T9/2015-16.

17. Karnataka Revision Settlement Akarbandh in respect of Sy.No.6/1A measuring 6 Acre 02 Guntas situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.
18. Joint Development Agreement dated 15.12.2023 entered into between Mr.Takesh D.Malgonkar son of Late.Mr.Divaker Dattatreya Malgonkar and his wife Mrs.Chandrakala.V.Malgonkar with M/s.NVT Quality Lifestyle Homes LLP, registered as Document No.MDP-1-07302/2023-24 of Book-I and stored in the Centralized Data Cell in Electronic Form, in the Office of Sub-Registrar Mahadevapura, Bangalore, in respect of Sy.No.6/1A measuring 2 Acres 9.8 Guntas out of 3 Acres 35 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
19. General Power of Attorney dated 15.12.2023 executed by Mr.Takesh D.Malgonkar son of late.Sri.Divakar Dattatreya Malgonkar and his wife Mrs.Chandrakala.V.Malgonkar in favour of M/s.NVT Quality Lifestyle Homes LLP (represented by its partner Mr.Vivek Garg) registered as document No.MDP-4-00372/2023-24 of Book-IV, in the Office of Sub-



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Registrar Mahadevapura, Bangalore, in respect of Sy.No.6/1A measuring 2 Acres 9.8 Guntas out of 3 Acres 35 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

20. Hissa Survey Tippani in respect of Sy.No.6/1A measuring 6 Acres 02 Guntas and divided into 2 sub-divisions, Sy.No.6/1A and Sy.No.6/3 situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.

21. RTCs in respect of Sy.No.6/3 measuring 3 Acre 35 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.

Year	Ownership	Cultivatorship	Remarks
2024-25	Mr.Takesh D.Malgonkar son of late.Divaker Dattatreya Malgonkar and Smt.Chandrakala	Mr.Takesh D.Malgonkar son of late.Divaker Dattatreya Malgonkar and Smt.Chandrakala	MR.T32/2023- 24

22. Karnataka Revision Settlement Akarbandh in respect of Sy.No.6/3 measuring 3 Acre 35 Guntas situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.

23. Conversion Charges in respect of Sy.No.6/1A measuring 2 Acres 07 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

24. Official Memorandum bearing No.676551, dated 26.06.2024, issued by Deputy Commissioner, Bangalore, converting Sy.No.6/3 measuring 2 Acre 9.4 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk from agricultural to non-agricultural Group Housing/Apartment –Residential Purposes, in the names of Mr.Takesh D.Malgonkar son of late.Sri.Divakar Dattatreya Malgonkar and his wife Mrs.Chandrakala.V.Malgonkar.



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25. Special Notice bearing No.Vale/PR/KTR/287/2024-25, dated 02.08.2024, issued by Bruhath Bangalore Mahanagara Palike, for tax assessment and assigning New No. 524/6/3/158 to erstwhile Sy.No.6/3.
26. Khata Certificate dated 05.08.2024, issued by Bruhath Bangalore Mahanagara Palike, in the names of Mr.Takesh D Malgankar and Mrs.Chandrakala Malgankar, in respect of Khata No.524/6/3/158.
27. Khata Extract dated 05.08.2024, issued by Bruhath Bangalore Mahanagara Palike, in the name of Mr.Takesh D Malgankar and Mrs.Chandrakala Malgankar, in respect of Khata No.524/6/3/158, measuring 2 Acre 04 Guntas.
28. Endorsement bearing No. R.K/C.R/4437/2023-24, stating that non-availability of RTCs for 1969-70 to 1981, 1986-87 to 1993 and IL and RR in respect of Sy.No.6/1A situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.
29. Endorsement dated 16.07.2024 issued by Tahsildar, Bangalore, stating no applications pending under form 7, 7A of KLR Act 1961, in respect of Sy.No.6/1A measuring 3 Acre 35 Guntas, situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.
30. Endorsement bearing No.PTCL/BE/CR/162/2024-25 dated 10.06.2024, issued by Assistant Commissioner, Bangalore, stating that no cases pending under PTCL Act, in respect of Sy.No.6/3, situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.
31. Tax paid receipt for 2021-22.
32. Encumbrance Certificate for the period from 01.07.1924 to 14.02.1957 in respect of Plot No.14, situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.
33. Encumbrance Certificate for the period from 15.02.1957 to 31.05.1989 in respect of Plot No.14, situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.



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34. Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 in respect of Sy.No.6/1A measuring 2 Acre 9.5 Guntas, situated at Jodi Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.
35. Encumbrance Certificate for the period from 01.04.2004 to 23.01.2024 in respect of Sy.No.6/1A measuring 2 Acre 9.5 Guntas, situated at Jodi Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.
36. Encumbrance Certificate for the period from 01.01.2024 to 06.08.2024 in respect of Sy.No.6/3 measuring 3 Acre 35 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.

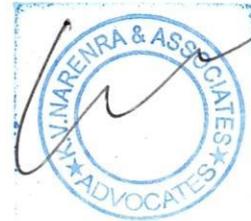
II. DESCRIPTION OF THE PROPERTY:

ALL THAT PIECE AND PARCEL OF in respect of portion in Survey Number 6/3 measuring 2 Acres 9.8 Guntas out of 3 Acre 35 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk and bounded on the:

East by : Portion of land in Sy.No.6/1A;
West by : Land bearing Sy.No.6/1B;
North by : Land retained by the owner in Sy.No.6/1A and Road;
South by : Land in Sy.No.5.

III) GENESIS OF TITLE

A perusal of the documents referred to above would indicate that Major Mr.Henry James Archer and his wife Mrs.Gladys Ailean Archer were the owners of Plot Nos.14, 20 and 24 forming part of Survey Numbers 1 and 2 of Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk; as could be evidenced from the revenue records.





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Subsequently, the said Major Mr.Henry James Archer and his wife Mrs.Gladys Ailean Archer conveyed the said Plot Nos.14, 20 and 24 forming part of Survey Numbers 1 and 2 of Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk, in favour of Dr.George Coelho and his wife Mrs.Flossie Coelho vide Deed of Sale dated 25.01.1949 registered as document No.4136/1948-49, at pages 22-25, Volume 1038 of Book-I, in the Office of Sub-Registrar Bangalore Taluk,

Dr. George Coelho and his wife, Mrs. Flossie Coelho, through their duly constituted agent, Mr.Wilfred D'Souza, advocate, Bangalore, exchanged their properties. The properties involved in the exchange are as follows:

- Dr. George Coelho received property bearing Nos. 19 and 15, measuring approximately 200 feet on the East, 210 feet on the West, 465 feet on the North, and 400 feet on the South.
- Mrs. Flossie Coelho received Site Nos. 24 and 28, measuring approximately 405 feet on the East, 430 feet on the West, 400 feet on the North, and 400 feet on the South, these properties form part of Bromley Estate, situated in Sy.No.1 and 2 in Jodi Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore South Taluk.

Pursuant to thereof, Dr.George Coelho (represented by its agent Mr.Wilfred D Souza) released his right, title and interest in respect of Plot Nos.14, 20 and 24 forming part of Survey Numbers 1 and 2 of Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore South Taluk in favour of Mrs.Flossie Coelho vide Deed of Release dated 26.04.1950 registered as document No.585/1950-51, pages 220-222, Volume 1118 of Book-I, in the Office Registrar Bangalore.

Mrs. Flossie Coelho filed an application for the grant of occupancy rights in respect of Sy.No.6, measuring 6 acres, along with other survey numbers situated at Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore South Taluk and the same came to be registered in her name vide Inam Abolition Order in Case Nos. 43 and 36, passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore.



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Subsequently, Mrs.Flossie Coelho wife of Dr.George Coelho executed a General Power of Attorney dated 18.02.1961 registered as document No.61/1960-61, at pages 14 to 16, Volume-2 of Book-IV, in the Office of Sub-Registrar Bangalore in favour of Mrs.Gladys Mascernhas wife of Mr.J.P.Mascernas, authorizing her to sell aforementioned property.

Pursuant thereof, the said Mrs.Flossie Coelho wife of Dr.George Coelho (represented by her GPA holder Mrs.Gladys Mascernhas) conveyed in respect of Plot No.14, measuring East 385 feet, West 395 feet, North 200 feet and South 200 feet, Plot No.20 measuring East 395 feet, West 405 feet, North 200 feet and South 200 feet, Plot No.24 measuring East 405 feet, West 420 feet, North 200 feet and South 200 feet and 28 measuring East 420 feet, West 430 feet, North 200 feet and South 200 feet carved out Sy.No.6 and 7 Old Sy.No.1 and 2 of Jodi Pattandur Agraha Village, Krishnarajapura Hobli, Bangalore South Taluk in favour of Sri.Divaker Dattatreya Malgonkar son of Sri.D.S.Malgonkar vide Deed of Absolute Sale dated 10.05.1961 registered as document No.765/1961-62, at pages 36-42, Volume 233 of Book-I, in the Office of Sub-Registrar Bangalore South Taluk.

Subsequently, the said land bearing Sy.No.6/1 measuring 8 Acres 26 Guntas including 09 Guntas Kharab, situated at Pattandur Agrahara Village, Krishnarajapura Hobli, Bangalore South Taluk came to be phoded into two sub-division, Sy.No.6/1A measuring 6 Acre 02 Guntas in the name of Sri. Divakar Dattatreya Malgonkar and Sy.No.6/1B measuring 2 Acre 24 Guntas including 09 Guntas Kharab in the name of Sri.H.Koyilo.

Subsequently, Sri Diwaker Dattatreya Malgonkar executed a Will and Testament dated 20.09.2012 in favour of his son, Mr. Takesh D. Malgonkar, bequeathing Sy.No.6/1A, measuring 4 acres including 10 Guntas of converted land, together with a dwelling house constructed on a portion of the converted land, situated at Pattanduru Agrahara Village, K.R. Puram, Bangalore East Taluk.

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Sri.Divaker Dattatreya Malgonkar died testate on 09.12.2014, leaving behind his Last Will & Testament dated 20.09.2012 and in terms of the said Will, he had bequeathed aforementioned property bearing Sy.No.6/1A measuring 4 Acres including 10 Guntas converted land together with a dwelling house constructed in portion of land of converted land, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk to his son Mr.Takesh.D.Malgonkar and his daughter in law Mrs.Chandrakala and the revenue records came to mutated in their names vide MR.No.H11/2015-16.

Subsequently, the said land bearing Sy.No.6/1A measuring 6 Acres 02 Guntas, situated at Pattandur Agrahara Village, Krishnarajapura Hobli, Bangalore South Taluk came to be phoded into two sub-division, Sy.No.6/1A measuring 2 Acre 07Guntas in the name of Mr. Divakar Dattatreya Malgonkar and Sy.No.6/3 measuring 3 Acre 35 Guntas in the name of Mr. Takesh Malgonkar.

We have the benefit of examining the RTC for the period 1992-93 to 2023-24 in respect of Sy.No.6/1A measuring 6 Acres 02 Guntas and 2024-25 in respect of Sy.No.6/3 measuring 3 Acre 35 Guntas, situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Hissa Tippani and Akarbandh, which would depict the location, shape and assessment of the said land.

Thus, Mr.Takesh.D.Malgonkar and Mrs.Chandrakala, became the owners of land bearing in respect of Sy.No.6/1A measuring 3 Acre 35 Guntas situated at Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk.



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The said Owners Mr.Takesh.D.Malgonkar and Mrs.Chandrakala, entered into Joint Development Agreement dated 15.12.2023 registered as document No.MDP-1-07302/2023-24 of Book-I and stored in the Centralized Data Cell in Electronic Form in the Office of Sub-Registrar Mahadevapura, Bangalore with M/s.NVT Quality Lifestyle Homes LLP, represented by its Partner Mr.Vivek Garg, in respect of Sy.No.6/1A measuring 2 Acres 09.05 Guntas out of 3 Acres 35 Guntas, situated at Pattanduru Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore in the ratio of 35% to the Owners and 65% to the Developer and subsequent thereto the said owners executed General Power of Attorney dated 15.12.2023, registered as document No. MDP-4-00372/2023-2024 of Book-IV and stored in the Centralized Data Cell in Electronic Form, in the office of Sub Registrar Sub-Registrar Mahadevapura, Bangalore, in favour of M/s.NVT Quality Lifestyle Homes LLP, represented by its Partner Mr.Vivek Garg.

Subsequently, the said land bearing Sy.No.6/1A measuring 6 Acres 02 Guntas, situated at Pattandur Agrahara Village, Krishnarajapura Hobli, Bangalore South Taluk came to be phoded into two sub-division, Sy.No.6/1A measuring 2 Acre 07Guntas in the name of Mr. Divakar Dattatreya Malgonkar and Sy.No.6/3 measuring 3 Acre 35 Guntas in the name of Mr. Takesh Malgonkar.

Pursuant to thereof, the said Mr.Takesh D.Malgonkar son of late.Sri.Divakar Dattatreya Malgonkar and his wife Mrs.Chandrakala.V.Malgonkar got converted from agricultural to non-agricultural Group Housing/Apartment –Residential Purposes vide Official Memorandum bearing No.676551, dated 26.06.2024, issued by Deputy Commissioner, Bangalore.

Subsequently, the property falling within the limits of Bruhat Bangalore Mahanagara Palike, Mr.Takesh D Malgankar and Mrs.Chandrakala Malgankar got the Khata of the aforementioned property made out in their joint names and was assigned new BBMP Khatha No.524/6/3/158.

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An Endorsement dated 16.07.2024 has been issued by Tahsildar, Bangalore East Taluk, stating that there are no applications pending under form 7, 7A of KLR Act 1961, in respect of Sy.No.6/3, situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.

An Endorsement dated 10.06.2024 has been issued by the Assistant Commissioner, Bangalore South Taluk, stating that there are cases pending under PTCL Act, in respect of Sy.No.6/3, situated at Jodi Pattandur Agarahara Village, K.R.Puram Hobli, Bangalore East Taluk.

IV) ENCUMBRANCES:

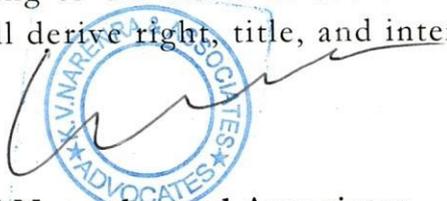
On perusal of the Encumbrance Certificates, it would establish that there are no existing charges or mortgages in respect of the subject property for the period 01.07.1924 to 06.08.2024.

V) CERTIFICATE:

We hereby certify that **Mr.Takesh.D.Malgonkar** son of late.Sri.Divakar Dattatreya Malgonkar and his wife **Mrs.Chandrakala** are the absolute owners of the 'Subject Property' and its title is clear, good and marketable, subject to Verification of EC for the period 06.08.2024 till date.

M/s.NVT Quality Lifestyle Homes LLP, represented by its Partner Mr.Vivek Garg is empowered to sell the Developer's share in the Subject Property.

Proposed Purchaser/s on purchaser of the Plots/Villa/Row Houses either falling to the share of the developer or the share retained by the Owners shall derive right, title, and interest over the same.


K.V.Narendra and Associates
Advocates