

LEGAL SCRUTINY REPORT

Dated: 18/03/2022

To,
Sri. Srirajkumar Ramalinga Reddy
Managing Director,
M/s. Heavie Developers Pvt. Ltd.
Bangalore.

Dear Sir,

Name of the land owners: M/s. S S Developers, A partnership Firm
Name of the developer: M/s. Heavie Developers Pvt. Ltd.
Name of the Project: Heavie Eden

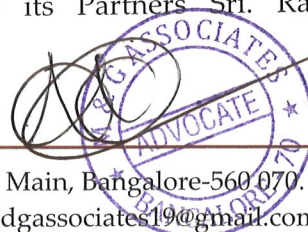
I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Site bearing No.19, measuring 6250 Square feet *and* Site bearing No.20, measuring 5900 Square feet, combined Katha No.1298/1237/20 in converted land bearing Sy.No.6/7 (vide Official memorandum bearing No. ALN (S) (A): 136/1994-95, dated 26.12.1994), situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, totally measuring 12,150 Square feet, and is bounded as follows:

On the East by	:	Private Property;
West by	:	Road;
North by	:	Site bearing No.18;
South by	:	Formerly Site No.21 and now is Road;

II. LIST OF DOCUMENTS EXAMINED/PERUSED (ALL PHOTO-COPIES):

1. IHC No.3/1989-90.
2. R.T.C. from the year of 1969-70 to 1972-73 and from 1974-75 to 1985-86 and from 1992-93 to 2001-02 in respect of land bearing Sy.No.6/7.
3. R.T.C. from the year of 2015-16 to 2021-22 in respect of land bearing Sy.No.6/7.
4. G.P.A. dated 12.03.1995 executed by Smt. Annayamma *in favour of* Sri. I. Mahabaleshwarappa representing as the Director of M/s. Itina Properties Pvt. Ltd. (Doc. No.1587/1994-95).
5. Official memorandum bearing No. ALN (S) (A): 136/1994-95, dated 26.12.1994.
6. Sale Deed dated 31.03.1995 executed by Smt. Annyamma rep by her G.P.A. holder Sri. I. Mahabaleshwarappa *in favour of* Sri. Anil Kumar and Smt. Soneelam Chodha (Doc. No.10781/1994-95).
7. Sale Deed dated 31.03.1995 executed by Smt. Annyamma rep by her G.P.A. holder Sri. I. Mahabaleshwarappa *in favour of* Sri. Balakrishna Ganapathy and Smt. Jayalakshmi Ganapathy (Doc. No.10793/1994-95).
8. Sale Deed dated 04.06.2014 executed by Sri. Anil Kumar and Smt. Soneelam Chodha *in favour of* M/s. S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt.



- Chamundeshwari and Sri. B. Gopala Reddy (Doc. No.617/2014-15).
9. Sale Deed dated 08.12.2015 executed by Sri. Balakrishna Ganapathy and Smt. Jayalakshmi Ganapathy *in favour of* M/s. S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy (Doc. No.4205/2015-16).
 10. Special Notice dated 12.04.2016 issued by B.B.M.P., Bangalore (*for amalgamation*).
 11. Katha Certificate and Katha Extract both dated 09.08.2021 issued in the name of M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy by B.B.M.P., Bangalore.
 12. Tax paid receipt dated 23.09.2021 for the year of 2021-22.
 13. J.D.A. dated 12.08.2021 entered into between M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy *with* M/s. Heavie Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy (Doc. No.3870/2021-22).
 14. G.P.A. dated 12.08.2021 executed by M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy *in favour of* M/s. Heavie Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy (Doc. No.365/2021-22).
 15. Sharing Agreement dated 29.11.2021 between SS Developers with Heavie Developers Private Limited.
 16. Building plan and license number BBMP/Ad.Com./MDP/0306/21-22 dated 23/11/2021 issued by BBMP
 17. Certificate of incorporation dated 20/08/2020 in respect of M/s. Heavie Developers Pvt. Ltd.
 18. NOC dated 05.10.2021 issued by Karnataka State Pollution Control Board.
 19. MOA and AOA of M/s. Heavie Developers Pvt. Ltd.
 20. RERA Certificate dated 21.02.2022 bearing No. PRM/KA/RERA/1251/446/PR/210222/004725
 21. NOC dated 23.02.2022 from BWSSB
 22. NOC dated 17.02.2022 from BESCOM
 23. Encumbrance Certificate:
 - a. E.C. dated 08.10.2021 from 01.04.1960 to 31.03.2000 in respect of land bearing Sy.No.6/7.
 - b. E.C. dated 15.05.2014 from 01.04.1994 to 31.03.2004 in respect of Plot bearing No.19.
 - c. E.C. dated 24.11.2015 from 01.04.1994 to 31.03.2003 in respect of Plot bearing No.20.
 - d. Nil E.C. dated 24.04.2015 from 01.04.2003 to 31.03.2004.
 - e. Nil E.C. dated 21.11.2015 from 01.04.2004 to 20.11.2015.
 - f. E.C. dated 20.09.2021 from 01.04.2004 to 19.09.2021 in respect of Site bearing No.19 reflecting the entry of Sale Deed dated 04.06.2014 (Doc. No.617/2014-15).
 - g. E.C. dated 20.09.2021 from 01.04.2004 to 19.09.2021 in respect of Site bearing Nos.19 and 20 reflecting the entry of Sale Deed dated 08.12.2015 (Doc. No.4205/2015-16) and JDA dated 23.08.2021 (Doc. No.3870/2021-22).
 - h. EC dated 11.02.2022 from 19.09.2021 to 10.02.2022.

III. SOURCE OF TITLE:

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.6/7 of Kasavanahalli Village, Varthur Hobli, Bangalore South Taluk, measuring 1 acre 29 guntas including 0.5 guntas of kharab land *was owned and possessed by* Smt. Annayamma wife of Late



Munishami Mudaliar as evident from the entries in RTCs both in coloum number 09 and 11 (as kathedar and cultivator) for the year 1989-90 to 2020-21 IHC No.3/1989-90.

It is observed that agricultural land in Sy.No.6/7, measuring 0.25 guntas was converted from agricultural to non-agricultural residential purpose vide Official memorandum bearing No. ALN (S) (A): 136/1994-95, dated 26.12.1994 in the name of Smt. Annayamma wife of Late Munishami Mudaliar.

Thereafter, the said Smt. Annayamma has executed G.P.A. dated 12.03.1995 (Doc. No.1587/1994-95) *in favour of* Sri. I. Mahabaleswarappa representing as the Director of M/s. Ittina Properties Pvt. Ltd., empowering the attorney to do various acts, deeds and things, including the power to form a layout and alienate the said land.

It appears that, the said Smt. Annyamma through her G.P.A. holder Sri. I. Mahabaleswarappa had formed plots over the aforesaid land and sold two among other plots formed therein being Property bearing Site Nos.19 and 20 in the following manner:

- a) Plot bearing No.19, carved out of Sy.No.6/7, measuring East to West: (124+126)/2 feet and North to South: 50 feet, totally measuring 6250 Square feet *in favour of* Sri. Anil Kumar and Smt. Soneelam Chodha vide Sale Deed dated 31.03.1995 (Doc. No.10781/1994-95).
- b) Plot bearing No.20, carved out of Sy.No.6/7, measuring East to West: (112+124)/2 feet and North to South: 50 feet, totally measuring 5900 Square feet *in favour of* Sri. Balakrishna Ganapathy and Smt. Jayalakshmi Ganapathy through Sale Deed dated 31.03.1995 (Doc. No.10793/1994-95).

Thereafter, the said M/s. S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy had acquired above said sites bearing No.19 and 20 in the following manner:

- a. Site bearing No.19, carved out of Sy.No.6/7, having earlier Katha No.1380, later Katha No.3239/19 and present BBMP Katha No.3463/3239, measuring East to West: (124+126)/2 feet and North to South: 50 feet, totally measuring 6250 Square feet from Sri. Anil Kumar and Smt. Soneelam Chodha by virtue of Sale Deed dated 04.06.2014 (Doc. No.617/2014-15).
- b. Site bearing No.20, carved out of Sy.No.6/7, having earlier Katha No.1380, later Katha No.1237/20 and present BBMP Katha No.1298/1237/20, measuring East to West: (112+124)/2 feet and North to South: 50 feet, totally measuring 5900 Square feet from Sri. Balakrishna Ganapathy and Smt. Jayalakshmi Ganapathy in terms of Sale Deed dated 08.12.2015 (Doc. No.4205/2015-16).

The Office of B.B.M.P., Bangalore has issued Special Notice dated 12.04.2016 for amalgamation of said Site bearing Nos.19 and 20 and assigned amalgamated Katha Katha No.1298/1237/20.



The Office of B.B.M.P., Bangalore has issued Katha Certificate and Katha Extract both dated 09.08.2021, recognizing M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy as Kathedar of subject property and upto date property tax over the subject property is also paid vide tax paid receipt dated 23.09.2021 for the year of 2021-22.

Later on, the said M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy have entered into registered joint development agreement dated 12.08.2021 document number 3870/2021-22 in the office of the sub-registrar, Indiranagar *with* M/s. Heavie Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy for development of Site bearing No.19, measuring 6250 Square feet *and* Site bearing No.20, measuring 5900 Square feet, combined Katha No.1298/1237/20 in converted land bearing Sy.No.6/7 (vide Official memorandum bearing No. ALN (S) (A): 136/1994-95, dated 26.12.1994), situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, totally measuring 12,150 Square feet into a multi-storied residential apartment under mutually agreed terms and conditions thereon. In terms of the said JDA, the land owner/s and builder have agreed to share the saleable area including UDS in land in the ratio of 30% (for landowner) and 70% (for builder). Further, the said M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy have executed G.P.A. dated 12.08.2021 *in favour of* M/s. Heavie Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy (Doc. No.365/2021-22) empowering the attorney to do various acts, deeds and things, including the power to alienate the developer's share.

M/s. Heavie Developers Pvt. Ltd., has obtained a building plan and license number BBMP/Ad.Com./MDP/0306/21-22 dated 23/11/2021 issued by BBMP for construction of 28 residential units comprising in basement, ground and three upper floors.

Perusal of Sharing Agreement dated 29/11/2021 entered into between M/s. S S Developers *with* M/s. Heavie Developers Pvt. Ltd. Clearly indicates that 08 out of 28 flats as under are allotted to the share of the land owners and remaining 20 flats out of 28 flats are allotted to the share of the builders:

Flats allotted to the share of land owner:

Flat nos. G02,G07, 103,104, 202, 206, 301 and 305.

Flats allotted to the share of builder:

Flat nos. G01, G03, G04, G05, G06, 101,102,105,106,107, 201,203,204,205, 207, 302, 303, 304, 306 and 307

Office of RERA issued a certificate bearing reference number No. PRM/KA/RERA/1251/446/PR/210222/004725 dated 21.02.2022 issued by RERA related to Heavie Eden proposed to be developed by M/s. Heavie Developers Pvt. Ltd. and the same is valid for a period 21/02/2022 to 31/12/2024.

NOC dated 23.02.2022 from BWSSB and NOC dated 17.02.2022 from BESCOM is perused.



IV. ENCUMBRANCE:

Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charges in or upon the property for the period covered in the E.C/s

V. EVIDENCE OF POSSESSION:

All the documents produced for scrutiny evidence the possession of captioned property in favour of M/s.S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy and M/s. Heavie Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy have developmental rights over the same.

VI. CERTIFICATE:

Based on the documents scrutinized and information furnished, we hereby certify that M/s.S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy is the owner of subject property and their title to the same is legally valid, clear and marketable title over the same and M/s. Heavie Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy have developmental rights over the same.

NOTE:

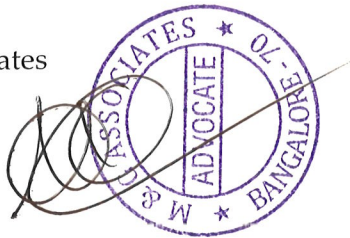
- I. COPIES OF DOCUMENTS PERUSED FOR THIS FILE ARE BONAFIDE BELIEVED TO BE GENUINE PHOTO-COPIES OF ORIGINALS.
- II. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you

For M&G Associates

H.K.Girish
Managing Partner / Advocate





VETTING REPORT

Dated: 15.03.2022

To,
Sri. Srirajkumar Ramalinga Reddy
Managing Director,
M/s. Heavie Developers Pvt. Ltd.
Bangalore.

Dear Sir,

Name of the land owners: M/s. S S Developers, A partnership Firm
Name of the developer: M/s. Heavie Developers Pvt. Ltd.
Name of the Project: Heavie Eden

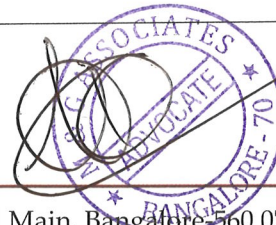
I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Site bearing No.19, measuring 6250 Square feet *and* Site bearing No.20, measuring 5900 Square feet, combined Katha No.1298/1237/20 in converted land bearing Sy.No.6/7 (vide Official memorandum bearing No. ALN (S) (A): 136/1994-95, dated 26.12.1994), situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, totally measuring 12,150 Square feet, and is bounded as follows:

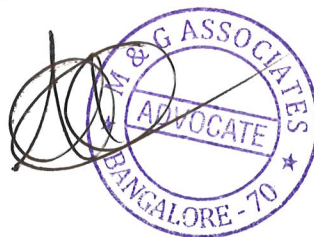
On the East by	:	Private Property;
West by	:	Road;
North by	:	Site bearing No.18;
South by	:	Formerly Site No.21 and now is Road;

We have verified following original title deeds / property documents pertaining to subject property. I /We hereby confirm that the original title deed(s) as listed below relating to the property/ies as detailed hereunder submitted to me for verification, are the original title documents and found them to be in order.

SL. NO	DATE OF DOCUMENT	PARTICULAR OF DOCUMENTS	ORIGINAL/ XEROX/ CERTIFIED
1.	-	IHC No.3/1989-90.	Certified Copy
2.	-	R.T.C. from the year of 1969-70 to 1972-73 and from 1974-75 to 1985-86 and from 1992-93 to 2001-02 in respect of land bearing Sy.No.6/7.	Certified Copy
3.	-	R.T.C. from the year of 2015-16 to 2021-22 in respect of land bearing Sy.No.6/7.	Online Copy



4.	12.03.1995	G.P.A. executed by Smt. Annayamma <i>in favour of</i> Sri. I. Mahabaleshwarappa representing as the Director of M/s. Ittina Properties Pvt. Ltd. (Doc. No.1587/1994-95).	Photo copy
5.	26.12.1994	Official memorandum bearing No. ALN (S) (A): 136/1994-95,	Certified Copy
6.	31.03.1995	Sale Deed executed by Smt. Annyamma rep by her G.P.A. holder Sri. I. Mahabaleshwarappa <i>in favour of</i> Sri. Anil Kumar and Smt. Soneelam Chodha (Doc. No.10781/1994-95).	Original
7.	31.03.1995	Sale Deed executed by Smt. Annyamma rep by her G.P.A. holder Sri. I. Mahabaleshwarappa <i>in favour of</i> Sri. Balakrishna Ganapathy and Smt. Jayalakshmi Ganapathy (Doc. No.10793/1994-95).	Original
8.	04.06.2014	Sale Deed executed by Sri. Anil Kumar and Smt. Soneelam Chodha <i>in favour of</i> M/s. S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy (Doc. No.617/2014-15).	Original
9.	08.12.2015	Sale Deed executed by Sri. Balakrishna Ganapathy and Smt. Jayalakshmi Ganapathy <i>in favour of</i> M/s. S.S. Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy (Doc. No.4205/2015-16).	Original
10.	12.04.2016	Special Notice issued by B.B.M.P., Bangalore (<i>for amalgamation</i>).	Original
11.	09.08.2021	Katha Certificate and Katha Extract both issued in the name of M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy by B.B.M.P., Bangalore.	Original
12.	23.09.2021	Tax paid receipt for the year of 2021-22.	Computer Generated Copy
13.	12.08.2021	J.D.A. entered into between M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy <i>with</i> M/s. Heaviee Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy (Doc. No.3870/2021-22).	Original
14.	12.08.2021	G.P.A. executed by M/s. S S Developers rep by its Partners Sri. Ramalinga Reddy, Smt. Chamundeshwari and Sri. B. Gopala Reddy <i>in favour of</i> M/s. Heaviee Developers Pvt. Ltd., rep by its Managing Director Sri. Srirajkumar Ramalinga Reddy (Doc. No.365/2021-22).	Original
15.	09.11.2021	NOC issued by Karnataka State Pollution Control Board	Digitally Signed



16.	23.11.2021	Building Plan issued by BBMP bearing No. 306/2021-22.	Digitally Signed
17.	20.08.2020	Certificate of Incorporation in respect of M/s. Heavie Developers Pvt Ltd.,	Online Copy
18.	-	MOA and AOA of M/s. Heavie Developers Pvt Ltd.,	Photo copy
19.	21.02.2022	RERA Certificate bearing No. PRM/KA/RERA/1251/446/PR/210222/004725	Digitally Signed
20.	23.02.2022	NOC from BWSSB.	Digitally Signed
21.	17.02.2022	NOC from BESCOM.	Digitally Signed
22.	29.11.2021	Sharing Agreement between SS Developers with Heavie Developers Private Limited.	Original
23.		<p>Encumbrance Certificate:</p> <ol style="list-style-type: none"> E.C. dated 08.10.2021 from 01.04.1960 to 31.03.2000 in respect of land bearing Sy.No.6/7. E.C. dated 15.05.2014 from 01.04.1994 to 31.03.2004 in respect of Plot bearing No.19. E.C. dated 24.11.2015 from 01.04.1994 to 31.03.2003 in respect of Plot bearing No.20. Nil E.C. dated 24.04.2015 from 01.04.2003 to 31.03.2004. Nil E.C. dated 21.11.2015 from 01.04.2004 to 20.11.2015. E.C. dated 20.09.2021 from 01.04.2004 to 19.09.2021 in respect of Site bearing No.19 reflecting the entry of Sale Deed dated 04.06.2014 (Doc. No.617/2014-15). E.C. dated 20.09.2021 from 01.04.2004 to 19.09.2021 in respect of Site bearing Nos.19 and 20 reflecting the entry of Sale Deed dated 08.12.2015 (Doc. No.4205/2015-16) and JDA dated 23.08.2021 (Doc. No.3870/2021-22). EC dated 11.02.2022 from 19.09.2021 to 10.02.2022. 	Original

Thanking you,
For M & G Associates.,

H.K. Girish
Managing Partner / Advocate

