



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

To,

Date.09.07.2024

**M/s. SAI PURVI PROPERTIES,**

A Partnership firm having its office at

Sy.No.245/4, Gunjur Main Road, Gunjur Village,

Varthur Hobli, Bangalore East, Bangalore-560 087.

Represented by its Managing Partners,

**1. Mr. RAMESH. V,** aged about 46 years,  
S/o Late Sri. S. Venkatappa,

**2. Mr. P. KRISHNA,** aged about 43 years.  
S/o Sri. P. Muniswamy Naidu,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to M/s. **SAI PURVI PROPERTIES**, based on the photocopies of title documents provided by them.

### **LEGAL SCRUTINY REPORT**

#### **ITEM NO.1:**

All that piece and parcel of Agricultural property bearing **New Survey No.9/9**, Old Survey No.9/2, **measuring about 3 (Three) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in Survey New No.9/10, Old Survey No.9/2;

West by : Land in Survey No.9/11, Old Survey No.9/2;

North by : Land in Survey No.9/1;

South by : Land in Survey No.9/2 thereafter Survey No.9/3 belongs to Shamanna;





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**M.9845087191/9686426282/9535397986**

### **ITEM NO.II:**

All that piece and parcel of Agricultural property bearing **New Survey No.9/10**, Old Survey No.9/2, **measuring about 30 (Thirty) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in Survey No.7/8 belongs to Venkataswamy Reddy & Road;

West by : Land in Survey No.9/9, Old Survey No.9/2;

North by : Land in Survey No.9/1;

South by : Land in Survey No.9/2 and Land in Survey No.8/1 thereafter Survey No.9/3 belongs to Shamanna;

### **ITEM NO.III:**

All that piece and parcel of Agricultural property bearing **New Survey No.9/11**, Old Survey No.9/2, **measuring about 3 (Three) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in Survey No.9/1 belongs to Smt. Padmavathi;

West by : Land in Survey No.29/39 belongs to Sri. Venkataswamy Reddy;

North by : Land in Survey No.9/1 belongs to Sri. Anjinappa;

South by : Land in Survey No.9/2;





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**M.9845087191/9686426282/9535397986**

### **I. LIST OF DOCUMENTS SCRUTINISED**

<b>Sl.No.</b>	<b>DATE</b>	<b>NATURE AND PARTICULARS OF DOCUMENTS</b>	<b>Original/ Copy</b>
01.	30.08.2018	Judgment bearing OS No.1606/2006 in the Court of the I Addl. Senior Civil Judge, Bangalore Rural District, Bangalore.	Copy
02.		Order sheet and Memo bearing OS No.200/2019 in the Court of the City Civil Judge, at Bangalore.	Copy
03.	24.09.2018	Agreement of Sale executed by Smt.A.Padmavathi wife of Sri.C.Rajat Pratap Raaya in favour of Sri.D.M.Nagaraj son of Late Sri.D.P.Muniyappa in respect of Sy.No.9/2, measuring 30 Guntas and measuring 3 Guntas of Sadaramangala Village.	Copy
04.		RTC Extract from 2002-03 to 2021-22 in respect of New Sy.No.9/10, Old Sy.No.9/2 of Sadaramangala Village.	Copy
05.		Mutation Register Extract No.24/1974-75, MR 8/1988-89, MR 39/2004-05, MR 16/2004-05, MR T5/2019-20, MR 15/2004-05, MR T8/2018-19 and MR H10/2018-19.	Copy
06.	30.11.1962	Sale deed executed by Sri.A.Ramaiah son of Late Appanna in favour of Sri. Munishamappa son of Late Donnappa registered as document No.5374/1962-63 in Book I, Volume 363, Pages 210 to 212, registered in the office of the Sub-Registrar, Bangalore South Taluk,	Copy





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		Bangalore in respect of Sy.No.9/2, measuring 36 Guntas of Sadaramangala Village.	
07.	23.12.1967	Sale deed executed by Sri. Munishamappa son of Late Donnappa and Sri.M.Narasimha Reddy in favour of Sri.Anjinappa son of Sri.Muniswamy Reddy registered as document No.4554/1967-68 in Book I, Volume 680, Pages 80 to 82, registered in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.90/2, of Sadaramangala Village.	Copy
08.	10.01.1969	Un-registered Rectification deed executed by Sri. Munishamappa son of Late Donnappa and Sri.M.Narasimha Reddy in favour of Sri.Anjinappa son of Sri.Muniswamy Reddy in respect of Sy.No.9/2, measuring 36 Guntas of Sadaramangala Village.	Copy
09.	01.08.1988	Sale deed executed by Sri.Anjinappa son of Late Muniswamappa in favour of Sri.Ramakrishna Reddy son of Late Venkataramana Reddy and Smt.Lakshamma wife of Sri.Ramakrishna Reddy registered as document No.5486/1988-89 in Book I, Volume 2924, Pages 49 to 51, registered in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.9/2, measuring 36 Guntas of Sadaramangala Village.	Copy
10.	04.07.1994	General Power of Attorney executed by Sri.Ramakrishna Reddy son of Late Venkataramana Reddy and Smt.Lakshamma wife of Sri.Ramakrishna Reddy in favour of	Copy





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		Sri. C. Rajat Prathap Roy son of Sri.T.Channappa and Smt. A. Padmavathi wife of Sri.C.Rajat Pratap Roy registered as document No.227/1994-95 in Book IV, registered in the office of the Sub-Registrar, K. R. Puram, Bangalore in respect of Sy.No.9/2, measuring 36 Guntas of Sadaramangala Village.	
11.	22.09.2004	Sale deed executed by Smt.Lakshamma wife of Late Sri.M.V.Ramakrishna Reddy represented by her GPA Holder, Sri. C. Rajat Prathap Roy son of Sri.T.Channappa and Smt. A. Padmavathi wife of Sri.C.Rajat Pratap Roy in favour of Sri. Gange Gowda son of Sri. Range Gowda registered as document No.18023/2004-05 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.9/2, measuring 3 Guntas or 3267 Sq.feet of Sadaramangala Village.	Copy
12.	13.01.2005	Sale deed executed by Sri. Gange Gowda son of Sri. Range Gowda in favour of Smt.A. Padmavathi wife of Sri.C.Rajat Pratap Raaya registered as document No.27598/2004-05 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.9/2, measuring 3 Guntas or 3267 Sq.feet of Sadaramangala Village.	Copy
13.	21.06.2004	Sale deed executed by Smt. Lakshamma wife of Late Sri.M.V.Ramakrishna Reddy in favour of Smt.A. Padmavathi wife of Sri.C.Rajat Pratap Raaya registered as document	Copy





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		No.7829/2004-05 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.9/2, measuring 30 Guntas out 36 Guntas of Sadaramangala Village.	
14.	03.10.2018	Agreement of Sale executed by Smt.A. Padmavathi wife of Sri.C.Rajat Pratap Raaya in favour of Sri. Harish.V son of Late Venkatesh Reddy registered as document No.6633/2018-19 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.9/2, measuring 30 Guntas and 3 Guntas of Sadaramangala Village.	Copy
15.	09.05.2019	Cancellation of Agreement of Sale executed by Sri. Harish.V son of Late Venkatesh Reddy in favour of Smt.A.Padmavathi wife of Sri.C.Rajat Pratap Raaya registered as document No.2329/2019-20 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	Copy
16.	09.05.2019	Sale deed executed by Smt.A. Padmavathi wife of Sri.C.Rajat Pratap Raaya in favour of Sri. Mallesh K son of Sri.M.P.Kodandaramaiah registered as document No.2364/2019-20 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasadi), Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old	Copy





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		Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	
17.	19.11.2020	Agreement of Sale executed by Sri. Mallesh K son of Sri.M.P.Kodandaramaiah in favour of Sri. D.M.Ambarish son of Late D.M.Muniyappa and Sri. Srinivassa Reddy son of Sri. Dodda Vajrappa Reddy registered as document No.5694/2020-21 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (K.R.Puram), Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	Copy
18.	04.02.2022	Cancellation of Agreement of Sale executed by Sri. D.M.Ambarish son of Late D.M.Muniyappa and Sri. Srinivassa Reddy son of Sri. Dodda Vajrappa Reddy in favour of Sri. Mallesh K son of Sri.M.P.Kodandaramaiah registered as document No.15713/2021-22 in Book I, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	Copy
19.	04.02.2022	Confirmation deed executed by Sri. D.M.Nagaraj son of Late Sri.D.P.Muniyappa in favour of Sri. Mallesh K son of Sri.M.P.Kodandaramaiah registered as document No.15716/2021-22 in Book I, registered in the office of the Sub-Registrar,	Copy





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		Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	
20.	04.02.2022	Declaration deed executed by Sri. Mallesh K Son of Sri. M. P. Kodandaramaiah registered as document No.15714/2021-22 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas of Sadaramangala Village.	Copy
21.	04.02.2022	Sale deed executed by Sri. Mallesh K Son of Sri. M. P. Kodandaramaiah in favour of Sri.D.M.Ambarish son of Late Sri. D.M.Muniyappa and Sri. Srinivasa Reddy son of Sri.Dodda Vajrappa Reddy registered as document No.15961/2021-22 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasaadi), Bangalore in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	Copy
22.		Encumbrance certificate from 01/04/2004 to 06/05/2024 in respect of New Sy.No.9/9, Old Sy.No.9/2, measuring 3 Guntas and Sy.No.9/10, Old Sy.No.9/2, measuring 30 Guntas of Sadaramangala Village.	Copy
23.	13.09.2023	Conversion order bearing No.516887 issued by the Deputy Commissioner, Bangalore District	Copy





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		in respect of Survey No.9/10, measuring 33 Guntas of Sadaramangala Village.	
24.	13.09.2023	Conversion order bearing No.516908 issued by the Deputy Commissioner, Bangalore District in respect of Survey No.9/9, measuring 3 Guntas of Sadaramangala Village.	Copy
		<b>Sy.No.9/11:</b>	
25.		RTC Extract from 2020-21 to 2021-22 in respect of New Sy.No.9/11, Old Sy.No.9/2, of Sadaramangala Village.	Copy
26.		Encumbrance certificate from 01/01/2021 to 20/05/2022 in respect of New Sy.No.9/11, Old Sy.No.9/2, of Sadaramangala Village.	Copy
27.		Details of Complaint, Written Statement, Ordersheet, Decree and Judgment bearing OS No.91/2010 in the Court of II Addl. Senior Civil Judge, Bangalore Rural District, Bangalore.	Copy
28.		Death certificate of Appanna (Date of death 13.06.1965)	Copy
29.		Death certificate of Jayamma (Date of death 11.05.2009)	Copy
30.		Death certificate of Subramani S R (Date of death 06/08/2017)	Copy
31.		Death certificate of Akkamma (Date of death	Copy





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		04/02/1967)	
32.		Death certificate of Ramaiah (Date of death 28.07.2000)	Copy
33.		G-Tree of Appanna showing the details of his wife, children and grandchildren (including married daughters)	Copy
34.	21.06.2004	Gift deed executed by Smt. Lakshamma wife of Late M. V. Ramakrishna Reddy in favour of Smt. S.R.Vani wife of Sri. M. Govinda Reddy registered as document No.7831/2004-05 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.9/2, measuring 3 Guntas out of 36 Guntas of Sadaramangala Village.	Copy
35.	09.06.2023	Gift deed executed by Smt. S.R.Vani wife of Sri. M. Govinda Reddy in favour of Sri.Venugopal S.R son of Late M.V.Ramakrishna Reddy registered as document No.1952/2023-24 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in respect of New Sy.No.9/11, Old Sy.No.9/2, measuring 3 Guntas of Sadaramangala Village.	Copy





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**M.9845087191/9686426282/9535397986**

### **II. DESCRIPTION OF PROPERTY**

#### **ITEM NO.I:**

All that piece and parcel of Agricultural property bearing **New Survey No.9/9**, Old Survey No.9/2, **measuring about 3 (Three) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in Survey New No.9/10, Old Survey No.9/2;

West by : Land in Survey No.9/11, Old Survey No.9/2;

North by : Land in Survey No.9/1;

South by : Land in Survey No.9/2 thereafter Survey No.9/3 belongs to Shamanna;

#### **ITEM NO.II:**

All that piece and parcel of Agricultural property bearing **New Survey No.9/10**, Old Survey No.9/2, **measuring about 30 (Thirty) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in Survey No.7/8 belongs to Venkataswamy Reddy & Road;

West by : Land in Survey No.9/9, Old Survey No.9/2;

North by : Land in Survey No.9/1;

South by : Land in Survey No.9/2 and Land in Survey No.8/1 thereafter Survey No.9/3 belongs to Shamanna;





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**M.9845087191/9686426282/9535397986**

### **ITEM NO.III:**

All that piece and parcel of Agricultural property bearing **New Survey No.9/11**, Old Survey No.9/2, **measuring about 3 (Three) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in Survey No.9/1 belongs to Smt. Padmavathi;  
West by : Land in Survey No.29/39 belongs to Sri. Venkataswamy Reddy;  
North by : Land in Survey No.9/1 belongs to Sri. Anjinappa;  
South by : Land in Survey No.9/2;

### **III. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property from 01/06/1989 to 06/05/2024 in respect of Subject land However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

### **IV. CERTIFICATE**

Therefore I certify that **M/s. SAI PURVI PROPERTIES**, A Partnership firm Represented by its Managing Partners **Mr. RAMESH V S/o Late Mr. S. Venkatappa** and **Mr. P. KRISHNA S/o. Mr. P. Muniswamy Naidu**, are the land owners of Schedule property would derive marketable title to sell the Plots/Residential Row Houses/Villas in the land over the Property described at Para – II. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 06/05/2024.



12

  
**(S.MURTHY)**

**S. MURTHY**  
Advocate  
**M/S SURIYA LAW ASSOCIATES**  
Flat No. 303, 3rd Floor, Motati Meadows,  
Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V. Raman Nagar Post,  
Bangalore - 560 093. Mob.98450 87191



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**M.9845087191/9686426282/9535397986**

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To,

Date.09.07.2024

**M/s. SAI PURVI PROPERTIES,**  
A Partnership firm having its office at  
Sy.No.245/4, Gunjur Main Road, Gunjur Village,  
Varthur Hobli, Bangalore East, Bangalore-560 087.

Represented by its Managing Partners,

**1. Mr. RAMESH. V,** aged about 46 years,  
S/o Late Sri. S. Venkatappa,

**2. Mr. P. KRISHNA,** aged about 43 years.  
S/o Sri. P. Muniswamy Naidu,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SAI PURVI PROPERTIES**, based on the photocopies of title documents provided by them.

### **LEGAL SCRUTINY REPORT**

#### **ITEM NO.I:**

All that piece and parcel of the immovable Property bearing **New Survey No.9/12**, Old Survey No.9/1 situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **1 Acre** out of 1 Acre 15 ½ Guntas, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;





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- East by : Land in Sy No.9/13 (Old Sy No.9/1)  
belongs to M/s.Sai Purvi Properties;
- West by : Remaining Portion of same Sy No.9/12;
- North by : Land in Sy No.16/4, 16/6, 16/7 &12/6 belongs to Kavitha.V,  
Mrs. Usha.S, Mrs.A.Jyothi & Mrs. Srinivas Vidhya &  
M/s.Sai Purvi Properties, (earlier land belongs to Narasimha  
Reddy and Venkataswamy Reddy);
- South by : Land in Sy No.9/1 belongs to Vijayalakshmi;  
(earlier Land belongs to Rukkamma wife of M.  
Venkataswamy Reddy);

### **ITEM NO.II:**

All that piece and parcel of Agricultural property bearing **New Sy.No.9/13, Old Survey No.9/1**, measuring about **27½ (Twenty Seven and Half) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in belongs to Subramani;

West by : Land belongs to Krishnappa;

North by : Land belongs to Sanjeevappa;

South by : Land belongs to Padmavathamma & Shamanna;





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**M.9845087191/9686426282/9535397986**

### **I. LIST OF DOCUMENTS SCRUTINISED**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Sy.No.9/12:</b>	
01.		Akarbandh Durasth Extract, and Tippani Nakalu, Mysore Revision Settlement Register.	Copy
02.		48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
03.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.9/12, Old Sy.No.9/1 of Sadaramangala Village.	Copy
04.		Mutation Register Extract No.T3/2022-23, MR 6/2009-10, MR 15/2005-06, MR 73/2004-05, MR 51/2004-05, MR 33/2003-04 and MR 1/1987-88.	Copy
05.	19.05.1964	Release deed executed by Sri.M.Ramaiah Reddy son of Sri.Muni Venkatappa in favour of Sri.Muni Venkatappa son of Late Venkataramanappa registered as document No.1044 in Book I, Volume 453, Pages 154 to 155, registered in the office of the Sub-Registrar, Bangalore.	Copy
06.	18.06.1985	Un-registered Partition deed entered between Sri.M.Ramaiah Reddy son of Sri.Munivenkata Reddy and his wife, Smt. Bhagyamma and his children, Sri.Sanjeeva Reddy and Sri.Ravindra in respect of the above said property.	Copy

*Receipt*



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

07.		Order bearing No.RRT 38/2003-04 issued by Special Tahasildar, Bangalore East Taluk, Bangalore.	Copy
08.	31.07.2023	Joint development agreement entered between Sri.S.R.Ravindra son of Late Ramaiah Reddy and Smt.C.K.Jyothi wife of Sri.S.R.Ravindra (Owners) and M/s. Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna registered as document No.8416/2023-24 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.9/12, Old Sy.No.9/1, measuring 1 Acre out of 1 Acre 15½ Guntas of Sadaramangala Village.	Copy
09.	31.07.2023	General Power of Attorney executed by Sri.S.R.Ravindra son of Late Ramaiah Reddy and Smt.C.K.Jyothi wife of Sri.S.R.Ravindra in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna registered as document No.487/2023-24 in Book IV, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.9/12, Old Sy.No.9/1, measuring 1 Acre out of 1 Acre 15½ Guntas of Sadaramangala Village.	Copy
10.		Encumbrance certificate from 01/06/1989 to 31/03/2004, 01/04/2004 to 02/03/2023 in respect of New Sy.No.9/12, Old Sy.No.9/1 of Sadaramangala Village.	Copy



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

11.		Encumbrance certificate from 01/04/2004 to 06/05/2024 in respect of New Sy.No.9/12, Old Sy.No.9/1 of Sadaramangala Village.	Copy
12.	13.09.2023	Conversion order bearing No.534975 issued by the Deputy Commissioner, Bangalore District in respect of Survey No.9/12, measuring 1 Acre 15.8 Guntas of Sadaramangala Village.	Copy
13.		Conversion sketch and Conversion charges paid receipt.	Copy
		<b>Sy.No.9/13:</b>	
14.		Village map, Akarbandh Durasth Extract, and Tippani Nakalu, Hissa Tippani Nakalu, RR Balabagada Nakalu, Atlas copy.	Copy
15.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.9/13, Old Sy.No.9/1 of Sadaramangala Village.	Copy
16.		Mutation Register Extract No.H2/2022-23 and MR 23/2005-06.	Copy
17.	24.03.1965	Release deed executed by Sri.M.Anjanappa Reddy son of Sri.Munishami Reddy in favour of Sri.Munishami Reddy son of Late Venkataramanappa registered as document No.6087/1964-65 in Book I, Volume 507, Pages 205 to 208, registered in the office of the Sub-Registrar, Bangalore.	Copy
18.	10.03.1982	Un-registered Panchayath Partition deed entered between Sri.M.Krishna Reddy son of	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Sri.Munishami Reddy and Sri.M.Venkataswamy Reddy son of Sri.Munishami Reddy in respect of the above said property.	
19.		Order bearing No.RRT 38/2003-04 issued by Special Tahasildar, Bangalore East Taluk, Bangalore.	Copy
20.		Details of Ordersheet, Plaint and Written Statement bearing OS No.107/2003 in the Court of Prl. Civil Judge (Sr. Dvn), at Bangalore.	Copy
21.	05.10.2009	Order bearing No.RRT 12/2009-10 issued by Special Tahasildar, Bangalore East Taluk, Bangalore.	Copy
22.	05.05.2006	Sale deed executed by Smt.Rukkamma wife of Late Anjinappa in favour of Smt.B.S.Radha wife of Sri.P.Subramani registered as document No.4426/2008-09 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.9/1, measuring 27½ Guntas of Sadaramangala Village.	Copy
23.	07.11.2016	Confirmation deed executed by Smt.Seethamma, Smt. Lakshamma and Smt. Parvathamma children of Late Anjinappa in favour of Smt.B.S.Radha wife of Sri.P.Subramani registered as document No.3153/2016-17 in Book I, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.9/1, measuring 27½ Guntas of Sadaramangala Village.	Copy



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

24.	18.04.2017	Confirmation deed executed by Smt. A. Saraswathamma daughter of Sri. Anjinappa and his children, Sri.A.Venkatachalapathy and Sri.A.Manjunathaswamy in favour of Smt.B.S.Radha wife of Sri.P.Subramani registered as document No.195/2017-18 in Book I, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.9/1, measuring 27½ Guntas of Sadaramangala Village.	Copy
25.	29.08.2022	Sale deed executed by Smt.B.S.Radha wife of Sri.P.Subramani (Owner) and Sri.P.Subramani son of Late Sri. Papaiah (Confirming Party) in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri.P.Krishna registered as document No.3925/2022-23 in Book I, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore in respect of New Sy.No.9/13, Old Sy.No.9/1, measuring 27½ Guntas of Sadaramangala Village.	Copy
26.		Encumbrance certificate from 01/04/2004 to 06/05/2024 in respect of New Sy.No.9/13, Old Sy.No.9/1 of Sadaramangala Village.	Copy
27.	13.09.2023	Conversion order bearing No.516906 issued by the Deputy Commissioner, Bangalore District in respect of Survey No.9/13, measuring 27.8 Guntas of Sadaramangala Village.	Copy
28.		Conversion sketch and Conversion charges paid receipt.	Copy



*(Signature)*



## **SURIYA LAW ASSOCIATES**

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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### **II. DESCRIPTION OF PROPERTY**

#### **ITEM NO.I:**

All that piece and parcel of the immovable Property bearing **New Survey No.9/12**, Old Survey No.9/1 situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **1 Acre** out of 1 Acre 15 ½ Guntas, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.9/13 (Old Sy No.9/1) belongs to M/s.Sai Purvi Properties;

West by : Remaining Portion of same Sy No.9/12;

North by : Land in Sy No.16/4, 16/6, 16/7 &12/6 belongs to Kavitha.V, Mrs. Usha.S, Mrs.A.Jyothi & Mrs. Srinivas Vidhya & M/s.Sai Purvi Properties, (earlier land belongs to Narasimha Reddy and Venkataswamy Reddy);

South by : Land in Sy No.9/1 belongs to Vijayalakshmi; (earlier Land belongs to Rukkamma wife of M. Venkataswamy Reddy);





## **SURIYA LAW ASSOCIATES**

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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### **ITEM NO.II:**

All that piece and parcel of Agricultural property bearing **New Sy.No.9/13, Old Survey No.9/1**, measuring about **27½ (Twenty Seven and Half) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land in belongs to Subramani;

West by : Land belongs to Krishnappa;

North by : Land belongs to Sanjeevappa;

South by : Land belongs to Padmavathamma & Shamanna;

### **III. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property from 01/06/1989 to 06/05/2024 in respect of Subject land However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

### **IV. CERTIFICATE**

Therefore I certify that **M/s. SAI PURVI PROPERTIES**, A Partnership firm Represented by its Managing Partners **Mr. RAMESH V S/o Late Mr. S. Venkatappa** and **Mr. P. KRISHNA S/o. Mr. P. Muniswamy Naidu**, would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – II and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 06/05/2024.

**(S.MURTHY)**

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**  
Flat No. 303, 3rd Floor, Motati Meadows,  
Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V. Raman Nagar Post,  
Bangalore - 560 093. Mob.98450 87191



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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To,

Date.09.07.2024

**M/s. SAI PURVI PROPERTIES,**  
A Partnership firm having its office at  
Sy.No.245/4, Gunjur Main Road, Gunjur Village,  
Varthur Hobli, Bangalore East, Bangalore-560 087.

Represented by its Managing Partners,

**1. Mr. RAMESH. V,** aged about 46 years,  
S/o Late Sri. S. Venkatappa,

**2. Mr. P. KRISHNA,** aged about 43 years.  
S/o Sri. P. Muniswamy Naidu,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SAI PURVI PROPERTIES**, based on the photocopies of title documents provided by them.

### **LEGAL SCRUTINY REPORT**

#### **Item No.I**

All that piece and parcel of the immovable Property bearing **Survey No.12/3**, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **29 Guntas**, Plus Karaba Land including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

*(Handwritten signature)*





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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- East by : Presently Land in Sy Nos.12/8, 12/9, 12/10 belongs to H.M. Chandrashekhar, H.R. Charan Raj & H.M. Rajashekhar; (earlier Land belongs to Kaverappa);
- West by : Land in Sy No.12/5, belongs to S.M.Anandareddy; (earlier belongs to Muniyappa Reddy);
- North by : Private Property;
- South by : Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties;

### **Item No.II**

All that piece and parcel of the immovable Property bearing **New Survey No.12/4**, Old Survey No.12/3, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **24 Guntas**, Plus Karaba Land including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

- East by : Land in Sy No.12/5, belongs to S.M.Anandareddy;
- West by : Presently Land in Sy No.16/3 belongs to P.K.Sathyapal & Land in Sy No.16/7 belongs to Mrs. Usha.S Mrs. A.Jyothi & Mrs. Srinivas Vidhya; (earlier Land belongs to Narasimha Reddy);
- North by : Land in Survey No.15/1;
- South by : Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties;



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

### **Item No.III**

All that piece and parcel of the immovable Property bearing **New Survey No.12/5**, Old Survey No.12/3, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **1 (One) Guntas**, Plus Karaba Land including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/3, belongs to S.M.Babureddy;

West by : Land in Sy No.12/4 belongs to S.M.Anandareddy;

North by : Land in Survey No.15/1;

South by : Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties;

### **I. LIST OF DOCUMENTS SCRUTINISED**

<b>Sl.No.</b>	<b>DATE</b>	<b>NATURE AND PARTICULARS OF DOCUMENTS</b>	<b>Original/ Copy</b>
01.		Village Map, Akarbandh Durasth Extract, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas copy and Tippani Nakalu, Mysore Revision Settlement Register.	Copy
02.		Endorsement issued by Tahasildar, Bangalore stating that IHC 2/1983-84, MR 10/1968-69 and MR 11/1968-69 are not available.	Copy
03.		Endorsement issued by Tahasildar, Bangalore stating that IHC 24/1969-70, MR 4/1981-82, MR 2/1983-84 and MR 25/1998-99 are not	Copy

*George*





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

**M.9845087191/9686426282/9535397986**

		available.	
04.		Mutation Register Extract No.15/1990-91, MR 9/1993-94, MR H7/2013-14, MR H6/2017-18, MR T12/2020-21, MR H4/2021-22.	Copy
05.		RTC Extract from 1968-69 to 2023-24 in respect of Sy.No.12/3, Old Sy.No.12, of Sadaramangala Village.	Copy
06.		RTC Extract from 2021-22 to 2022-23 in respect of Sy.No.12/4, Sy.No.12/5, Sy.No.12/6, Old Sy.No.12, of Sadaramangala Village.	Copy
07.		Record of Rights in respect of the above said property.	Copy
08.	15.01.1923	Partition deed entered between Sri.Chikka Guruva Reddy, Sri.Chikka Rama Reddy and Sri.Appanna Reddy all are children of Late Basava Reddy and Master Partha Sarathi Reddy, Master Jayarami Reddy, Master Pattabhi Rami Reddy all are minors represented by their minor guardian, Sri.Chikka Guruva Reddy registered as document No.4915/1922-23 in Book I, Volume 538, Pages 370 to 429, registered in the office of the Sub-Registrar, Bangalore.	Copy
09.	13.11.1954	Partition deed entered between Sri. Hanuma Reddy, Sri. Gurusurthy Reddy, Sri. Kodandarama Reddy, Sri. Ananthramaiah Reddy, Sri. Seetharamaiah Reddy and Sri. Krishna Reddy all are children of Late H. Narayana Reddy registered as document	Copy

*[Handwritten Signature]*





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

**M.9845087191/9686426282/9535397986**

		No.3921/1954-55 in Book I, Pages 134 to 145, registered in the office of the Sub-Registrar, Bangalore.	
10.	26.09.1955	Sale deed executed by Sri. H. N. Anantharama Reddy son of Late H. Narayana Reddy in favour of Sri. Yella Reddy son of Sri. Moogappa Reddy @ Nanja Reddy registered as document No.3858/1955-56 in Book I, Volume 1494, Pages 141 to 142, registered in the office of the Sub-Registrar, Bangalore in respect of Sy.No.12, measuring 1 Acre 20 Guntas of Sadaramangala Village.	Copy
11.	17.05.1978	Will bequeath by Sri. Yellappa Reddy son of Sri. Moogappa Reddy in favour of Sri. Munishami Reddy son of Sri. Yellappa Reddy registered as document No.11/1978-79 in Book III, registered in the office of the Sub-Registrar, Bangalore in respect of Sy.No.12, measuring 30 Guntas of Sadaramangala Village.	Copy
12	03.10.1985	Un-registered Partition deed entered between Sri. Munishami Reddy, Sri. Muni Reddy, Sri. Venkatashami Reddy, Sri. Chandraiah all are children of Late Yellappa Reddy in respect of Sy.No.12, measuring 30 Guntas of Sadaramangala Village.	Copy
13.	29.10.2015	Partition deed entered between Sri. Munishami Reddy son of Late Yellappa Reddy and his Children, Sri. Babu Reddy, Smt. Baby Shantha, Sri. Ananda Reddy, Sri. Suresh Reddy and Smt. Hemavathi registered as document No.1673/2021-22 in Book I, stored in CD No.	Copy

*(Signature)*

Flat No.303, 3<sup>rd</sup> Floor,  
Motati Meadows,  
Nagavarapalya Main Road,  
Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post,  
Bangalore - 560 093  
M: 9845087191/9686426282/9535397986



## **SURIYA LAW ASSOCIATES**

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

		BDHD829, registered in the office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in respect of Sy.No.12/3, totally measuring 1 Acre 20 Guntas of Sadaramangala Village.	
14.		G-Tree of S. Munishami Reddy showing the details of his wife, and children (including married daughters).	Copy
15.	19.05.2022	Sale deed executed by Sri.S.M.Suresh Reddy son of Sri.S.Munishami Reddy, and his children, Smt. Chitra K, Sri. Sridhar Reddy S, Sri. Vishal Reddy S in favour of M/s. Sai Purvi Properties registered as document No.2836/2022-23 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.12/6, earlier Sy.No.12/3, Old Sy.No.12, measuring 6 Guntas of Sadaramangala Village.	Copy
16.	13.09.2023	Conversion order bearing No.ALN(EKHW)SR.50/2023-24 issued by the Deputy Commissioner, Bangalore in respect of Survey No.12/6, measuring 6 Guntas of Sadaramangala Village.	Copy
17.		G-Tree of Babu Reddy S. M showing the details of his wife, and children (including married daughters).	Copy
18.	21.07.2023	Joint development agreement entered between Sri. Babu Reddy S M son of Late S.Muniswamy Reddy and others and M/s. Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna	Copy

*[Handwritten signature]*





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845087191/9686426282/9535397986**

		registered as document No.7755/2023-24 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of Sy.No.12/3, measuring 29 Guntas, New Sy.No.12/4, Old Sy.No.12/3, measuring 24 Guntas and New Sy.No.12/5, Old Sy.No.12/3, measuring 1 Gunta of Sadaramangala Village.	
19.	21.07.2023	General Power of Attorney executed by Sri. Babu Reddy S M son of Late S.Muniswamy Reddy and others in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna registered as document No.451/2023-24 in Book IV, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of Sy.No.12/3, measuring 29 Guntas, New Sy.No.12/4, Old Sy.No.12/3, measuring 24 Guntas and New Sy.No.12/5, Old Sy.No.12/3, measuring 1 Gunta of Sadaramangala Village.	Copy
20.	13.09.2023	Conversion order bearing No.ALN(EKHW)SR.43/2023-24 issued by the Deputy Commissioner, Bangalore in respect of Survey No.12/5, measuring 1 Gunta of Sadaramangala Village.	Copy
21.	13.09.2023	Conversion order bearing No.ALN(EKHW)SR.42/2023-24 issued by the Deputy Commissioner, Bangalore in respect of Survey No.12/4, measuring 24 Guntas of Sadaramangala Village.	Copy

*Chasep*





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

22.	13.09.2023	Conversion order bearing No.516894 issued by the Deputy Commissioner, Bangalore in respect of Survey No.12/3, measuring 29 Guntas of Sadaramangala Village.	Copy
23.		Conversion charges paid Receipt, Conversion Sketch.	Copy
24.		48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
25.		Encumbrance certificate from 01/04/2004 to 06/05/2024 in respect of Sy.No.12/3, and New Sy.No.12/4, Old Sy.No.12/3, and New Sy.No.12/5, Old Sy.No.12/3, of Sadaramangala Village.	Copy

### **II. DESCRIPTION OF PROPERTY**

#### **Item No.I:**

All that piece and parcel of the immovable Property bearing **Survey No.12/3**, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **29 Guntas**, Plus Karaba Land including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Presently Land in Sy Nos.12/8, 12/9, 12/10 belongs to H.M. Chandrashekhar, H.R. Charan Raj & H.M. Rajashekhar; (earlier Land belongs to Kaverappa);

West by : Land in Sy No.12/5, belongs to S.M.Anandareddy; (earlier belongs to Muniyappa Reddy);

*(Signature)*





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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North by : Private Property;

South by : Land in Sy No.12/6 belongs to M/s.Sai Purvi  
Properties;

### **Item No.II**

All that piece and parcel of the immovable Property bearing **New Survey No.12/4**,  
Old Survey No.12/3, situated at **SADARAMANGALA VILLAGE**, K.R.Puram  
Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore,  
measuring **24 Guntas**, Plus Karaba Land including all rights and appurtenances  
whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/5, belongs to S.M.Anandareddy;

West by : Presently Land in Sy No.16/3 belongs to P.K.Sathyapal  
& Land in Sy No.16/7 belongs to Mrs. Usha.S Mrs.  
A.Jyothi & Mrs. Srinivas Vidhya;  
(earlier Land belongs to Narasimha Reddy);

North by : Land in Survey No.15/1;

South by : Land in Sy No.12/6 belongs to M/s.Sai Purvi  
Properties;

### **Item No.III**

All that piece and parcel of the immovable Property bearing **New Survey No.12/5**,  
Old Survey No.12/3, situated at **SADARAMANGALA VILLAGE**, K.R.Puram  
Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore,  
measuring **1 (One) Gunta**, Plus Karaba Land including all rights and  
appurtenances whatsoever whether underneath or above the surface and bounded  
as follows;



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

East by : Land in Sy No.12/3, belongs to S.M.Babureddy;  
West by : Land in Sy No.12/4 belongs to S.M.Anandareddy;  
North by : Land in Survey No.15/1;  
South by : Land in Sy No.12/6 belongs to M/s.Sai Purvi  
Properties;

### **III. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property from 01/04/2004 to 06/05/2024 in respect of Subject land However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

### **IV. CERTIFICATE**

Therefore I certify that **M/s. SAI PURVI PROPERTIES**, A Partnership firm Represented by its Managing Partners **Mr. RAMESH V S/o Late Mr. S. Venkatappa** and **Mr. P. KRISHNA S/o. Mr. P. Muniswamy Naidu**, would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – II and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 06/05/2024.



  
**(S.MURTHY)**

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**  
Flat No. 303, 3rd Floor, Motati Meadows,  
Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C. V. Raman Nagar Post,  
Bangalore - 560 093. Mob.98450 87191



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

---

To,

Date.09.07.2024

**M/s. SAI PURVI PROPERTIES,**  
A Partnership firm having its office at  
Sy.No.245/4, Gunjur Main Road, Gunjur Village,  
Varthur Hobli, Bangalore East, Bangalore-560 087.

Represented by its Managing Partners,

**1. Mr. RAMESH. V,** aged about 46 years,  
S/o Late Sri. S. Venkatappa,

**2. Mr. P. KRISHNA,** aged about 43 years.  
S/o Sri. P. Muniswamy Naidu,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SAI PURVI PROPERTIES**, based on the photocopies of title documents provided by them.

### **LEGAL SCRUTINY REPORT**

#### **Item No.I**

All that piece and parcel of the immovable Property bearing **New Survey No.12/10**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **6 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

- East by : Land in Sy No.12/7 belongs to Naveen G.S son of  
Sri. H.N. Gopalagowda,
- West by : Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties  
(earlier belongs to S.M.Sureshreddy son of Muniswamy  
Reddy);
- North by : Land in Sy No.12/9 belongs to Mr. Charan Raj.H.R son of  
Late Sri.H.M. Ramamurthy;
- South by : Drain thereafter Land in Sy No.9/13  
belongs to M/s.Sai Purvi Properties;

### **Item No.II**

All that piece and parcel of the immovable Property bearing **New Survey No.12/9**,  
earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA  
VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently  
Bangalore East Taluk, Bangalore, measuring **7 Guntas**, including all rights and  
appurtenances whatsoever whether underneath or above the surface and bounded  
as follows;

- East by : Land in Sy No.12/7 belongs to Naveen G.S son of  
Sri. H.N. Gopalagowda,
- West by : Land in Sy No.12/3 belongs to S.M.Babureddy son of  
Muniswamy Reddy;
- North by : Land in Sy No.12/8 belongs to H.M. Chandrashekar ;
- South by : Land in Sy No.12/10 belongs to H.M. Rajashekar;





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

### **Item No.III**

All that piece and parcel of the immovable Property bearing **New Survey No.12/8**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/7 belongs to Naveen G.S son of  
Sri. H.N. Gopalagowda,

West by : Land in Sy No.12/3 belongs to S.M.Babureddy son of  
Muniswamy Reddy;

North by : Drain thereafter Land in Sy No.14  
belongs to Mahaveer Apartment;

South by : Land in Sy No.12/9 belongs to Mr. Charan Raj.H.R son of  
Late Sri.H.M. Ramamurthy;

### **Item No.IV**

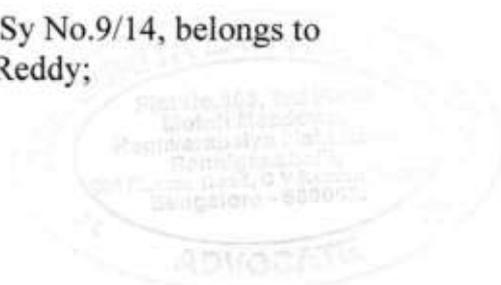
All that piece and parcel of the immovable Property bearing **New Survey No.12/7**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **20 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/2 belongs to K.Prasannakumar;

West by : Land in Sy No.12/8, 12/9, 12/10 belongs to  
H.M. Chandrashekhar, H.R. Charan Raj & H.M. Rajashekhar;

North by : Drain thereafter Land in Sy No.14  
belongs to Mahaveer Apartment;

South by : Drain thereafter Land in Sy No.9/14, belongs to  
Mrs.Smitha R.Nallappa Reddy;





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

### **COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of the immovable Property bearing **New Survey Nos.12/7, 12/8, 12/9, 12/10**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **40 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/2 belongs to K.Prasannakumar;

West by : Land in Sy No.12/3 belongs to S.M.Babureddy son of Muniswamy Reddy & Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties(earlier belongs to S.M.Sureshreddy son of Muniswamy Reddy);

North by : Drain thereafter Land in Sy No.14 belongs to Mahaveer Apartment;

South by : Drain thereafter Land in Sy No.9/14, belongs to Mrs.Smitha R.Nallappa Reddy & Land in Sy No.9/13 belongs to M/s.Sai Purvi Properties;

### **I. LIST OF DOCUMENTS SCRUTINISED**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Sy.No.12/2:</b>	
01.		Village Map, Akarbandh Durasth Extract, Hissa Survey Tippani, and Tippani Nakalu.	Copy
02.		Mutation Register Extract No.H5/2021-22, MR T12/2020-21, MR T49/2022-23.	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

03.		RTC Extract from 1966-67 to 1980-81, 1986-87 to 2023-24 in respect of Sy.No.12/2, of Sadaramangala Village.	Copy
04.	13/04/1923	Partition deed entered between _____ registered as document No.846 in Book I, Volume 550, registered in the office of the Sub-Registrar, Bangalore.	Copy
05.	13.11.1954	Partition deed entered between Sri. Hanuma Reddy, Sri. Gurumurthy Reddy, Sri. Kodandarama Reddy, Sri. Ananthramaiah Reddy, Sri. Seetharamaiah Reddy and Sri. Krishna Reddy all are children of Late H. Narayana Reddy registered as document No.3921/1954-55 in Book I, Pages 134 to 145, registered in the office of the Sub-Registrar, Bangalore.	Copy
06.	20.02.1956	Sale deed executed by Sri. H. N. Seetharama Reddy son of Late H. Narayana Reddy in favour of Sri. Kaveerappa son of Sri. Nanjundappa registered as document No.6615/1955-56 in Book I, Volume 1520, Pages 2 to 3, registered in the office of the Sub-Registrar, Bangalore in respect of Sy.No.12, measuring 1 Acre 20 Guntas of Sadaramangala Village.	Copy
07.	31.12.1994	Partition deed entered between Sri.H.N.Gopala Gowda Son of Late Nagappa, Smt. Muni Akkamma wife of Late Krishnappa (son of Late Kaveerappa), and his children, Sri.Srinivasagowda, H.K.Venugopal, Sri.K.Prasanna Kumar, Sri.H.K.Kaveerappa,	Copy

*Handwritten signature*





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845087191/9686426282/9535397986**

		Sri.Muniyappa son of Late Nanjundappa and his children, Sri.H.M.Rajashekar, Sri. H. M. Ramamurthy, and Sri.H.M.Chandrashekar registered as document No.2632/1994-95 in Book I, Volume 2017, Pages 6 to 33, registered in the office of the Sub-Registrar, Bangalore.	
08.	10.08.2023	Sale deed executed by Sri. K. Prasanna Kumar son of Late Sri. Krishnappa and Sri. Supreeth P son of Sri. K. Prasanna Kumar in favour of Smt. Rupa Prabhakar wife of Sri. P.Prabhakar Naidu, Smt.R.S.Lakshmi wife of Sri. R. Raghavendra Reddy, Smt. Sandhya Rani Boyana wife of Sri. Sanyasi Naidu Karanam, Smt. Chennamadhavuni Amani wife of Sri. Kasu Varunraju and Sri. Kasu Varunraju son of Sri. Kasu Srirangaraju registered as document No.9183/2023-24 in Book I, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of Sy.No.12/2, Old Sy.No.12, measuring 20 Guntas alongwith 0.04 Guntas Karab Land of Sadaramangala Village.	Copy
09.	10.08.2023	Joint development agreement entered between Smt. Rupa Prabhakar wife of Sri. P.Prabhakar Naidu, Smt.R.S.Lakshmi wife of Sri. R. Raghavendra Reddy, Smt. Sandhya Rani Boyana wife of Sri. Sanyasi Naidu Karanam, Smt. Chennamadhavuni Amani wife of Sri. Kasu Varunraju and Sri. Kasu Varunraju son of Sri. Kasu Srirangaraju and M/s.Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna registered as document No.9189/2023-24 in Book I, registered in the office of the Sub-	Copy





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**M.9845087191/9686426282/9535397986**

		Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.12/2, Old Sy.No.12, measuring 20 Guntas alongwith 0.04 Guntas Karab Land, of Sadaramangala Village.	
10.		General Power of Attorney executed by Smt. Rupa Prabhakar wife of Sri. P.Prabhakar Naidu, Smt.R.S.Lakshmi wife of Sri. R. Raghavendra Reddy, Smt. Sandhya Rani Boyana wife of Sri. Sanyasi Naidu Karanam, Smt. Chennamadhavuni Amani wife of Sri. Kasu Varunraju and Sri. Kasu Varunraju son of Sri. Kasu Srirangaraju and M/s.Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna registered as document No.532/2023-24 in Book IV, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.12/2, Old Sy.No.12, measuring 20 Guntas alongwith 0.04 Guntas Karab Land, of Sadaramangala Village.	Copy
11.		Encumbrance certificate from 01/06/1989 to 31/03/2004, 01/04/2004 to 02/03/2023, 01/04/2004 to 06/05/2024, in respect of Sy.No.12/2, Old Sy.No.12 of Sadaramangala Village.	Copy
12.		48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
13.	13.09.2023	Conversion order bearing No.517899 issued by the Deputy Commissioner, Bangalore in respect of Survey No.12/2, measuring 20.4 Guntas of Sadaramangala Village.	Copy

*Accept*



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

14.		Conversion charges paid Receipt, Conversion Sketch.	Copy
		<b>Sy.No.12/7</b>	
15.	01.10.2021	Partition deed entered between Sri.H.N.Gopala Gowda son of Late Nagappa, Smt.Shanthamma wife of Sri.H.N.Gopala Gowda, Sri.Chethan G.S Son of Sri.H.N.Gopala Gowda, Smt.Mouna M.B wife of Sri. Chethan G.S, Sri.Naveen G.S Son of Sri.H.N.Gopala Gowda and Smt. Anitha Mwife of Sri.Naveen G.S registered as document No.7131/2021-22, in Book I, stored in CD No.HSKD1371, registered in the office of the Sub-Registrar, Hoskote, Bangalore.	Copy
16.	01.01.2008	Order bearing No.RRT 287/2007-08 passed by Assistant Commissioner, Bangalore.	Copy
17.	16.05.2019	Death certificate of H.M.Ramamurthy.	Copy
18.		G-Tree of H.M.Ramamurthy showing the details of his wife, and children.	Copy
19.	06.10.2018	Release deed executed by Smt. Prapulla H. C daughter of Sri. Chandra Shekhar H.M, Smt. Priyanka H.C daughter of Sri. Chandra Shekar H.M in favour of Sri.Chandra Shekhar H.M son of Late Muniyappa and Sri. Vishwas H.C son of Sri. Chandra Shekhar H.M registered as document No.11180/2018-19 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of Sy.No.12/2, measuring 7 Guntas of	Copy

*Chiranjeev*



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

		Sadaramangala Village.	
20.	10.10.2022	Release deed executed by Smt. Rathnamma D.M wife of Late H.M.Ramamurthy, Smt.H.R.Nirmala and Smt.Kavitha H.R children of Late Smt. Rathnamma D.M in favour of Sri. Charan Raj H.R Son of Late H.M.Ramamurthy registered as document No.8180/2022-23 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (K.R.Puram), Bangalore in respect of Sy.No.12/2, measuring 7 Guntas of Sadaramangala Village.	Copy
21.		48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
22.		Village map, Akarbandh Durasth Extract, Moola Tippani Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas copy in respect of Sy.No.12/7 of Sadaramangala Village.	Copy
23.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.12/7, Old Sy.No.12/2 of Sadaramangala Village.	Copy
24.		Mutation register extract No.T49/2023-23.	Copy
25.	13.09.2023	Conversion order bearing No.516892 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.12/7, Old Sy.No.12/2, measuring 20.4 Guntas of Sadaramangala Village.	Copy





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**M.9845087191/9686426282/9535397986**

26.		Conversion charges paid Receipt, Conversion Sketch.	Copy
		<b>Sy.No.12/8</b>	
27.		Village map, Akarbandh Durasth Extract, Moola Tippani Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas copy in respect of Sy.No.12/8 of Sadaramangala Village.	Copy
28.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.12/8, Old Sy.No.12/2 of Sadaramangala Village.	Copy
29.		Mutation register extract No.T49/2023-23.	Copy
30.	13.09.2023	Conversion order bearing No.516903 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.12/8, Old Sy.No.12/2, measuring 7 Guntas of Sadaramangala Village.	Copy
31.		Conversion charges paid Receipt, Conversion Sketch.	Copy
		<b>Sy.No.12/9</b>	
32.		Village map, Akarbandh Durasth Extract, Moola Tippani Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas copy in respect of Sy.No.12/9 of Sadaramangala Village.	Copy
33.		RTC Extract from 1966-67 to 2023-24 in	Copy





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845087191/9686426282/9535397986**

		respect of New Sy.No.12/9, Old Sy.No.12/2 of Sadaramangala Village.	
34.		Mutation register extract No.T49/2023-23.	Copy
35.	13.09.2023	Conversion order bearing No.516901 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.12/9, Old Sy.No.12/2, measuring 7 Guntas of Sadaramangala Village.	Copy
36.		Conversion charges paid Receipt, Conversion Sketch.	Copy
		<b>Sy.No.12/10</b>	
37.		Village map, Akarbandh Durasth Extract, Moola Tippani Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas copy in respect of Sy.No.12/10 of Sadaramangala Village.	Copy
38.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.12/10, Old Sy.No.12/2 of Sadaramangala Village.	Copy
39.		Mutation register extract No.T49/2023-23.	Copy
40.	13.09.2023	Conversion order bearing No.516891 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.12/10, Old Sy.No.12/2, measuring 8.8 Guntas of Sadaramangala Village.	Copy
41.		Conversion charges paid Receipt, Conversion Sketch.	Copy

*Accept* →





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

		<b>Common Documents</b>	
42.	07.07.2023	Joint development agreement entered between Sri.H.M.Rajashekar son of Sri.Muniyappa and his wife, Smt. Sarojamma and his children, Sri.Murali H R, Sri. Rohit H.R, Smt. Shalini H.R and Sri. Charan Raj H.R Son of Late H.M.Rama Murthy and his wife, Smt. Vidyashree S.G and his children, Ms. Vihnya H.C and Sri.H.M.Chandradhekar son of Sri.Muniyappa, and his children, Sri.Vishwas H.C, and Sri. Naveen G.S son of Sri.H.N.Gopalagowda and his children, Vrusti Naveen and Ishra Naveen (Owners) and M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna (Developer) registered as document No.6752/2023-24 in Book I, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of property bearing New Sy.Nos.12/7, 12/8, 12/9 and 12/10, earlier Sy.No.12/2, Old Sy.No.12, measuring 40 Guntas of Sadaramangala Village.	Copy
43.	07.07.2023	General Power of Attorney executed by Sri.H.M.Rajashekar son of Sri.Muniyappa and his wife, Smt. Sarojamma and his children, Sri.Murali H R, Sri. Rohit H.R, Smt. Shalini H.R and Sri. Charan Raj H.R Son of Late H.M.Rama Murthy and his wife, Smt. Vidyashree S.G and his children, Ms. Vihnya H.C and Sri.H.M.Chandradhekar son of Sri.Muniyappa, and his children, Sri.Vishwas H.C, and Sri. Naveen G.S son of Sri.H.N.Gopalagowda and his children, Vrusti	Copy





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

**M.9845087191/9686426282/9535397986**

		Naveen and Ishra Naveen (Owners) in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna (Developer) registered as document No.401/2023-24 in Book IV, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of property bearing New Sy.Nos.12/7, 12/8, 12/9 and 12/10, earlier Sy.No.12/2, Old Sy.No.12, measuring 40 Guntas of Sadaramangala Village.	
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### **II. DESCRIPTION OF PROPERTY**

#### **Item No.I**

All that piece and parcel of the immovable Property bearing **New Survey No.12/10**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **6 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/7 belongs to Naveen G.S son of Sri. H.N. Gopalagowda,

West by : Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties (earlier belongs to S.M.Sureshreddy son of Muniswamy Reddy);

North by : Land in Sy No.12/9 belongs to Mr. Charan Raj.H.R son of Late Sri.H.M. Ramamurthy;

South by : Drain thereafter Land in Sy No.9/13 belongs to M/s.Sai Purvi Properties;





## **SURIYA LAW ASSOCIATES**

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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### **Item No.II**

All that piece and parcel of the immovable Property bearing **New Survey No.12/9**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/7 belongs to Naveen G.S son of Sri. H.N. Gopalagowda,

West by : Land in Sy No.12/3 belongs to S.M.Babureddy son of Muniswamy Reddy;

North by : Land in Sy No.12/8 belongs to H.M. Chandrashekar ;

South by : Land in Sy No.12/10 belongs to H.M. Rajashekar;

### **Item No.III**

All that piece and parcel of the immovable Property bearing **New Survey No.12/8**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;





## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

**M.9845087191/9686426282/9535397986**

- East by : Land in Sy No.12/7 belongs to Naveen G.S son of  
Sri. H.N. Gopalagowda,
- West by : Land in Sy No.12/3 belongs to S.M.Babureddy son of  
Muniswamy Reddy;
- North by : Drain thereafter Land in Sy No.14  
belongs to Mahaveer Apartment;
- South by : Land in Sy No.12/9 belongs to Mr. Charan Raj.H.R son of  
Late Sri.H.M. Ramamurthy;

### **Item No.IV**

All that piece and parcel of the immovable Property bearing **New Survey No.12/7**,  
earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA  
VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently  
Bangalore East Taluk, Bangalore, measuring **20 Guntas**, including all rights and  
appurtenances whatsoever whether underneath or above the surface and bounded  
as follows;

- East by : Land in Sy No.12/2 belongs to K.Prasannakumar;
- West by : Land in Sy No.12/8, 12/9, 12/10 belongs to  
H.M. Chandrashekhar, H.R. Charan Raj & H.M. Rajashekhar;
- North by : Drain thereafter Land in Sy No.14  
belongs to Mahaveer Apartment;
- South by : Drain thereafter Land in Sy No.9/14, belongs to  
Mrs.Smitha R.Nallappa Reddy;





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

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### **COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of the immovable Property bearing **New Survey Nos.12/7, 12/8, 12/9, 12/10**, earlier Sy No.12/2, Old Survey No.12, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **40 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/2 belongs to K.Prasannakumar;

West by : Land in Sy No.12/3 belongs to S.M.Babureddy son of Muniswamy Reddy & Land in Sy No.12/6 belongs to M/s.Sai Purvi Properties(earlier belongs to S.M.Sureshreddy son of Muniswamy Reddy);

North by : Drain thereafter Land in Sy No.14 belongs to Mahaveer Apartment;

South by : Drain thereafter Land in Sy No.9/14, belongs to Mrs.Smitha R.Nallappa Reddy & Land in Sy No.9/13 belongs to M/s.Sai Purvi Properties;

### **III. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property from 01/06/1989 to 06/05/2024 in respect of Subject land However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845087191/9686426282/9535397986**

### **IV. CERTIFICATE**

Therefore I certify that **M/s. SAI PURVI PROPERTIES**, A Partnership firm Represented by its Managing Partners **Mr. RAMESH V S/o Late Mr. S. Venkatappa** and **Mr. P. KRISHNA S/o. Mr. P. Muniswamy Naidu**, would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – II and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 06/05/2024.

**(S.MURTHY)**

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**  
Flat No. 303, 3rd Floor, Motati Meadows,  
Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V. Raman Nagar Post,  
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## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

To,

Date.09.07.2024

**M/s. SAI PURVI PROPERTIES,**  
A Partnership firm having its office at  
Sy.No.245/4, Gunjur Main Road, Gunjur Village,  
Varthur Hobli, Bangalore East, Bangalore-560 087.

Represented by its Managing Partners,

1. **Mr. RAMESH. V,** aged about 46 years,  
S/o Late Sri. S. Venkatappa,

2. **Mr. P. KRISHNA,** aged about 43 years.  
S/o Sri. P. Muniswamy Naidu,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SAI PURVI PROPERTIES**, based on the photocopies of title documents provided by them.

### **LEGAL SCRUTINY REPORT**

#### **ITEM NO.1:**

All that piece and parcel of the immovable Property bearing **New Survey No.16/4**, Old Survey No.16 situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **17 ½ Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.16/5 & Sy No.16/6  
belongs to M/s.Sai Purvi Properties;

West by : Land in Sy No.17/2 belongs to Mrs.Jyothi. N  
(earlier Land belongs to Malur Muniswami);





## **SURIYA LAW ASSOCIATES**

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

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North by : Presently Land in Sy No.16/3 belongs to P.K.Sathyapal  
(earlier Land belongs to M.Pilla Reddy) ;

South by : Land in Sy No.9/12 belongs to S.R.Ravindra;  
(earlier Land belongs to M. Rama Reddy);

### **ITEM NO.II:**

All that piece and parcel of the immovable Property bearing **New Survey No.16/7**,  
Old Survey No.16 situated at **SADARAMANGALA VILLAGE**, K.R.Puram  
Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore,  
measuring **17.08** or **17 ½ Guntas**, including all rights and appurtenances  
whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/4 belongs to Aanand Reddy & 12/6  
belongs to M/s.Sai Purvi Properties (earlier belongs to Muniswamy);

West by : Land in Sy No.16/5 & 16/6 belongs to M/s.Sai Purvi  
Properties (earlier belongs to N. Vajarappa Reddy);

North by : Land in Sy No.16/3 belongs to Sathyapal (earlier belongs to Pilla  
Reddy);

South by : Land in Sy No.9/12 belongs to Ravindra  
(earlier belongs to Rama Reddy);

### **ITEM NO.III:**

All that piece and parcel of Agricultural property bearing **Survey No.16**,  
measuring about **8.12 (8.75 or 8 ¾) Guntas**, situated at **SADARAMANGALA  
VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights,  
appurtenances whatsoever hereunder or underneath or above the surface, and  
bounded on the;





## **SURIYA LAW ASSOCIATES**

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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

**M.9845087191/9686426282/9535397986**

East by : Remaining Portion of Land in Sy No.16;  
{Presently belongs to M.Suresh Kumar};

West by : Remaining Portion of Land in Sy No.16;  
{Earlier Land belongs to N.Dodda Vajarappa Reddy, Presently  
belongs to Mrs.Kavitha.V};

North by : Remaining Portion of Land in Sy No.16;  
{Presently belongs to Mr. M. Malyadri Chowdary };

South by : Land in Survey No.9/12 {Presently belongs to Sri.S.R.Ravindra son of  
Late Sri. Ramaiah Reddy};

### **ITEM NO.IV:**

All that piece and parcel of Agricultural property bearing **Survey No.16**,  
measuring about **8.12 (8.75 or 8.3/4) Guntas**, situated at **SADARAMANGALA  
VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights,  
appurtenances whatsoever hereunder or underneath or above the surface, and  
bounded on the;

East by : Remaining Portion of Land in Sy No.16;  
{Earlier Land in belongs to N.Krishna Reddy  
Presently belongs to M.Suresh Kumar};

West by : Remaining Portion of Land in Sy No.16;  
{Earlier Land belongs to N.Dodda Vajarappa Reddy, Presently belongs  
to Mrs.Kavitha.V};

North by : Remaining Portion of Land in Sy No.16;  
{earlier belongs to Pilla Reddy};

South by : Remaining Portion of Sy No.16; {earlier belongs to Mr.D.V.Sekhar  
Presently belongs to Narasimha Rao Kolla};



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

### **I. LIST OF DOCUMENTS SCRUTINISED**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Sy.No.16/4 (Kavitha Share):</b>	
01.		Village Map, Akarbandh Durasth Extract, RR Balabagada Nakalu, and Atlas copy, Mysore Revision Settlement Register.	Copy
02.		Index of Land and Record of Rights in respect of above said property.	Copy
03.		RTC Extract from 1966-67 to 1980-81, 1986-87 to 2023-24 in respect of New Sy.No.16/4, Old Sy.No.16, of Sadaramangala Village.	Copy
04.		Mutation register extract No.T46/2022-23 and MR 18/2004-05.	Copy
05.		48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
06.	18.10.1936	Sale deed executed by Sri. Muniyappa son of Sri. Annappa in favour of Sri. Nanja Reddy son of Sri. Pilla Reddy registered as document No.1361/1936-37 in Book I, Pages 89 to 90, registered in the office of the Sub-Registrar, Bangalore in respect of Sy.No.16, measuring 2 Acres 25 Guntas of Sadaramangala Village.	Copy
07.	28.09.1950	Will bequeath by Sri. Nanja Reddy son of Late Muneppa in favour of his foster son, Sri.Narasimhaiah registered as document No.26/1950-51 in Book III, Volume 14, Pages	Copy



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**M.9845087191/9686426282/9535397986**

		142 to 145, registered in the office of the Sub-Registrar, Bangalore.	
08.	12.07.2004	Partition deed entered between Sri. Narasimha Reddy son of Late Nanja Reddy, Sri.N.Dodda Vajrappa Reddy son of Sri.Narasimha Reddy, Sri.N.Vajrappa Reddy son of Sri.Narasimha Reddy and Sri.N.Krishna Reddy son of Sri.Narasimha Reddy registered as document No.9950/2004-05 in Book I, stored in CD No.KRID62, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore.	Copy
09.	05.03.2022	Release deed executed by Sri. Sri.N.Dodda Vajrappa Reddy son of Sri.Narasimha Reddy, and Sri.V.Srinivasa Reddy son of Sri.N.Vajrappa Reddy in favour of Smt.Kavitha V daughter of Sri.N.Vajrappa Reddy registered as document No.6437/2021-22 in Book I, stored in CD No.BDHD976, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.16, measuring 17½ Guntas of Sadaramangala Village.	Copy
10.	13.09.2023	Conversion order bearing No.516899 issued by the Deputy Commissioner, Bangalore in respect of Survey No.16/4, measuring 17.8 Guntas of Sadaramangala Village.	Copy
11.		Conversion charges paid Receipt, Conversion Sketch.	Copy
12.	07.09.2023	Joint development agreement entered between Smt.Kavitha V daughter of Sri.N.Vajrappa Reddy and her children, Ms. Rashmi C, Mr.	Copy

*[Handwritten signature]*



## SURIYA LAW ASSOCIATES

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191

**M.9845087191/9686426282/9535397986**

		Madhu C (Owners) and M/s.Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna registered as document No.11281/2023-24 in Book I, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of New Sy.No.16/4, Old Sy.No.16, measuring 17½ Guntas of Sadaramangala Village.	
13.	07.09.2023	General Power of Attorney executed by Smt.Kavitha V daughter of Sri.N.Vajrappa Reddy and her children, Ms. Rashmi C, Mr. Madhu C (Owners) in favour of M/s.Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna (Developer) registered as document No.643/2023-24 in Book IV, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of New Sy.No.16/4, Old Sy.No.16, measuring 17½ Guntas of Sadaramangala Village.	Copy
14.		Encumbrance certificate from 01/07/1924 to 14/02/1957, 01/07/1974 to 31/03/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 02/09/2019, 01/04/2004 to 02/03/2023, 01/04/2004 to 06/05/2024 in respect of New Sy.No.16/4, Old Sy.No.16 of Sadaramangala Village.	Copy
		<b>Sy.No.16/7 (Suresh Kumar Share)</b>	
15.		Village map, Akarbandh Durasth Extract, RR Balabagada Nakalu, Atlas copy and Hissa Tippani Nakalu in respect of Sy.No.16/7 of Sadaramangala Village.	Copy

*Handwritten signature*





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

16.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.16/7, Old Sy.No.16 of Sadaramangala Village.	Copy
17.	06.05.2005	Sale deed executed by Sri. N. Krishna Reddy son of Sri. Narasimha Reddy and his wife, Smt. Rukmini and his children, Ms. K.Bhagya Lakshmi, Ms. K. Mamatha and Mr. Pratap in favour of Sri. M. Suresh Kumar son of Sri. Madhava Reddy registered as document No.4133/2005-06 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.16, measuring 17½ Guntas of Sadaramangala Village.	Copy
18.	05.07.2023	Sale deed executed by Sri. M. Suresh Kumar son of Sri. Madhava Reddy in favour of Smt. Usha S wife of Sri.Ramesh V, Smt. A. Jyothi wife of Sri. A. Srihari and Smt. Srinivas Vidhya wife of Sri.Shankar Mohan Kumar registered as document No.6590/2023-24 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.16/7, Old Sy.No.16, measuring 17½ Guntas of Sadaramangala Village.	Copy
19.	13.09.2023	Conversion order bearing No.517763 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.16/7, Old Sy.No.16, measuring 17.08 Guntas of Sadaramangala Village.	Copy
20.		Conversion charges paid Receipt, Conversion	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Sketch.	
21.		Encumbrance certificate from 01/04/2004 to 02/03/2023 in respect of New Survey No.16/7, Old Sy.No.16, measuring 17.08 Guntas of Sadaramangala Village.	
22.	31.07.2023	Joint development agreement entered between Smt. Usha S wife of Sri.Ramesh V, Smt. A. Jyothi wife of Sri. A. Srihari and Smt. Srinivas Vidhya wife of Sri.Shankar Mohan Kumar (Owners) and M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna (Developer) registered as document No.8420/2023-24 in Book I, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of property bearing New Survey No.16/7, Old Sy.No.16, measuring 17.08 Guntas of Sadaramangala Village.	Copy
23.	31.07.2023	General Power of Attorney executed by Smt. Usha S wife of Sri.Ramesh V, Smt. A. Jyothi wife of Sri. A. Srihari and Smt. Srinivas Vidhya wife of Sri.Shankar Mohan Kumar (Owners) in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna (Developer) registered as document No.488/2023-24 in Book IV, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of property bearing New Survey No.16/7, Old Sy.No.16, measuring 17.08 Guntas of Sadaramangala Village.	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		<b>Sy.No.16/6 (Narasimha Rao Kola)</b>	
24.		Village map, Akarbandh Durasth Extract, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas copy in respect of Sy.No.16/5 of Sadaramangala Village.	Copy
25.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.16/6, Old Sy.No.16 of Sadaramangala Village.	Copy
26.		Mutation register extract No.33/2005-06, MR 75/2004-05, MR 18/2004-05 in respect of above said property.	Copy
27.	06.05.2005	Sale deed executed by Sri. N. Vajrappa Reddy son of Sri. Narasimha Reddy and his wife, Smt. Shanthamma and his children, Mr. V. Bharath in favour of Sri.D.V.Sekhar son of Sri. Narayan Rao registered as document No.4132/2005-06 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.16, measuring 8.75 Guntas of Sadaramangala Village.	Copy
28.	03.03.2006	Sale deed executed by Sri.D.V.Sekhar son of Sri. Narayan Rao in favour of Sri. Narasimha Rao Kolla son of Sri.Madhava Rao registered as document No.21373/2005-06 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.16, measuring 8.75 Guntas of Sadaramangala Village.	Copy
29.	28.04.2023	Sale deed executed by Sri. Narasimha Rao	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Kolla son of Sri.Madhava Rao in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna registered as document No.1242/2023-24 in Book IV, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of Sy.No.16, measuring 8.75 Guntas of Sadaramangala Village.	
30.	09.05.2024	General Power of Attorney executed by Sri. Narasimha Rao Kolla son of Sri.Madhava Rao in favour of Mr. B. Yugesb son of Sri. Venkatappa Naidu in respect of above said property.	Copy
31.	18.05.2024	Confirmation deed executed by Sri. Narasimha Rao Kolla son of Sri.Madhava Rao in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna registered as document No.2666/2024-25 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of Sy.No.16, measuring 8.75 Guntas of Sadaramangala Village.	Copy
32.		Tax paid receipts in respect of above said property.	Copy
33.	13.09.2023	Conversion order bearing No.516896 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.16/6, Old Sy.No.16, measuring 8.12 Guntas of Sadaramangala Village.	Copy
34.		Conversion charges paid Receipt, Conversion	Copy

*Accept*



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Sketch.	
		<b>Sy.No.16/5 (M.Chowdary Share)</b>	
35.		Village map, Akarbandh Durasth Extract, Hissa Survey Tippani, RR Balabagada Nakalu and Atlas copy in respect of Sy.No.16/5 of Sadaramangala Village.	Copy
36.		RTC Extract from 1966-67 to 2023-24 in respect of New Sy.No.16/5, Old Sy.No.16 of Sadaramangala Village.	Copy
37.		Mutation register extract No.76/2004-05 in respect of above said property.	Copy
38.	06.05.2005	Sale deed executed by Sri. N. Vajrappa Reddy son of Sri. Narasimha Reddy and his wife, Smt. Shanthamma and his son, Sri. V. Bharath in favour of Sri. M. Chowdary son of Sri. M. Narasimhan registered as document No.4134/2005-06 in Book I, registered in the office of the Sub-Registrar, K.R.Puram, Bangalore in respect of Sy.No.16, measuring 8.75 Guntas out of 2 Acres 34 Guntas plus 1 Gunta karab of Sadaramangala Village.	Copy
39.	12.04.2023	Sale deed executed by Sri. M. Chowdary son of Sri. M. Narasimhan in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna registered as document No.1241/2023-24 in Book IV, registered in the office of the Sub-Registrar, Banasawadi, Bangalore in respect of Sy.No.16, measuring 8.75 Guntas of	Copy



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Sadaramangala Village.	
40.	09.05.2024	General Power of Attorney executed by Sri. M. Chowdary son of Sri. M. Narasimhan in favour of Mr. B. Yugesh son of Sri. Venkatappa Naidu in respect of above said property.	Copy
41.	18.05.2024	Confirmation deed executed by Sri. M. Chowdary son of Sri. M. Narasimhan in favour of M/s. Sai Purvi Properties represented by its managing partners, Sri.Ramesh V and Sri. P. Krishna registered as document No.2668/2024-25 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of Sy.No.16, measuring 8.75 Guntas of Sadaramangala Village.	Copy
42.	13.09.2023	Conversion order bearing No.516889 issued by the Deputy Commissioner, Bangalore in respect of New Survey No.16/5, Old Sy.No.16, measuring 8.12 Guntas of Sadaramangala Village.	Copy
43.		Conversion charges paid Receipt, Conversion Sketch.	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

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### **II. DESCRIPTION OF PROPERTY**

#### **ITEM NO.I:**

All that piece and parcel of the immovable Property bearing **New Survey No.16/4**, Old Survey No.16 situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **17 ½ Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.16/5 & & Sy No.16/6  
belongs to M/s.Sai Purvi Properties;

West by : Land in Sy No.17/2 belongs to Mrs.Jyothi. N  
(earlier Land belongs to Malur Muniswami);

North by : Presently Land in Sy No.16/3 belongs to P.K.Sathyapal  
(earlier Land belongs to M.Pilla Reddy) ;

South by : Land in Sy No.9/12 belongs to S.R.Ravindra;  
(earlier Land belongs to M. Rama Reddy);

#### **ITEM NO.II:**

All that piece and parcel of the immovable Property bearing **New Survey No.16/7**, Old Survey No.16 situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **17.08** or **17 ½ Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.12/4 belongs to Aanand Reddy & 12/6  
belongs to M/s.Sai Purvi Properties (earlier belongs to Muniswamy);

West by : Land in Sy No.16/5 & 16/6 belongs to M/s.Sai Purvi  
Properties (earlier belongs to N. Vajarappa Reddy);





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

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North by : Land in Sy No.16/3 belongs to Sathyapal (earlier belongs to Pilla Reddy);

South by : Land in Sy No.9/12 belongs to Ravindra (earlier belongs to Rama Reddy);

### **ITEM NO.III:**

All that piece and parcel of Agricultural property bearing **Survey No.16**, measuring about **8.12 (8.75 or 8 ¼) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Remaining Portion of Land in Sy No.16;  
{Presently belongs to M.Suresh Kumar};

West by : Remaining Portion of Land in Sy No.16;  
{Earlier Land belongs to N.Dodda Vajarappa Reddy, Presently belongs to Mrs.Kavitha.V};

North by : Remaining Portion of Land in Sy No.16;  
{Presently belongs to Mr. M. Malyadri Chowdary };

South by : Land in Survey No.9/12 {Presently belongs to Sri.S.R.Ravindra son of Late Sri. Ramaiah Reddy};





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**M.9845087191/9686426282/9535397986**

### **ITEM NO.IV:**

All that piece and parcel of Agricultural property bearing **Survey No.16**, measuring about **8.12 (8.75 or 8.3/4) Guntas**, situated at **SADARAMANGALA VILLAGE**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Remaining Portion of Land in Sy No.16;  
{Earlier Land in belongs to N.Krishna Reddy  
Presently belongs to M.Suresh Kumar};

West by : Remaining Portion of Land in Sy No.16;  
{Earlier Land belongs to N.Dodda Vajarappa Reddy, Presently belongs  
to Mrs.Kavitha.V};

North by : Remaining Portion of Land in Sy No.16;  
{earlier belongs to Pilla Reddy};

South by : Remaining Portion of Sy No.16;{earlier belongs to Mr.D.V.Sekhar  
Presently belongs to Narasimha Rao Kolla};

### **III. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property from 01/04/2004 to 02/03/2023 in respect of Subject land However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

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### **IV. CERTIFICATE**

Therefore I certify that **M/s. SAI PURVI PROPERTIES**, A Partnership firm Represented by its Managing Partners **Mr. RAMESH V S/o Late Mr. S. Venkatappa** and **Mr. P. KRISHNA S/o. Mr. P. Muniswamy Naidu**, would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement and Sy.No.16/5 and Sy.No.16/6 the said M/s. SAI PURVI PROPERTIES are the owners, alongwith proportionate undivided share in the land over the Property described at Para – II and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 02/03/2023.

  
(S.MURTHY)

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**  
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**M.9845087191/9686426282/9535397986**

To,

Date.09.07.2024

**M/s. SAI PURVI PROPERTIES,**  
A Partnership firm having its office at  
Sy.No.245/4, Gunjur Main Road, Gunjur Village,  
Varthur Hobli, Bangalore East, Bangalore-560 087.

Represented by its Managing Partners,

- 1. Mr. RAMESH. V,** aged about 46 years,  
S/o Late Sri. S. Venkatappa,
- 2. Mr. P. KRISHNA,** aged about 43 years.  
S/o Sri. P. Muniswamy Naidu,

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SAI PURVI PROPERTIES**, based on the photocopies of title documents provided by them.

### **LEGAL SCRUTINY REPORT**

All that piece and parcel of the immovable Property bearing **Survey No.17/2**, Old Sy No.17, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **20 Guntas**, Plus Karaba Land including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

- East by : Land in Sy No.16/4 belongs to Kavitha.V;
- West by : Land in Sy No.17/1 belongs to Vijayalakshmi;
- North by : Land in Sy No.17/3 belongs to P.K.Sathyapal  
(earlier belongs to M. Muninarayappa son  
of Muniyappa Reddy);
- South by : Land in Sy No.9/12 belongs to S.R.Ravindra;





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**M.9845087191/9686426282/9535397986**

### **I. LIST OF DOCUMENTS SCRUTINISED**

<b>Sl.No.</b>	<b>DATE</b>	<b>NATURE AND PARTICULARS OF DOCUMENTS</b>	<b>Original/ Copy</b>
01.		Village Map, Moola Tippani Nakalu, Hissa Survey Tippani, and RR Balabagada Nakalu, Atlas copy.	Copy
02.		Index of Land and Record of Rights in respect of Sy.No.17 of Sadaramangala Village.	Copy
03.		RTC Extract from 1966-67 to 1990-91, 1996-97 to 2023-24 in respect of Sy.No.17/2, of Sadaramangala Village.	Copy
04.		Mutation register extract No.T2/2022-23, MR 8, 9, 10/1995-96 and MR H9/2016-17 in respect of Sy.No.17/2, of Sadaramangala Village.	Copy
05.	29.06.1994	Order bearing Case No.LRF 15/1974-75 passed by the Land Tribunal, Bangalore South Taluk, Bangalore in the name of Sri.Krishna Reddy son of Sri.Muniswamy Reddy, in respect of Sy.No.17, measuring 20 Guntas of Sadaramangala Village.	Copy
06.	22.09.1995	Form 10 bearing Case No.LRF 15/1974-75 passed by the Tahasildar, Bangalore South Taluk, Bangalore in the name of Sri.Krishna Reddy son of Sri.Muniswamy Reddy, in respect of Sy.No.17, measuring 20 Guntas of Sadaramangala Village.	Copy



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07.	27.01.2012	Gift deed executed by Sri.Krishna Reddy son of Late Muniswamy Reddy in favour of Smt. Jyothi N wife of Sri. Rajendra (daughter in law of Sri.Krishna Reddy) registered as document No.8157/2011-12 in Book I, registered in the office of the Sub-Registrar, Bidarahalli, Bangalore in respect of Sy.No.17, measuring 20 Guntas out of 1 Acre 28 Guntas of Sadaramangala Village.	Copy
08.	21.07.2023	Joint development agreement entered between Smt. Jyothi N wife of Sri. Rajendra (daughter in law of Sri.Krishna Reddy) and others (Owners) and M/s.Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna (Developer) registered as document No.7755/2023-24 in Book I, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.17/2, Old Sy.No.17, measuring 20 Guntas, of Sadaramangala Village.	Copy
09.	21.07.2023	General Power of Attorney executed by Smt. Jyothi N wife of Sri. Rajendra (daughter in law of Sri.Krishna Reddy) and others (Owners) in favour of M/s.Sai Purvi Properties represented by its managing partners, Sri. Ramesh V and Sri. P. Krishna (Developer) registered as document No.451/2023-24 in Book IV, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bangalore in respect of New Sy.No.17/2, Old Sy.No.17, measuring 20 Guntas, of Sadaramangala Village.	Copy

*Receipt*



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

10.		Encumbrance certificate from 01/04/2004 to 06/05/2024 in respect of New Sy.No.17/2, Old Sy.No.17 of Sadaramangala Village.	Copy
11.		48 (a) Endorsement issued by the Tahsildar, in respect of the above said survey number.	Copy
12.	13.09.2023	Conversion order bearing No.516895 issued by the Deputy Commissioner, Bangalore in respect of Survey No.17/2, measuring 20.4 Guntas of Sadaramangala Village.	Copy
14.		Conversion charges paid Receipt, Conversion Sketch.	Copy

### **II. DESCRIPTION OF PROPERTY**

All that piece and parcel of the immovable Property bearing **Survey No.17/2**, Old Sy No.17, situated at **SADARAMANGALA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, measuring **20 Guntas**, Plus Karaba Land including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;

East by : Land in Sy No.16/4 belongs to Kavitha.V;

West by : Land in Sy No.17/1 belongs to Vijayalakshmi;

North by : Land in Sy No.17/3 belongs to P.K.Sathyapal  
(earlier belongs to M. Muninarayappa son  
of Muniyappa Reddy);

South by : Land in Sy No.9/12 belongs to S.R.Ravindra;



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### **III. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property from 01/04/2004 to 06/05/2024 in respect of Subject land However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

### **IV. CERTIFICATE**

Therefore I certify that **M/s. SAI PURVI PROPERTIES**, A Partnership firm Represented by its Managing Partners **Mr. RAMESH V S/o Late Mr. S. Venkatappa** and **Mr. P. KRISHNA S/o. Mr. P. Muniswamy Naidu**, would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – II and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para-II.

There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para – II upto 06/05/2024.



**(S.MURTHY)**

**S. MURTHY**  
Advocate

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