



#316/A Opp. Govt College Canteen,
K. R. Puram Extension, K. R. Puram,
Bangalore - 560036

+91 74112 01435

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Date: 10.09.2022
Place: Bangalore

LEGAL SCRUTINY REPORT

TO,

M/s. ELV PROJECTS PRIVATE LIMITED,
Having its registered office at No.602,
6th Stage, 16th Cross, BEML Layout,
Bangalore - 560066.

We are required to issued Legal Scrutiny Report in respect of all that piece and parcel of the Land bearing Survey No.53/3 measuring 3 Acres 20 Guntas, presently bearing BBMP Khata No.656/403, Sy.No.53/3 (Converted from Agricultural Purpose to Non-Agricultural Residential Purpose vide official Memorandum dated 13.01.2009, bearing No. ALN(E)SR(KH) 148/2008-09, issued by the Special Deputy Commissioner to be read along with Revised Official Memorandum dated 16.03.2010, both issued by the Special Deputy Commissioner, Bengaluru) situated at Whitefield Village, Krishnarajpuram Hobli, Bangalore East Taluk, which property is hereunder and hereinafter referred to as the "**SUBJECT PROPERTY**". In this regard we are furnished with the photo copies of the following documents for scrutiny and opinion thereof.

I. LIST OF DOCUMENTS SCRUTINISED (PHOTO COPIES):

1. Village Map of Whitefield Village issued by Tahsildar, K.R. Puram, Bangalore East Taluk.
2. Moola Tippani, in respect of the land bearing Sy.No.53.
3. Tippani Copy dated 21.02.1975, in respect of the land bearing Sy.No.53.
4. Survey Sketch Dated 05.04.1975, in respect of the land bearing Sy.No.53.
5. Index of Land in respect of the land bearing Sy.No.53.
6. Records of Rights bearing RR No.403, in respect of the land bearing Sy.No.53.


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7. Hissa Tippani Nakalu Copy dated 02.04.1987, in respect of the land bearing Sy.No.53/3.
8. Ledger or Khatha Book in respect of the land bearing Sy.No.53/3.
9. Atlas Copy in respect of the land bearing Sy.No.53/3.
10. RR Balabhaga Nakalu in respect of the land bearing Sy.No.53/3.
11. Sale Deed dated 08.07.1910, bearing No.99/1910-1911, Book-1, Volume 137, and Pages 154 to 157, executed by Mrs. Elizabeth Davis W/o. Joseph Davis, in favour of Mr. H.E. Kelly in respect of the Subject Property.
12. Probate of the Last will and testament of Mr. Henry E. Kelly granted by the District Judge Bangalore, in Misc. Case No.41 of 1945-46.
13. Probate of the Last will and testament of late. Mary Kelly granted by the District judge, in Misc. Case No.307 of 1955.
14. Deed of Release dated 30th May 1962 in favour of Mrs. Roseline East and registered as No.1208 of Book 1, Volume 317 pages 167 to 170 in the office of the Sub-Registrar, Bangalore South Taluk.
15. Probate of the Last will and testament of Mr. Frederick East granted by the 1st Additional District Judge, in Misc. Case No.546 of 1965.
16. Transfer of Trust Dated 26.07.1967, in favour of Rev. Fr. E. S. J. Mathias and registered as Document No.1882-1967-68, Book-1, Volume 651, pages 207-209, in the office of the sub-registrar, Bangalore South Taluk.
17. Sale Deed dated 21.09.1968, bearing Document No.3032/1968-69 executed by Rev. Fr. E. S. J. Mathias in favour of Mr. Derek Tom Xavier Lawrence Mr. Desmond Victor Hubert Lawrence, in respect of the Subject Property.
18. Deed of Family Trust Dated 24.01.1972, and registered as Document No.5943/1971-72, Book-1, Volume 999, Pages 155 to 158, in the office of the sub-registrar, Bangalore South Taluk.
19. Sale Deed dated 09.11.1981, bearing No.4460/1980-81, executed by Mr. Derek Tom Xavier Lawrence, represented by his GPA holder Mr. Desmond Victor Hubert Lawrence, Mr. Desmond Victor Hubert Lawrence and Sgn. Ldr. Denis R. Lawrence @ Denis R Lawrence represented by his GPA holder Mrs.

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Elizabeth Lawrence in favour of Sri. M. L. Ranjit, Smt. Suman Ranjit, in respect of the Subject Property.

20. Conversion Order dated 13.01.2009, vide No. BDS: ALN(E)SR(KH):148/2008-09, issued by Special Deputy Commission Bangalore District for agriculture purpose to non-agriculture residential purpose in respect of the Subject Property.
21. Conversion Charges Paid Receipt respect of the Subject Property.
22. Renewed Conversion Order dated 16.03.2010, vide No. BDS:ALN(E)SR(KH): 148/2008-09, issued by Special Deputy Commissioner Bangalore district for agriculture purpose to non-agriculture residential purpose in respect of the Subject Property.
23. Conversion Sketch in respect of the Subject Property.
24. Khatha Certificate dated 28.07.2012, issued by BBMP in the name of Mr. M.L. Ranjith & Mrs. Suman Ranjith, vide Khatha bearing No.656/403, Sy.No.53/3.
25. Khatha Extract dated 28.07.2012, issued by BBMP in the name of Mr. M.L. Ranjith & Mrs. Suman Ranjith, vide Khatha bearing No.656/403, Sy.No.53/3.
26. Non Available Endorsement for Records of Right, in respect of the property bearing Sy.No.53.
27. Uttara Patra dated 04.10.2018, issued by BBMP in respect of the Subject Property in the name of Mrs. Suman Ranjit, Mr. Prashant Ranjit and Mrs. Suhasini Jalan.
28. Khatha Certificate dated 04.10.2018, issued by BBMP in respect of the Subject Property in the name of Mrs. Suman Ranjit, Mr. Prashant Ranjit and Mrs. Suhasini Jalan, vide Khatha bearing No.656/403, Sy.No.53/3.
29. Khatha Extract dated 04.10.2018, issued by BBMP in respect of the Subject Property in the name of Mrs. Suman Ranjit, Mr. Prashant Ranjit and Mrs. Suhasini Jalan, vide Khatha bearing No.656/403, Sy.No.53/3.
30. Improvement Charges Paid receipt Dated 28.11.2018, in respect of the Sy.No.53/3, vide Khatha bearing No.656/403.


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31. Joint Development Agreement dated 01.12.2018, executed by Smt. Suman Ranjit W/o. late. M.L Ranjith & Children in favour of M/s. ELV Projects Private Limited, vide registered as Document No.HSL-1-04679-2018-19, Book-1, stored in C.D.No.HLSD171, before the sub registrar Shivajinagar (Halsuru) Bangalore, in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.
32. General Power of Attorney dated 01.12.2018, executed by Smt. Suman Ranjit W/o. late. M.L Ranjith & Children in favour of M/s. ELV Projects Private Limited, vide registered as Document No.HSL-4-00534-2018-19, Book-4, stored in C.D.No.HLSD171, before the sub registrar Shivajinagar (Halsuru) Bangalore, in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.
33. Special Notice for Plan Sanction for paying sanction fee letter dated 10.01.2022, issued by BBMP.
34. Sanctioned Plan vide LP No. BBMP/Addl. Dir./JD NORTH/0064/2019-20, Dated 10.01.2022, issued by the Commissioner / Joint Director Town Planning (JDTP) Bruhat Bangalore Mahanagara Palike,
35. Relinquishment Deed dated 07.07.2022, executed by Smt. Suman Ranjit W/o. late. M.L Ranjith & Children represented by their GPA Holder M/s. ELV Projects Private Limited, in favour of The Chief Commissioner Bruhat Bangalore Mahanagara palike (BBMP), vide registered as Document No.3501/2022-23, before the sub registrar Mahadevapura Bangalore, in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.
36. No Objection Certificates (NOC) from Departments:
 - Bruhat Sanchar Nigam Limited (BSNL) Dated 14.07.2018.
 - Bangalore Electricity Supply Company Limited (BESCOM) Dated 02.11.2018.
 - Airport Authority of India (AAI) Dated 05.12.2018.
 - Karnataka State Fire & Emergency Services (FES) Dated 25.05.2020.
 - Bangalore Water Supply and Sewerage Board (BWSSB) Dated 17.02.2021.
 - State Level Environment Impact Assessment Authority Karnataka (SEIAA) Dated 23.06.2021.
 - Karnataka State Pollution Control Board (KSPCB) Dated 13.04.2022.
37. License for construction dated 20.07.2022, issued by BBMP.

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38.RTC for the year 2018-19 to 2022-33 in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.

39.Property Tax paid Receipt for the year 2016-17 to 2021-22, in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.

40.Encumbrance Certificates for the period:

- 01.04.2004 to 27.06.2017 in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.
- 01.04.2017 to 09.09.2022 in respect of property bearing Sy.No.53/3 measuring 3 Acres 20 Guntas.

II. GENESIS OF TITLE:

Overall perusal of the documents referred to above would indicate that originally one Mr. Henry Elizabeth Kelly was the sole and absolute owner in actual and physical possession and enjoyment of the Agricultural Land bearing Sy.No.53 (New Sy.No.53/3) measuring 3 Acres 20 Guntas, situated at Whitefield Village, Krishnarajpuram Hobli, Bangalore East Taluk, who had acquired the same through Sale Deed dated 08.07.1910, registered as Document No.99/1910-1911, Book-1, Volume 137, and Pages 154 to 157, from its previous owner Mrs. Elizabeth Davis W/o. Joseph Davis.

The said Mr. Henry Elizabeth Kelly died leaving a Will dated 03rd November 1921 in which he bequeathed his entire estate to his daughters named Mary Kelly & Roslind East. Subsequently, the probate of will was granted to the said Mary Kelly & Roslind East in Miscellaneous Case No.41 of 1945-46 by the District Judge Bangalore.

The said Mary Kelly also died on 09th October 1955 leaving a Will dated 29th June 1953, in which she bequeathed her share in favour of George da Costa and Rev. Mother Matilda. Subsequently, the probate of will was granted along with codicil thereto to the said George da Costa and Rev. Mother Matilda in Miscellaneous Application No.307 of 1955-56 by the District Judge Bangalore.

Further, the said George da Costa and Rev. Mother Matilda executed Deed of Release dated 30th May 1962 releasing, renouncing and relinquishing their respective right, title, interest, claims and share over the property bearing Sy.No.53/3 measuring 3 Acres 30 Guntas in favour of in favour of Mrs. Roseline East D/o. Mr. Henry Elizabeth Kelly, vide registered as Document No.1208 of Book

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1, Volume 317 pages 167 to 170 in the office of the Sub-Registrar, Bangalore South Taluk.

Thus in the manner mentioned above the said Roslind East D/o. Mr. Henry Elizabeth Kelly became an absolute sole owner for the property bearing Sy.No.53/3 measuring 3 Acres 30 Guntas.

The said Roslind East died on 22nd April 1963 leaving a Will dated 20th September 1958, wherein she bequeathed the entire estate to her husband Mr. Frederick East. Subsequently, the probate of will and testament was granted to the said Mr. Frederick East in Miscellaneous Case No.100 of 1964-65 by the District Judge Bangalore.

The said Mr. Frederick East also died on 16th April 1965 leaving a Will, wherein he bequeathed the entire estate to Rev. Fr. E.S.J. Mathias & Mr. George da Costa. Subsequently, the probate of will was granted to the said Rev. Fr. E.S.J. Mathias & Mr. George da Costa in Miscellaneous Case No.546 of 1965-66 by the 1st Additional District Judge Bangalore.

Further, the said Rev. Fr. E.S.J. Mathias & Mr. George da Costa entered into a Transfer of Trust Dated 26.07.1967, wherein Mr. George da Costa released her right, title, interest, claims and share over the property bearing Sy.No.53/3 measuring 3 Acres 30 Guntas in favour of Rev. Fr. E. S. J. Mathias, which is registered as Document No.1882-1967-68, Book-1, Volume 651, pages 207-209, in the office of the sub-registrar, Bangalore South Taluk.

Subsequently, the said Rev. Fr. E. S. J. Mathias conveyed the land bearing Sy.No.53/3 measuring 3 Acres 30 Guntas in favour of Mr. Derek Tom Xavier Lawrence & Mr. Desmond Victor Hubert Lawrence, vide Sale Deed dated 21.09.1968, registered as Document No.3032/1968-69, Book-1, Volume 726, Pages 88 to 94, in the office of the sub-registrar, Bangalore.

Later, the said Mr. Derek Tom Xavier Lawrence & Mr. Desmond Victor Hubert Lawrence along with their family members formed a Family Trust Dated 24.01.1972, registered as Document No.5943/1971-72, Book-1, Volume 999, Pages 155 to 158, in the office of the sub-registrar, Bangalore South Taluk.

Subsequently, the said Mr. Derek Tom Xavier Lawrence, represented by his GPA holder Mr. Desmond Victor Hubert Lawrence, Mr. Desmond Victor Hubert Lawrence and Sgn. Ldr. Denis R. Lawrence @ Denis R Lawrence represented by his GPA holder Mrs. Elizabeth Lawrence, as per the terms and conditions of the Family

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Trust conveyed the land bearing Sy.No.53/3 measuring 3 Acres 30 Guntas in favour of Sri. M. L. Ranjit, Smt. Suman Ranjit, through registered Sale Deed dated 09.11.1981, registered as Document No.4460/1980-81, Book-1, Pages 99 to 107, in the office of the Sub-Registrar, Bangalore South Taluk.

The said Mr. M.L. Ranjit died intestate on 27.07.2018, leaving behind his wife Mrs. Suman Ranjit, son Mr. Prashant Ranjit and married daughter Mrs. Suhasini Jalan as his only legal heirs. As per Hindu Law he was governed during his life time and therefore right, title, interest and share of Late Mr. M.L. Ranjit in the Subject Property devolved upon his said legal heirs and in the circumstances, the Mrs. Suman Ranjit along with her children have become the absolute owners of the Subject Property.

Further, the said Mrs. Suman Ranjit, Mr. Prashant Ranjit and Mrs. Suhasini Jalan entered into a registered Joint Development Agreement dated 01.12.2018, in favour of M/s. ELV Projects Private Limited, represented by its Managing Director Mr. E. Bhaskar, vide registered as Document No.HSL-1-04679-2018-19, Book-1, stored in C.D.No.HLSD171, before the sub registrar Shivajinagar (Halsuru) Bangalore, in respect of development of the Subject Property into a multi storied residential Apartment. Simultaneously, they have also executed registered General Power of Attorney dated 01.12.2018, in favour of M/s. ELV Projects Private Limited, vide registered as Document No.HSL-4-00534-2018-19, Book-4, stored in C.D.No.HLSD171, before the sub registrar Shivajinagar (Halsuru) Bangalore, in respect of the Subject Property, which inter alia empowers and authorizes the M/s. ELV Projects Private Limited, to deal with the development of the Subject Property and also sale of Developers share in the Project.

We have examined the RTC Records from 2016-17 to 2022-23, in respect of Subject Property which depicts the present owners Mrs. Suman Ranjit, Mr. Prashant Ranjit and Mrs. Suhasini Jalan's name. We have also examined the Village Map, Atlas, Moola Tippani, Hissa Survey Tippani and all other survey documents which would clearly establish the extent, location and assessment of the Subject Property.

II. ENCUMBRANCES:

On the perusal of the Encumbrance Certificates, it would establish that there are no existing charges or mortgages in respect of the subject property up to 09.09.2022.

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III. CERTIFICATE:

We hereby certify that, **Mrs. SUMAN RANJIT, Mr. PRASHANT RANJIT** and **Mrs. SUHASINI JALAN** are the joint and absolute owners of the Subject Property and their title over the same is clear, good, valid and marketable. By virtue of a Registered Joint Development Agreement and General Power of Attorney executed by the said Land Owners in favour of **M/S. ELV PROJECTS PRIVATE LIMITED**, represented by its Managing Director **SRI. E. BHASKAR** is entitled to develop the subject property into a Multi storied Residential Apartment and also to sell their share in the proposed project over the Subject Property.

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(ADVOCATES)

Disclaimer

This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. This report is issued subject to the production and perusal of the documents and Observations mentioned above. The report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the property. I recommend a physical inspection and a topographic survey of the properties denoted herein prior to conclusion of any transaction relating to such properties. I have not conducted an empirical search to determine if any litigation/s or acquisition proceeding/s is/ are pending in respect of the Schedule Property.