

To,

Date: 23.11.2024

M/s. CYNOSURE LIVING SPACES LLP,
A Limited Liability Partnership Firm,
Office at No.2633, 27th Main,
HSR Layout-1st Sector,
Bangalore-560102,
Rep. by its Managing Partner
Mr. ANIL KUMAR SANNAPUREDDY

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted Land bearing **Survey Number 41/3**, measuring **32 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 21.06.2012, vide Official Memorandum bearing No. ALN (A) (S) SR: 104/2012-13, issued by the Deputy Commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by
Survey Number 45 & 47	Remaining portion of land in Survey Number 41/3	Remaining portion of land in Survey Number 41/3	Survey Number 47

Item No.2:

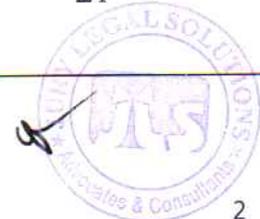
All that piece and parcel of the Residentially converted land bearing **Survey Number 41/5**, measuring **02.08 Guntas**, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, duly converted from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR/378/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land Survey Number 47/7	Land Survey Number 41/3	Land Survey Number 41/3	Land in Survey No. 47/6



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	21.06.2012	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.41/3.	ALN (A) (S) SR: 104/2012-13
2.	19.06.2012	Intimation Letter issued by the Deputy Commissioner, Bangalore District to pay the conversion fees.	ALN (A) (S) SR: 104/2012-13
3.	21.06.2012	Conversion Fee paid receipt	
4.		Conversion Sketch	
5.	15.04.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.41/5.	ALN/ASH/SR/378/2022-23
6.	01.04.2023	Conversion Fee paid receipt	
7.		Conversion Sketch	
TITLE DEEDS			
8.	03.05.2023	Joint Development Agreement executed by Bharath and others in favour of M/s. Cynosure Living Spaces LLP in respect of Sy.No.41/5	Doc.No.1299/2023-24
9.	03.05.2023	General Power of executed by Bharath and others in favour of M/s. Cynosure Living Spaces LLP in respect of Sy.No.41/5.	Doc.No.30/2023-24
10.	10.01.2023	Release Deed executed by Venkatamma and another in favour of Lakshmaiah in respect of Sy.No.41/3.	Doc. No.8371/2022-23
11.	03.11.2022	Release Deed executed by Rukmini and another in favour of Bharath in respect of Sy.No.41/5,	Doc.No.6292/2022-23
12.	16.12.2020	Joint Development Agreement executed by Lakshamaiah and others in favour of M/s. Cynosure Living Spaces LLP in respect of Sy.No.41/3.	Doc. No. 5139/2020-21



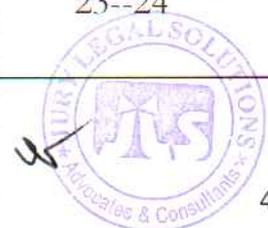


13.	16.12.2020	General Power of Attorney executed by Lakshamaiah and others in favour of M/s. Cynosure Living Spaces LLP in respect of Sy.No.41/3.	Doc. No.156/2020-21
14.	12.12.2014	Release Deed executed by Rajamma and others in favour of Jayaprakash in respect of Sy.No.41/5.	Doc.No.3863/2014-15
15.	01.06.2015	Sale Agreement executed by Jayaprakash and others in favour of U. Shankar in respect of Sy.No.41/5.	Doc.No.708/2015-16
16.	01.06.2015	General Power of Attorney executed by Jayaprakash and others in favour of U. Shankar in respect of Sy.No.41/5.	Doc.No.61/2015-16
17.	19.11.2015	Sale Deed executed by Jayaprakash and others in favour of U. Shankar in respect of Sy.No.41/5.	Doc.No.3139/2015-16
18.	06.09.2012	Sale Deed executed by Lakshamma and others in favour of Chandraiah and Gopalappa in respect of Sy. No.41/3.	Doc.No.3187/2012-13
19.	20.04.2009	Partition deed entered between the family members of Lalgiriyappa	Un-Registered
20.	14.04.2004	Partition deed entered between the family members of Lalgiriyappa	Doc.No7043/2004-05
21.	03.09.2012	Discharge Deed executed by Sericulturist Cum Farmers Service Co-op Bank Ltd in favour of Lakshmaiah.	Doc.No.3026/2012-13
22.	06.10.1951	Partition Deed entered between Lalagiriyappa and Ramaiah.	
23.		Family Tree of G. Ramaiah	
24.		Family Tree of Chinnappa	
25.		Family Tree of Late U. Shankar	
26.		Death Certificate of U.Shankar	
27.		Death Certificate of Jayapal C	





28.		Death Certificate of Chinnappa	
REVENUE DOCUMENTS			
29.	11.01.2021	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of IL, Preliminary record	
30.		RTC for the period of 1965-66 to 2024-25 for Sy.No.41/3	
31.		RTC for the period of 2015-16 to 2024-25 for Sy.No.41/5	
32.		Mutation Register Extract	MR No. 85/2005-06
33.		Mutation Register Extract	MR No. H59/2011-12
34.		Mutation Register Extract	MR No. T5/2015-16
35.		Mutation Register Extract	MR No. H64/2015-16
36.		Mutation Register Extract	MR No. T53/2022-23
SURVEY RECORDS			
37.		Mula Tippani	
38.		Hissa Tippani	
39.		Atlas	
40.		RR balabagh	
41.		Akaraband	
42.		Village Map	
ENDORSEMENTS			
43.	09.10.2024	Endorsement issued by the Tahasildar, Anekal under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.41/3.	
44.	09.10.2024	Endorsement issued by the Tahasildar, Anekal under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.41/5.	
45.	09.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provision of PTCL	PTCL./CR(S)/308/20 23--24





		Act in respect of Survey No. 41/3	
46.	09.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provision of PTCL Act in respect of Survey No. 41/5	PTCL./CR(S)/309/2023--24
MISCELLANEOUS			
47.		Partnership deed of M/s Cynosure Living Spaces I.L.P.,	
48.		Certificate of Incorporation of M/s Cynosure Living Spaces LLP.,	
49.		Plaint, Order Sheet and Joint Compromise Petition	O.S.No.107/2021
50.	21.09.2024	E Katha issued by the Yamare Village Panchayath	41/3, 41/5, 47/5, 47/6, 47/7 & 47/8, PID No.150200100100223 377
51.	04.07.2024	Relinquishment Deed executed by Lakshmaiah and others represented by their GPA Holder M/s. Cynosure Living Spaces I.L.P in favour of Anekal Planning Authority	Doc.No.2988/2024-25
52.	11.12.2023	NOC issued by the Yamare Village Panchayath	Yamare/VP/112/2023-24
53.	21.12.2023	NOC issued by the BESCO	SEE/RMGC/EE (O)/AEE 0/2023-24
54.	23.02.2024	NOC issued by the Airports Authority of India	
55.	08.02.2024	NOC issued by the Ministry of Environment, Forest and Climate change, IA Division	
56.	06.08.2024	NOC issued by the Karnataka Fire & Emergency Services	KSFES/GBC (1)/247





57.	23.07.2024	Development Plan issued by the Anekal Planning Authority	LAO/82/2023-24
58.	23.07.2024	Approval letter issued by the Anekal Planning Authority	LAO/82/2023-24
59.		Joint Survey Sketch	
60.	07.11.2024	NOC issued by the Karnataka State Pollution Control Board	
ENCUMBRANCE CERTIFICATE			
61.	10.12.2020	Encumbrance Certificate for the period 01.04.1920 to 31.03.2004 in respect of Survey No. 41/3	S.A.No.15465/2020-21
62.	10.12.2020	Encumbrance Certificate for the period 01.04.2004 to 10.12.2020 in respect of Survey No. 41/3	S.A.No.15630/2020-21
63.	07.10.2023	Encumbrance Certificate for the period 19.02.2020 to 05.10.2023 in respect of Survey No. 41/3	S.A.No.134753/2023-24
64.	09.09.2024	Encumbrance Certificate for the period 01.10.2023 to 05.09.2024 in respect of Survey No. 41/3	S.A. No.153460/2024-25
65.	07.10.2023	Encumbrance Certificate for the period 01.04.2004 to 05.10.2023 in respect of Survey No. 41/5	S.A.No.134725/2023-24
66.	09.09.2024	Encumbrance Certificate for the period 01.04.2004 to 05.10.2023 in respect of Survey No. 41/5	S.A. No. 153457/2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted Land bearing **Survey Number 41/3**, measuring **32 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 21.06.2012, vide Official Memorandum bearing No. ALN (A) (S) SR: 104/2012-13,





issued by the Deputy Commissioner, Bangalore District, which is more fully described in Item No. 1 the Schedule above.

2. The Residentially converted Land bearing **Survey Number 41/5 (Old Sy. No. 41/3)**, measuring **2.08 Guntas and 00.04 Guntas karab**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 21.06.2012, vide Official Memorandum bearing No. ALN (A) (S) SR: 104/2012-13, issued by the Deputy Commissioner, Bangalore District, which is more fully described in Item No. 2 the Schedule above.

Item No. 1 & 2 are collectively referred to as Schedule Property.

3. Originally the land in Survey Number 41/3, measuring 02 Acres 23 Guntas and 2 Guntas karab, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Lalgiriyappa son of Jaganathappa, having acquired the same through Panchayath Partition dated 06.10.1951.
4. After the death of above said Lalgiriyappa his legal heirs entered into registered partition on 14.07.2004, vide Document No. 07043/2004-05. As per the said Partition deed land in Survey No. 41/3, measuring 10 Guntas was allotted to the share of Anjinamma@ Hanumakka, 10 Guntas was allotted to the share of Chinnappa, 10 Guntas was allotted to the share of Chinnamma, 13 Guntas was allotted to the share of C.L. Narayanappa and 10 Guntas was allotted to the share of Lakshamaiah @ Chinnappa.
5. Thereafter, legal heirs of above said Lalgiriyappa along with one Lakshamaiah, son of J. Ramaiah Grandson of Late Jaganathappa, who is brother of Lalgiriyappa have entered into un-registered partition on





20.04.2009. As per the said partition remaining extent of land measuring 1 Acre 10 Guntas was allotted to the share of Lakshamaiah.

6. Thereafter the above said Lakshamaiah got mutated the katha measuring 1 Acre 07 Guntas as per the physically available extent in Survey No. 41/3 in his name vide MR No. H59/2011-12.
7. Thereafter the above said Lakshamaiah, along with his family members conveyed 15 Guntas out of 1 Acre 07 Guntas to one S.M. Chandraiah and M. Gopalappa on 06.09.2012, vide Document No. 3187/2012-13 and obtained the conversion of remaining extent of the land in Survey Number 41/3, measuring 32 Guntas from agricultural to non-agricultural residential purpose on 21.12.2012, vide Official memorandum bearing No. ALN(A)(S) SR 104/2012-13, the **Item No. 1** to Schedule Property above.
8. Thereafter above said Lakshamaiah along with his family members have executed Joint Development Agreement on 16.12.2020, vide Document No. 5139/2020-21 and also executed General power of Attorney on 16.12.2020, vide Document No. 156/2020-21 in favour of M/s. Cynosure Living Spaces LLP (**Developer**) for construction of residential Apartment building in the Item No. 1 to the Schedule Property.
9. After the death of above said Chinnappa, his wife Rajamma, Son Jaypal and daughter Sharada have executed Release deed on 12.12.2014, vide Document No.3863/2014-15, in favour of Jayaprakash son of Chinnappa there releasing all their right, title and interest over the land in Survey No. 41/3, measuring 2.08 Guntas.





10. Thereafter the land in land in Survey No. 41/3, measuring 2.08 released in favour of above said Jayprakash is phoded and re-numbered as 41/5. He got mutated the katha in his name vide MR No. 5/2015-16.
11. Thereafter above said Jayprakash along with his family members have executed an agreement to Sell on 01.06.2015, vide document No. 708/2015-16 and also executed General Power of Attorney on 01.06.2015, vide Document No. 61/2015-16 in favour of one U. Shankar in respect of Survey No. 41/5.
12. Thereafter the above said Jayprakash and his family members rep. by their GPA holder U. Shankar got registered the Sale deed in his favour on 19.11.2015, vide Document No. 3139/2015-16. He got mutated the katha in his name vide MR No. H64/2015-16.
13. After the death of U.Shankar, his son Bharath got succeed to the estate of his father and got mutated the katha in his name vide MR No. 118/2020-21.
14. Thereafter the wife and daughter of late U. Shankar have executed the release deed on 03.11.2022, vide Document No. 6292/2022-23 in favour of Bharath their releasing all their right, title and interest over the land in Survey No. 41/5, measuring 2.08 Guntas.
15. Thereafter the above said Bharath and obtained the conversion of remining extent of the land in Survey Number 41/5, measuring 2.08 Guntas from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official memorandum bearing No. ALN/ASH/SR 378/2022-23, the **Item No. 2** to Schedule Property above.
16. Thereafter above said Bharath along with his family members have executed Joint Development Agreement on 03.05.2023, vide Document No. 1299/2023-24 and also executed General power of



Attorney on 03.05.2023, vide Document No. 30/2023-24 in favour of **M/s. Cynosure Living Spaces LLP (Developer)** for construction of residential Apartment building in the Item No. 2 to the Schedule Property.

17. Thereafter the above said Lakshmaiah and others represented by their GPA Holder M/s. Cynosure Living Spaces LLP have executed a Relinquishment Deed on 04.07.2024, vide document bearing No.2988/2024-25 in favour of A Panchayathi Development Officer thereby relinquishing the land for Park purpose.
18. Thereafter the Developer has obtained the Development Plan on 23.07.2024, vide No. LAO/82/2023-24, issued by the Anekal Planning Authority for the development of Schedule Property along with the other adjacent lands into residential Apartment building.
19. It is observed from the documents furnished to us that, one Venkatamma and Yellamma, daughters of the above said Ramaiah had filed a suit in O.S.No.107/2021 for partition and separate possession of land in Survey Number 41/3, measuring 32 Guntas. It is also observed that, the said Venkatamma and Yellamma settled their disputes and entered into Joint Compromise Petition and as per the said Compromise, the Plaintiffs therein have received a sum of Rs.10,00,000/- from the Developer herein and have withdrawn the said Suit on 05.01.2023.
20. It is further observed that, the said Venkatamma and Yellamma have executed Release Deed on 10.01.2023, vide document bearing No. 8371/2022-23 in favour of their brother Lakshmaiah and also confirmed the execution of JDA and GPA in favour of the Developer.
21. It is further observed from the documents furnished to us that, the above said G. Ramaiah had executed a Mortgage Deed on 21.03.1991,



vide document bearing No. Doc.No.2363/1990-91 in favour of Sericulturist Cum Farmers Service Co-op Bank Ltd and it is also observed that, the said Mortgage was discharged on 03.09.2012, vide document bearing No.3026/2012-13.

22. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
23. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
24. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
25. The Endorsement dated 09.10.2024, issued by the Tahasildar, Anekal under section 48 (Form No.7 & 7A) of KLR Act in respect of Item No.1 & 2.
26. The Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore dated 09.08.2024 stating that no case field or pending the provision of PTCL Act in respect of Item No. 1 & 2.
27. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 reflects Mortgage deed dated 28.02.1966 in respect of 41/3.
28. The Encumbrance Certificate for the period of 01.04.2004 to 10.12.2020 reflects following transactions in respect of **Item No. 1:**
 - a. Release deed dated 10.08.2020.
 - b. Sale agreement dated 19.03.2020.
 - c. Joint Development Agreement dated 06.12.2018.
 - d. Sale agreement dated 01.06.2015.
 - e. Release deed dated 12.12.2014.
 - f. Joint Development agreement dated 25.03.2013.
 - g. Sale deed dated 10.09.2012.





- h. Discharge deed dated 03.09.2012.
- i. Sale deed dated 18.08.2005.
- j. Partition deed dated 15.07.2004

Document mentioned Sl. No. a to g and i doesn't pertain to Schedule Property.

- 29. The Encumbrance Certificate for the period of 01.10.2023 to 05.09.2024 reflects the nil transactions in respect of **Item No. 1:**
- 30. The Encumbrance Certificate for the period of 19.02.2020 to 05.10.2023 reflect following transaction in respect of **Item No. 2:**
 - a. Releasee deed dated 10.01.2023.
 - b. Joint Development Agreement dated 16.12.2020.
 - c. Cancellation deed dated 16.12.2020.
 - d. Release deed dated 10.08.2020.
 - e. Sale agreement dated 19.03.2020.

Document mentioned Sl. No. c to e doesn't pertain to Schedule Property.

- 31. The Encumbrance Certificate for the period of 01.04.2004 to 05.10.2023 reflect following transaction in respect of **Item No.2:**
 - a. Joint Development Agreement dated 03.05.2023.
 - b. Release deed dated 03.11.2022.
 - c. Sale deed dated 19.11.2015.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. Lakshmaiah and his legal heirs, Smt. Venkatamma and Smt. Yellamma** holds good, valid marketable title over the item No. 1 to the **Schedule Property, Sri. Bharath and his family members** holds good, valid marketable title over the item No. 2 to the **Schedule Property and M/s. Cynosure Living Spaces, LLP** holds the developmental Rights over the Schedule Property and power to sell its share of Flats, subject to obtaining update Encumbrance Certificate.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 23.11.2024

M/s. CYNOSURE LIVING SPACES LLP,
A Limited Liability Partnership Firm,
Office at No.2633, 27th Main,
HSR Layout-1st Sector,
Bangalore-560102,
Rep. by its Managing Partner
Mr. ANIL KUMAR SANNAPUREDDY

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

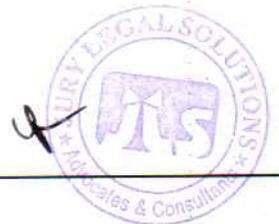
Item No.1:

All the piece and parcel of the Residentially converted Land bearing **Survey Number 47/5 (Old Survey Number 47)**, measuring **38.08 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.05.2023, vide Official Memorandum bearing No. ALN/ASH/SR 19/2023-24, issued by the Deputy Commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by
Survey Number 47/6	Survey Number 47/1, 2, 3 & 4	Survey Number 41	Survey Number 48

Item No.2:

All the piece and parcel of the Residentially converted Land bearing **Survey Number 47/6 (Old Survey Number 47)**, measuring **38.08 Guntas** out of **01 Acre 03.08 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR 377/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on the:





East by	West by	North by	South by
Survey Number 47/7	Survey Number 47/5	Survey Number 41/5 & 41/3	Survey Number 48 & 129

Item No.3:

All the piece and parcel of the Residentially converted Land bearing **Survey Number 47/7 (Old Survey Number 47)**, measuring **39 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR 376/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by
Survey Number 47/8	Survey Number 41/3, 5 & 47/6	Survey Number 45	Survey Number 129 129

Item No.4:

All the piece and parcel of the Residentially converted Land bearing **Survey Number 47/8 (Old Survey Number 47)**, measuring **39 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR 375/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by
Survey Number 46 & 49	Survey Number 47/7	Survey Number 45	Survey Number 129

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	15.05.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.47/5.	ALN/ASH/SR 19/2023-24
2.		Conversion Sketch	
3.	03.05.2023	Conversion Fee paid receipt in respect of Sy.No.47/5.	
4.	15.04.2023	Official Memorandum issued by the Deputy Commissioner,	ALN/ASH/SR 377/2022-23



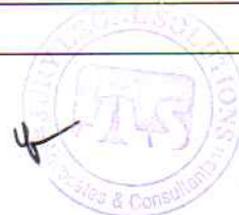


		Bangalore District in respect of Sy.No.47/6.	
5.		Conversion Sketch	
6.	01.04.2023	Conversion Fee paid receipt in respect of Sy.No.47/6.	
7.	15.04.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.47/7.	ALN/ASH/SR 376/2022-23
8.		Conversion Sketch	
9.	01.04.2023	Conversion Fee paid receipt in respect of Sy.No.47/7.	
10.	15.04.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.47/8.	ALN/ASH/SR 375/2022-23
11.		Conversion Sketch	
12.	01.04.2023	Conversion Fee paid receipt in respect of Sy.No.47/8.	
TITLE DEEDS			
13.	07.07.2022	Joint Development Agreement executed by Rajamma and others in favour of M/s. Cynosure Living Spaces LLP	Doc.No.3582/2022-23
14.	07.07.2022	General Power of Attorney executed by Rajamma and others in favour of M/s. Cynosure Living Spaces LLP.	Doc.No.63/2022-23
15.	03.08.2022	Joint Development Agreement executed by Yallamma and others in favour of M/s. Cynosure Living Spaces LLP.	Doc.No.4694/2022-23
16.	03.08.2022	General Power of executed by Yallamma and others in favour of M/s. Cynosure Living Spaces LLP.	Doc.No.112/2022-23
17.	18.02.2021	Release Deed executed by K. Ranjitha in favour of Keshava.	Doc. No.6808/2020-21
18.	18.02.2021	Joint Development Agreement executed by Keshava and others in favour of M/s. Cynosure Living Spaces LLP.	Doc.No.6810/2020-21
19.	18.02.2021	General Power of executed by Keshava and others in favour of M/s. Cynosure Living Spaces LLP.	Doc.No.191/2020-21
20.	16.11.2023	Joint Development Agreement executed by Parvathamma and	Doc.No.7042/2023-24





		others in favour of M/s. Cynosure Living Spaces LLP.	
21.	16.11.2023	General Power of executed by Parvathamma and others in favour of M/s. Cynosure Living Spaces LLP.	Doc.No.189/2023-24
22.	06.12.2019	Release Deed executed by Rajamma in favour of Jayaprakash.	Doc.No.4626/2019-20
23.	14.06.2019	Release Deed executed by Lakshamma in favour of C.M. Yallappa.	Doc.No.1816/2019-20
24.	03.06.2017	Release Deed executed by A.C. Yallappa in favour of A.C. Mani.	Doc.No.1365/2017-18
25.	03.06.2017	Release Deed executed by A.C. Mani in favour of A.C. Yallappa.	Doc.No.1364/2017-18
26.	12.12.2014	Release Deed executed by Rajamma and another in favour of Jayaprakash and Jayapal.	Doc.No.3862/2014-15
27.	04.05.1989	Partition Deed entered into between the family members of C.Y. Muniyappa	Un-registered
28.	21.07.1995	Redemption of Mortgage Deed executed by Sericulturists cum Farmers Service Co-operative Society Limited in favour of C.M. Yallappa.	Doc.No.2192/1995-96
29.	15.12.1989	Mortgage Deed executed by C.Y. Muniyappa in favour of Sericulturists cum Farmers Service Co-operative Society Limited.	Doc.No.1549/1989-90
30.	25.04.1968	Lease Deed executed by Ramaiah and others in favour PLD Bank	Doc.No.36/1968-69
31.		Family Tree of Yellappa	
32.		Family Tree of Annaiyyappa	
33.		Family Tree of Chinnappa	
34.		Family Tree of Muniyappa	
35.		Death Certificate Savithamma	
36.		Death Certificate Keshav	
REVENUE DOCUMENTS			
37.	11.01.2021	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of IL, Preliminary record	
38.		Index of land	





39.		RTC for the period of 1969-70 to 2021-22 for Sy.No.47	
40.		RTC for the period of 2022-23 to 2024-25 for Sy.No.47/5, 47/6, 47/7 &47/8	
41.	25.02.1984	Endorsement issued by the Tahasildar, Anekal stating the non-availability of IHC. No.20/1984-85.	
42.		Mutation Register Extract	MR No. 06/1989-90
43.		Mutation Register Extract	MR No. 01/1993-94
44.		Mutation Register Extract	MR No. 03/1993-94
45.		Mutation Register Extract	MR No. 13/1993-94
46.		Mutation Register Extract	MR No. 02/1994-95
47.		Mutation Register Extract	MR No. 03/1994-95
48.		Mutation Register Extract	MR No. H69/2011-12
49.		Mutation Register Extract	MR No. H10/2013-14
50.		Mutation Register Extract	MR No. H63/2014-15
51.		Mutation Register Extract	MR No. H39/2016-17
52.		Mutation Register Extract	MR No. H40/2016-17
SURVEY RECORDS			
53.		Mula Tippani	
54.		Hissa Tippani	
55.		Atlas	
56.		RR Balabagh	
57.		Akaraband	
58.		Village Map	
ENDORSEMENTS			
59.	09.10.2024	Endorsement issued by the Tahasildar, Anekal under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.47/5.	
60.	09.10.2024	Endorsement issued by the Tahasildar, Anekal under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.47/6.	
61.	09.10.2024	Endorsement issued by the Tahasildar, Anekal under section 48	



		(Form No.7 & 7A) of KLR Act in respect of Sy.No.47/7.	
62.	09.10.2024	Endorsement issued by the Tahasildar, Anekal under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.47/8.	
63.	09.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provision of PTCL, Act in respect of Survey No. 47/5	PTCL/CR(S)/311/2023 -24
64.	09.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provision of PTCL, Act in respect of Survey No. 47/6	PTCL/CR(S)/307/2023 -24
65.	09.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provision of PTCL, Act in respect of Survey No. 47/7	PTCL/CR(S)/306/2023 -24
66.	09.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provision of PTCL, Act in respect of Survey No. 47/8	PTCL/CR(S)/310/2023 -24
MISCELLANEOUS			
67.		Partnership deed of M/s Cynosure Living Spaces LLP.,	
68.		Certificate of Incorporation of M/s Cynosure Living Spaces LLP.,	
69.	10.02.2021	Order passed by the Assistant Commissioner Bangalore South Sub-Division, Bangalore	RA (A) 36/2020-21
70.	21.09.2024	E Katha issued by the Yamare Village Panchayath	41/3, 41/5, 47/5, 47/6, 47/7 & 47/8, PID No.15020010010022337 7
71.	04.07.2024	Relinquishment Deed executed by Lakshmaiah and others represented by their GPA Holder M/s.	Doc.No.2988/2024-25





		Cynosure Living Spaces LLP in favour of Anekal Planning Authority	
72.	11.12.2023	NOC issued by the Yamare Village Panchayath	Yamare/VP/112/2023-24
73.	21.12.2023	NOC issued by the BESCOM	SEE/RMGC/EE (O)/AEE 0/2023-24
74.	23.02.2024	NOC issued by the Airports Authority of India	
75.	08.02.2024	NOC issued by the Ministry of Environment, Forest and Climate change, IA Division	
76.	06.08.2024	NOC issued by the Karnataka Fire & Emergency Services	KSFES/GBC (1)/247
77.	23.07.2024	Development Plan issued by the Anekal Planning Authority	LAO/82/2023-24
78.	23.07.2024	Approval letter issued by the Anekal Planning Authority	LAO/82/2023-24
79.		Joint Survey Sketch	
80.	07.11.2024	NOC issued by the Karnataka State Pollution Control Board	
ENCUMBRANCE CERTIFICATE			
81.	05.10.2024	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 in respect of Survey No. 47	S.A.No.8162/2024-25
82.	10.12.2020	Encumbrance Certificate for the period 01.04.2004 to 10.12.2020 in respect of Survey No. 47	S.A.No.15629/2020-21
83.	07.10.2023	Encumbrance Certificate for the period 01.04.2020 to 05.10.2023 in respect of Survey No. 47	S.A.No.134751/2023-24
84.	07.10.2023	Encumbrance Certificate for the period 01.04.2023 to 04.10.2023 in respect of Survey No. 47/5	S.A.No.134718/2023-24
85.	07.10.2023	Encumbrance Certificate for the period 01.04.2023 to 04.10.2023 in respect of Survey No. 47/6	S.A.No.134720/2023-24
86.	07.10.2023	Encumbrance Certificate for the period 01.04.2023 to 04.10.2023 in respect of Survey No. 47/7	S.A.No.134721/2023-24
87.	12.03.2024	Encumbrance Certificate for the period 01.04.2004 to 10.03.2024 in respect of Survey No. 47/8	S.A.No.289171/2023-24
88.	09.09.2024	Encumbrance Certificate for the period 01.10.2023 to 05.09.2024 in	S.A.No.153412/2024-25





		respect of Survey No. 47/5	
89.	09.09.2024	Encumbrance Certificate for the period 01.10.2023 to 05.09.2024 in respect of Survey No. 47/6	S.A.No.153101/2024-25
90.	09.09.2024	Encumbrance Certificate for the period 01.10.2023 to 05.09.2024 in respect of Survey No. 47/7	S.A.No.151787/2024-25
91.	09.09.2024	Encumbrance Certificate for the period 01.10.2023 to 05.09.2024 in respect of Survey No. 47/8	S.A.No.152932/2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted Land bearing **Survey Number 47/5 (Old Survey Number 47)**, measuring **38.08 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.05.2023, vide Official Memorandum bearing No. ALN/ASH/SR 19/2023-24, issued by the Deputy Commissioner, Bangalore District, which is more fully described in **Item No. 1** to the Schedule above.
2. The Residentially converted Land bearing **Survey Number 47/6 (Old Survey Number 47)**, measuring **38.08 Guntas** out of **01 Acre 03.08 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR 377/2022-23, issued by the Deputy Commissioner, Bangalore District, which is more fully described in **Item No. 2** to the Schedule above.
3. The Residentially converted Land bearing **Survey Number 47/7 (Old Survey Number 47)**, measuring **39 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on





15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR 376/2022-23, issued by the Deputy Commissioner, Bangalore District, which is more fully described in **Item No. 3** to the Schedule above.

4. Residentially converted Land bearing **Survey Number 47/8 (Old Survey Number 47)**, measuring **39 Guntas**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official Memorandum bearing No. ALN/ASH/SR 375/2022-23, issued by the Deputy Commissioner, Bangalore District, which is more fully described in **Item No. 4** to the Schedule above.

Item No. 1 to 4 are collectively referred to as Schedule Property.

5. Originally the land in Survey Number 47, measuring 05 Acres 33 Guntas and 05 Guntas kharab, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Ramaiah, Son of Yallappa, as his ancestral property.
6. After the death of the above said Ramaiah, his legal heirs entered into an oral Partition and as per the said Partition, the land in Survey Number 47, measuring 01 Acre 38 Guntas was allotted to the share of Munivenkatappa, the land in Survey Number 47, measuring 01 Acre 37 Guntas was allotted to the share of Venkatappa and the land in Survey Number 47, measuring 01 Acre 38 Guntas was allotted to the share of C.Y. Muniyappa, all are sons of Yallappa, grandsons of the above said Ramaiah.
7. Thereafter the death of the above said Munivenkatappa, his son Annaiyappa, after the death of the above said Venkatappa, his son Yallappa @ Muniyappa and after the death of the above said C.Y. Muniyappa, his son C.M. Annaiah inherited and got mutated the katha





of their respective shares in their respective names vide IHC No.20/1984-85. However, the Tahasildar, Anekal has issued an endorsement stating the non-availability of IHC No.20/1984-85.

8. Thereafter the above said Annaiyappa and his brother Chinnappa entered into a family Partition and as per the said Partition, the land in Survey Number 47, measuring 39 Guntas each (out of 01 Acre 38 Guntas) was allotted to the share of Annaiyappa and Chinnappa.
9. Thereafter the above said Annaiyappa died intestate leaving behind his children as his legal heirs. After the death of the said Annaiyappa, his sons namely Appaiah, Papaiah and Ramesh inherited and got mutated the katha of the land in their names vide MR.No.T17/2021-22.
10. After the death of the above said Chinnappa, his wife Rajamma inherited and got mutated the katha of the land allotted to the share of Chinnappa in her name vide MR.No.10/2013-14.
11. Thereafter the above said Rajamma along with her daughter Sharada have executed a Release Deed on 12.12.2014, vide document bearing No.SRJ-1-03862-2014-15, stored in CD.No.SRJD163, registered in the office of the Sub-Registrar, Sarjapura in favour of her sons Jayaprakash and Jayapal.
12. Thereafter the above said Jayapal Son of Late Chinnappa died without any issues. After the death of the above said Jayapal, his mother Rajamma has executed a Release Deed on 06.12.2019, vide document bearing No.SRJ-1-04626-2019-20, stored in CD.No.SRJD510, registered in the office of the Sub-Registrar, Sarjapura in favour of her son Jayaprakash respect of land in Survey Number 47, measuring 20 Guntas.





13. Thereafter the above said Rajamma along with her family members have executed the Joint Development Agreement on 07.07.2022, vide Document No. 3582/2022-23 and also executed the General Power of Attorney on 07.07.2022, vide Document No. 63/2022-23 in favour of **M/s. Cynosure Living Spaces LLP (Developer)** for construction of residential Apartment building in the land in Survey No. 47, measuring 39 Guntas.
14. Thereafter the land in Survey Number 47, measuring 39 Guntas allotted to the share of the said Annaiyappa is phoded and renumbered as Survey Number 47/8 and the land in Survey Number 47, measuring 39 Guntas allotted to the share of Chinnappa is phoded and renumbered as Survey Number 47/7.
15. Thereafter the above said Rajamma obtained the conversion of the land in Survey Number 47/7, measuring 39 Guntas from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official memorandum bearing No. ALN/ASH/SR 376/2022-23, the **Item No. 3** to Schedule Property above.
16. Thereafter the above said Appaiah, Papaiah and Ramesh, Sons of Annaiyappa have obtained the conversion of the land in Survey Number 47/8, measuring 39 Guntas from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official memorandum bearing No. ALN/ASH/SR 375/2022-23, the **Item No. 4** to Schedule Property above.
17. Thereafter the above said Yellappa @ Muniyellappa along with his brothers have entered into a family partition on 10.02.1978. as per the said partition, the land in Survey No. 47, measuring 38.08 Guntas each were allotted to the share of Yallappa and his brother Muniyappa. The



said Yallappa got mutated the katha of the land measuring 38.08 Guntas and the said Muniyappa got mutated the katha of the land measuring 39 Guntas in their respective names as per the possession.

18. After the death of above said Yellappa, his wife Yellamma along with her family members have executed the Joint Development Agreement on 03.08.2022, vide Document No. 4694/2022-23 and also executed the General Power of Attorney on 03.08.2022, vide Document No. 112/2022-23 in favour of **M/s. Cynosure Living Spaces LLP (Developer)** for construction of residential Apartment building in the land in Survey No. 47, measuring 38.08 Guntas.
19. Thereafter the land in Survey No. 47, measuring 38.0 Guntas was phoded and re-numbered as 47/5.
20. Thereafter the above said Yallamma, Wife of Late Yallappa @ Muniyallappa has obtained the conversion of the land in Survey Number 47/5, measuring 38.08 Guntas from agricultural to non-agricultural residential purpose on 15.05.2023, vide Official memorandum bearing No. ALN/ASH/SR 19/2023-24, the **Item No. 1** to Schedule Property above.
21. Thereafter above said Appaiah, Papaiah and Ramesh, Sons of Annaiyappa along with their family members have executed Joint Development Agreement on 16.11.2023, vide Document No. 7047/2023-24 and also executed General power of Attorney on 16.11.2023, vide Document No. 189/2023-24 in favour of **M/s. Cynosure Living Spaces LLP (Developer)** for construction of residential Apartment building in the **Item No. 4** to the Schedule Property.





22. After the death of the above said Muniyappa, his daughters namely K. Ranjitha and Lakshamma have executed Release Deeds on 18.02.2021, vide document bearing No.6808/2020-21 and on 18.02.2021, vide document bearing No.6809/2020-21 respectively in favour of their brothers Keshava and C.M. Nagesh respectively thereby releasing all their right, title interest over the land in Survey Number 47, measuring 39 Guntas.
23. Thereafter the above said Keshava and C.M. Nagesh, Sons of the above said Late Muniyappa along with their respective family members have executed Joint Development Agreement on 18.02.2021, vide Document No. 6810/2020-21 and also executed General power of Attorney on 18.02.2021, vide Document No. 191/2020-21 in favour of **M/s. Cynosure Living Spaces LLP (Developer)** for construction of residential Apartment building in the land in Survey Number 47, measuring 39 Guntas.
24. Thereafter the above said Keshava passed away and after the death of the said Keshava, his son Vinod Kumar and brother C.M. Nagesh got mutated the katha of the land in Survey Number 47, measuring 39 Guntas in their names vide MR.No.T17/2021-22.
25. Thereafter the land in Survey Number 47, measuring 39 Guntas owned by the above said Vinod Kumar and brother C.M. Nagesh is phoded and renumbered as Survey Number 47/6.
26. Thereafter the above said C.M. Nagesh and Vinod Kumar obtained the conversion of the land in Survey Number 47/6, measuring 39 Guntas from agricultural to non-agricultural residential purpose on 15.04.2023, vide Official memorandum bearing No. ALN/ASH/SR 377/2023-24, the **Item No. 2** to Schedule Property above.





27. Thereafter the above said Lakshmaiah and others represented by their GPA Holder M/s. Cynosure Living Spaces LLP have executed a Relinquishment Deed on 04.07.2024, vide document bearing No.2988/2024-25 in favour of Panchayathi Development Officer thereby relinquishing the land for Park purpose.
28. Thereafter the Developer has obtained the Development Plan on 23.07.2024, vide No. LAO/82/2023-24, issued by the Anekal Planning Authority for the development of Schedule Property along with the other adjacent lands into residential Apartment building.
29. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
30. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
31. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
32. The Endorsement issued by the Tahasildar, Anekal, dated 09.10.2024 stating that no case field or pending under section 48 (Form No.7 & 7A) of KLR Act in respect of Item No. 1 to 4.
33. The Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore dated 09.08.2024 stating that no case field or pending the provision of PTCL Act in respect of Item No.1 to 4.
34. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 reflects following transactions in respect of **Survey No. 47:**

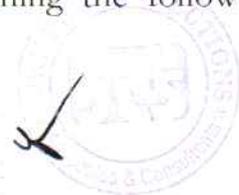




- a. Lease deed dated 25.04.1968.
 - b. Mortgage deed dated 25.01.1985.
 - c. Discharge deed dated 28.06.1995.
35. The Encumbrance Certificate for the period of 01.04.2004 to 10.12.2020 reflects following transactions in respect of **Survey No. 47**:
- a. Release deed dated 06.12.2019.
 - b. Release deed dated 14.06.2019.
 - c. Release deed dated 03.06.2017.
 - d. Release deed dated 12.12.2014.
- Document mentioned Sl. No. b to d doesn't pertain to Schedule Property.**
36. The Encumbrance Certificate for the period of 01.04.2020 to 05.10.2023 reflect following transaction in respect of **Survey No. 47**:
- a. Joint Development Agreement dated 03.08.2022.
 - b. Joint Development Agreement dated 07.07.2022.
 - c. Joint Development Agreement dated 18.02.2021.
 - d. Release deed dated 18.02.2021.
37. The Encumbrance Certificate for the period of 01.04.2023 to 04.10.2023 in respect of **Item No.1 to 3** reflects **Nil transactions**.
38. The Encumbrance Certificate for the period of 01.04.2004 to 10.03.2024 reflect Joint Development Agreement dated 16.11.20223in respect of **Item No.4**.
39. The Encumbrance Certificate for the period of 01.10.2023 to 05.09.2024 in respect of **Item No.1 to 4** reflects the nil transactions.

CERTIFICATE OF TITLE

We hereby certify that, **Smt. Yellamma, Wife of late Yellappa and her legal heirs**, holds good, valid marketable title over the **Item No. 1** to the **Schedule Property**, **Sri. Nagesh C.M & Vinod Kumar and their family members** holds good, valid marketable title over the **Item No. 2** to the **Schedule Property**, **Smt. Rajamma and her family members** holds good, valid marketable title over the **Item No. 3** to the **Schedule Property**, **Sri. Appaiah, Sri. Papaiah & Sri. Ramesh, Sons of Late Annaiyappa and their family members** holds good, valid marketable title over the **Item No. 4** to the **Schedule Property** and **M/s. Cynosure Living Spaces, LLP** holds the developmental Rights over the Schedule Property and power to sell its share of Flats, subject to obtaining the following documents:





For Jury Legal Solutions,


Uday Kumar P

 Advocate



Housiey.com