

**LEGAL SCRUTINY REPORT**  
**OF**

Properties bearing Sy No. 27/3 measuring 1Acre 14 Guntas and Sy.No.27/26 measuring 1Acre, both situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.

**FOR**

**M/s NBR PROJECTS LLP**  
**BANGALORE**

**FROM**

**ROOPA SHETTY**  
**ADVOCATE**

Privileged & Confidential



Date: 22.01.2025

To,  
M/s NBR PROJECTS LLP  
Bangalore.

**LEGAL SCRUTINY REPORT**

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the vacant and undeveloped converted lands bearing Sy No. 27/3 measuring 1 Acre 14 Guntas and Sy No. 27/26 measuring 1 Acre, both situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.

**I. DESCRIPTION OF THE PROPERTY**

**SCHEDULE PROPERTY**

**ITEM NO. I**

All that piece and parcel of undeveloped converted land bearing Sy.No.27/3 measuring 1 Acre 14 Guntas situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District which is duly converted for Apartment-Residential purpose vide Official Memorandum dated 28.06.2024 issued by the Deputy Commissioner, Bengaluru Vide No. 676348 and bounded on the;

East by : Property in Sy. No.27/26, (Old No. 27/3);  
West by : Sy No. 27/7, 27/8 and 27/9 belonging to Balakrishna Reddy and Sy No. 27/2 belonging to Sri. Narayana Reddy and portion in Sy No. 27/3;  
North by : Road & Remaining portion in the Same Sy No.27/3;  
South by : Sy No. 27/6 and Sy No. 27/14.

**ITEM NO. II**

All that piece and parcel of undeveloped converted land bearing Sy.No.27/26 measuring 1 Acre situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru Urban District which is duly converted for Apartment-Residential purpose vide Official Memorandum dated 28.06.2024 issued by the Deputy Commissioner, Bengaluru Vide No. 681668 and bounded on the;

East by : Property in Sy. No.45/1 and remaining portion of Sy No. 27/26;  
West by : Property bearing Sy No. 27/3;  
North by : Road and portion of Sy No. 27/26;  
South by : Sy No. 27/6.



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**II. LIST OF DOCUMENTS SCRUTINISED:**

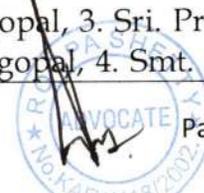
SL. NO	DATE OF DOCUMENT	NAME OF DOCUMENT
1.		Mutation Register bearing No. 5/1996-97.
2.	02.08.1971	Will executed by Smt. Eeramma W/o Late. B. Kondappa in favour of Sri. Balakrishna and others wherein the property bearing Sy No. 27/3 measuring 3 Acres 1 Gunta was allotted to Sri. Balakrishna @ Moogappa and the same is registered as Document No. 9/1971-72, stored in Book-III, Volume 2, Pages 15-18, in the office of sub registrar, Jayanagar.
3.		Death Certificate of Smt. Eeramma.
4.		Death Certificate of Sri. Balakrishna @ Moogappa
5.		IHC bearing No. 3/1996-97.
6.		Family Tree of Sri. B. Kondappa and Smt.Venkatamma and the Family Tree of Sri.Srinivas M B, Son of Late. Balakrishna @ Moogappa.
7.	27.06.2023	Release Deed executed by 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Smt. Dhanalakshmi D/o Late. Balakrishna @ Moogappa, 3. Smt. Parvathi D/o Late. Balakrishna @ Moogappa, 4. Smt. Sowbhagya D/o Late. Balakrishna @ Moogappa in favour of Sri. M. K. Eerappa and Sri. M.B. Srinivasa with respect to property bearing Sy No. 27/3 measuring 1 Acre 26 Guntas (Out of 2 Acres 28 Guntas) and is registered as Document No. 3335/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
8.	20.07.2023	Joint Development Agreement executed between 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Erappa S/o Late. Balakrishna @ Moogappa, 3.Master Tarun. M. E. S/o Sri. M. K. Eerappa, 4.Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 3 and 4 being minors represented by their natural guardian father Sri. M. K. Eerappa), 5. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 6. Master Yash.



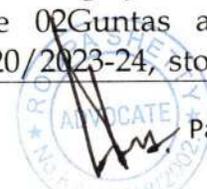
		M. S. S/o Sri. Srinivas M B, 7.Ms. Manvitha.M. S. D/o Sri. Srinivas M. B. (Sl No. 6 and 7 being minors represented by their natural guardian father Sri. Srinivas M. B.) and M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 26 Guntas (Out of 2 Acre 28 Guntas) and is registered as Document No. 3538/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
9.	20.07.2023	General Power of Attorney executed by 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Erappa S/o Late. Balakrishna @ Moogappa, 3. Master Tarun. M. E. S/o Sri. M. K. Eerappa, 4. Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 3 and 4 being minors represented by their natural guardian father Sri. M. K. Eerappa), 5. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 6. Master Yash. M. S. S/o Sri. Srinivas M. B, 7. Ms. Manvitha.M. S. D/o Sri. Srinivas M. B, (Sl No. 6 and 7 being minors represented by their natural guardian father Sri. Srinivas M. B) in favour of M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 26 Guntas (Out of 2 Acre 28 Guntas) and is registered as Document No. 190/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur.
10.	12.02.2024	Addendum cum Rectification of Joint Development Agreement executed between 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Erappa S/o Late. Balakrishna @ Moogappa, 3. Smt.Prameela Erappa, 4.Master Tarun. M. E. S/o Sri. M. K. Eerappa, 5. Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 4 and 5 being minors represented by their natural guardian father Sri. M. K. Eerappa), 6. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 7. Smt.Chandrakala V, W/o Sri. Srinivas M. B, 8. Master Yash. M. S. S/o Sri. Srinivas M. B, 9.Ms. Manvitha.M. S. D/o Sri. Srinivas M. B, (Sl No. 8 and 9 being minors represented by their natural guardian father Sri. Srinivas M. B) and M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana



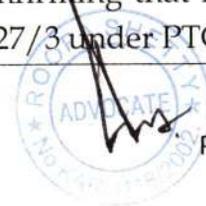
		Reddy and Sri. N. Nagabhushana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 14 Guntas and is registered as Document No. 12897/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
11.	12.02.2024	Rectification of General Power of Attorney executed by 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Erappa S/o Late. Balakrishna @ Moogappa, 3. Smt.Prameela Erappa, 4.Master Tarun. M. E. S/o Sri. M. K. Eerappa, 5. Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 4 and 5 being minors represented by their natural guardian father Sri. M. K. Eerappa), 6. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 7. Smt.Chandrakala V, W/o Sri. Srinivas M. B, 8. Master Yash. M. S. S/o Sri. Srinivas M. B, 9.Ms. Manvitha.M. S. D/o Sri. Srinivas M. B, (Sl No. 8 and 9 being minors represented by their natural guardian father Sri. Srinivas M. B) and M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabhushana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 14 Guntas and is registered as Document No. 623/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur.
<b>With respect to Sy No. 27/26</b>		
12.	27.06.2023	Sale deed executed by 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Eerappa S/o Late. Balakrishna @ Moogappa, 3. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 4. Smt. Dhanalakshmi D/o Late. Balakrishna @ Moogappa, 5. Smt. Parvathi D/o Late. Balakrishna @ Moogappa, 6. Smt. Sowbhagya D/o Late. Balakrishna @ Moogappa in favour of Sri. M. R. Venugopal S/o Late. Ramaiah with respect to portion of property bearing Sy No. 27/3 measuring 1 Acre 2 Guntas (Out of 2 Acres 28 Guntas) and is registered as Document No. 3336/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
13.	20.07.2023	Joint Development Agreement executed between 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha



		Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal and M/s NBR Projects LLP (Represented by its partner 1. Sri. N. Ashwathnarayana Reddy and 2. Sri. N. Nagabushana Reddy) with respect to property bearing Sy No. 27/3 measuring 1 Acre 2 Guntas and ½ Guntas kharab and is registered as Document No. 4207/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
14.	20.07.2023	General Power of Attorney executed by 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal in favour of M/s NBR Projects LLP (Represented by its partner 1. Sri. N. Ashwathnarayana Reddy and 2. Sri. N. Nagabushana Reddy) with respect to property bearing Sy No. 27/3 measuring 1 Acre 2 Guntas and ½ Guntas kharab and is registered as Document No. 237/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur.
15.	12.02.2024	Addendum cum Rectification Deed executed between 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal and M/s NBR Projects LLP (Represented by its partner 1. Sri. N. Ashwathnarayana Reddy and 2. Sri. N. Nagabushana Reddy) with respect to property bearing Sy No. 27/26 measuring 1Acre out of 1Acre 02Guntas and is registered as Document No. 12920/2023-24, stored in



		Book-I, Central Server, in the office of sub registrar, Varthur.
16.	12.02.2024	Rectification of General Power of Attorney executed by 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal in favour of M/s NBR Projects LLP (Represented by its partner 1. Sri. N. Ashwathnarayana Reddy and 2. Sri. N. Nagabushana Reddy) with respect to property bearing Sy No. 27/26 measuring 1Acre out of 1Acre 02Guntas and is registered as Document No. 625/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur.
17.	28.06.2024	Official Memorandum issued by The Deputy Commissioner, Bengaluru Vide No. 676348 for the conversion of property bearing Sy No. 27/3 measuring 1 Acre 14 Guntas.
18.	28.06.2024	Official Memorandum issued by The Deputy Commissioner, Bengaluru Vide No. 681668 for the conversion of property bearing Sy No. 27/26 measuring 1 Acre.
19.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1967-68 to 1971-72, 1972-73 to 1976-77, 1982-83 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2002-03 to 2023-24 with respect of Sy No.27/3.
20.		RTC for the year 2023-24 and 2024-25 with respect to Sy.No. 27/26.
21.		Tippani, Hissa Tippani with respect to Sy No. 27/3.
22.		Akarbandh for Sy.No.27/3
23.		Village Map of Kachamaranahalli.
24.	01.09.2023	Endorsement issued by The Sub divisional officer, Bangalore South sub division confirming that no case has been initiated against Sy No. 27/3 under PTCL Act.



25.	07.09.2023	Endorsement issued by The Tahsildar, Bangalore East Taluk stating the non- availability of Index of land with respect to property bearing Sy No. 27/3.
26.	04.09.2023	Endorsement issued by The Tahsildar stating that no tenancy certificates have been received with respect to property bearing Sy No. 27/3.
27.	17.07.2023	Nil Encumbrance Certificate for the period from 01.07.1924 to 14.02.1957 with respect to Sy.No.27/3.
28.	28.07.2023	Nil Encumbrance Certificate for the period from 15.02.1957 to 31.03.2004 with respect to Sy.No.27/3.
29.	31.08.2023	Encumbrance Certificate for the period from 01.04.2004 to 31.08.2023 with respect to Sy.No.27/3.
30.	27.06.2024	Encumbrance Certificate for the period from 01.04.2023 to 26.07.2024 with respect to Sy.No.27/3.

### III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of lands.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas / survey sub-numbers assigned after the phodi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;



9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/PanchayathParikath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.



#### IV. TRACING OF TITLE

##### With respect to Sy No. 27/3:

Upon perusal of the documents provided it has been observed that the Agricultural land bearing Sy.No.27/3 measuring 3 Acres 1 Gunta situated at Mullur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, was originally belonged to one Smt. Eeramma W/o Late. B. Kondappa which is evident in the Mutation Register bearing No.5/1996-97 which is available for perusal at **Document No.1** in the list of Documents Scrutinized.

Further it is observed that, the aforesaid Smt. Eeramma W/o Late. B. Kondappa conveyed the property bearing Sy No. 27/3 measuring 3 Acres 1 Gunta in favour of Sri. Balakrishna @ Moogappa by executing the Will dated: 02.08.1971, registered as Document No. 9/1971-72, stored in Book-III, Volume 2, Pages 15-18, in the office of sub registrar, Jayanagar and the same is available for perusal at **Document No. 02** in the list of Documents Scrutinized.

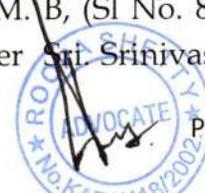
Thereafter, the aforesaid Smt. Eeramma and Sri. Balakrishna @ Moogappa died intestate which can be evidenced through the Death Certificate of Smt. Eeramma and Sri. Balakrishna @ Moogappa which can be evidenced through the Death Certificate which is available for perusal at **Document No. 03 and 04** in the list of Documents Scrutinized, After the demise of aforesaid Smt. Eeramma and Sri. Balakrishna @ Moogappa the property got mutated in the name of Smt. Venkatamma W/o Late. Balakrishna @ Moogappa in terms of Inheritance Certificate bearing No. 3/1996-97 which is available for perusal at **Document No.05** in the list of Documents Scrutinized. The family trees of Late.Kondappa and Smt.Eeramma and Late. Balakrishna and Smt.Venkatamma reflects the members of their respective families and the same are furnished herewith as **Document No.6** in the list of Documents scrutinized.

Thereafter, the aforesaid 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Smt. Dhanalakshmi D/o Late. Balakrishna @ Moogappa, 3. Smt. Parvathi D/o Late. Balakrishna @ Moogappa, 4. Smt. Sowbhagya D/o Late. Balakrishna @ Moogappa executed Release Deed in favour of Sri. M. K. Eerappa and Sri. M.B. Srinivasa with respect to the remaining portion of the property bearing Sy No. 27/3 measuring 1 Acre 26 Guntas dated: 27.06.2023 registered as Document No. 3335/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur and the same is available for perusal at **Document No.07** in the list of Documents Scrutinized.



Further it is observed that, 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Eerappa S/o Late. Balakrishna @ Moogappa, 3. Master Tarun. M. E. S/o Sri. M. K. Eerappa, 4. Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 3 and 4 being minors represented by their natural guardian father Sri. M. K. Eerappa), 5. Sri. Srinivas. M. B, S/o Late. Balakrishna @ Moogappa, 6. Master Yash. M. S. S/o Sri. Srinivas M. B, 7. Ms. Manvitha.M. S. D/o Sri. Srinivas M. B (Sl No. 6 and 7 being minors represented by their natural guardian father Sri. Srinivas M. B) entered into Joint Development Agreement dated: 20.07.2023 with M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 26 Guntas (Out of 2 Acre 28 Guntas) and is registered as Document No. 3538/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur. Subsequently, on the same day 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Erappa S/o Late. Balakrishna @ Moogappa, 3. Master Tarun. M. E. S/o Sri. M. K. Eerappa, 4. Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 3 and 4 being minors represented by their natural guardian father Sri. M. K. Eerappa), 5. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 6. Master Yash. M. S. S/o Sri. Srinivas M. B, 7. Ms. Manvitha.M. S. D/o Sri. Srinivas M. B (Sl No. 6 and 7 being minors represented by their natural guardian father Sri. Srinivas M. B) executed General Power of Attorney in favour of M/s NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 26 Guntas (Out of 2 Acre 28 Guntas) and is registered as Document No. 190/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur. Both the documents are available for perusal at **Document No.08 and 09** in the list of Documents Scrutinized.

Further it is observed that, the above parties could not implement the project as per the terms of the Joint Development Agreement dated: 20.07.2023 1. Smt. Venkatamma W/o Late. Balakrishna @ Moogappa, 2. Sri. M. K. Erappa S/o Late. Balakrishna @ Moogappa, 3. Smt.Prameela Erappa, 4.Master Tarun. M. E. S/o Sri. M. K. Eerappa, 5. Ms. Pavani. M. E. S/o Sri. M. K. Eerappa (Sl No. 4 and 5 being minors represented by their natural guardian father Sri. M. K. Eerappa), 6. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 7. Smt.Chandrakala V, W/o Sri. Srinivas M. B, 8. Master Yash. M. S. S/o Sri. Srinivas M. B, 9.Ms. Manvitha.M. S. D/o Sri. Srinivas M. B, (Sl No. 8 and 9 being minors represented by their natural guardian father Sri Srinivas M. B)



executed Addendum cum Rectification of Joint Development Agreement dated: 12.02.2024 in favour of M/s. NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabhushana Reddy) with respect to portion of property in Sy No. 27/3 measuring 1 Acre 14 Guntas and is registered as Document No. 12897/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur wherein the sharing ratio between Landowners and Developer has been revised from 37:63 to 34:66 and the aforesaid land owners retained the extent measuring 12 Guntas of Sy No. 27/3 and in lieu of the same the aforesaid land owners executed rectified General Power of Attorney in favour of the Developer which is registered as Document No. 623/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur, Bengaluru. and it is concluded that the property measuring 1 Acre 14 Guntas is the subject matter of the Joint Development Agreement. Both the documents are available for perusal at **Document No.10 and 11** in the list of Documents Scrutinized.

**With respect to Sy No. 27/26:**

It is observed that the aforesaid Smt. Venkatamma W/o Late. Balakrishna @ Moogappa along with her legal heirs viz., 2. Sri. M. K. Eerappa S/o Late. Balakrishna @ Moogappa, 3. Sri. Srinivas. M. B. S/o Late. Balakrishna @ Moogappa, 4. Smt. Dhanalakshmi D/o Late. Balakrishna @ Moogappa, 5. Smt. Parvathi D/o Late. Balakrishna @ Moogappa, 6. Smt. Sowbhagya D/o Late. Balakrishna @ Moogappa conveyed the other portion of the property bearing Sy No. 27/3 measuring 1 Acre 2 Guntas (Out of 2 Acres 28 Guntas) in favour of Sri. M. R. Venugopal S/o Late. Ramaiah and is registered as Document No. 3336/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur and the same is available for perusal at **Document No.12** in the list of Documents Scrutinized.

Thereafter, the aforesaid 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal executed Joint Development Agreement dated: 20.07.2023 in favour of M/s NBR Projects LLP (Represented by its partner 1. Sri. N. Ashwathnarayana Reddy and 2. Sri. N. Nagabhushana



Reddy) with respect to property bearing Sy No. 27/3 measuring 1 Acre 2 Guntas and is registered as Document No. 4207/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur. Subsequently, the said 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal executed General Power of Attorney in favour of M/s NBR Projects LLP (Represented by its partner 1. Sri. N. Ashwathnarayana Reddy and 2. Sri. N. Nagabushana Reddy) which is registered as Document No. 237/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur. Both the Documents are available for perusal at **Document No's 13 and 14** in the list of Documents Scrutinized.

Further it is observed that, the above parties could not implement the project as per the terms of the Joint Development Agreement dated: 20.07.2023 1. Sri. M. R. Venugopal S/o Late. Ramaiah, 2. Smt. Vijaya Venugopal W/o Sri. M. R. Venugopal, 3. Sri. Pradeep Kumar. V. L. S/o Sri. M. R. Venugopal, 4. Smt. Sneha Pradeep Kumar W/o Sri. Pradeep Kumar. V. L. 5. Master. Pradyuth Anurag S/o Sri. Pradeep Kumar. V.L. (Being minor represented by his natural guardian/father Sri. Pradeep Kumar. V. L.) 6. Smt. Swetha Srinivas D/o Sri. M. R. Venugopal executed Addendum cum Rectification of Joint Development Agreement dated: 12.02.2024 in favour of M/s. NBR Projects LLP (Represented by its partner Sri. N. Ashwathnarayana Reddy) with respect to property bearing Sy No. 27/3 measuring 1 Acre 2 Guntas and is registered as Document No. 12920/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur wherein the sharing ratio between Landowners and Developer has been revised from 37:63 to 34:66 and the aforesaid land owners retained the extent measuring 2 Guntas of Sy No. 27/3 and in lieu of the same the aforesaid land owners executed rectified General Power of Attorney in favour of the Developer which is registered as Document No. 625/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur, Bengaluru. and it is concluded that the property measuring 1 Acre is the subject matter of the Joint Development Agreement. Both the documents are available for perusal at **Document No.15 and 16** in the list of Documents Scrutinized.



Thereafter the aforesaid Sri. M.K. Erappa being the absolute owner to the property bearing Sy No. 27/3 measuring 1 Acre 14 Guntas applied for the conversion of the same from Agricultural to Non-Agricultural Residential purpose. Subsequent to the same The Deputy Commissioner, Bangalore District issued Official Memorandum Vide no. 676348 with respect to conversion of the property bearing Sy No. 27/3 measuring 1 Acre 14 Guntas and the same is available for perusal at **Document No.17** in the list of Documents Scrutinized. Further it is observed that the aforesaid Sri. M. R. Venugopal S/o Late. Ramaiah being absolute owner of the property bearing Sy No. 27/26 measuring 1 Acre applied for the conversion of the same from Agricultural to Non-Agricultural Residential purpose. Subsequent to the same The Deputy Commissioner, Bangalore District issued Official Memorandum Vide no. 681668 with respect to conversion of the property bearing Sy No. 27/26 measuring 1 Acre and the same is available for perusal at **Document No.18** in the list of Documents Scrutinized.

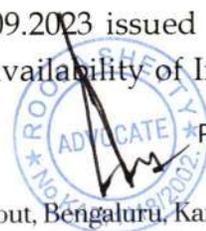
### REVENUE DOCUMENTS

Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1967-68 to 1971-72, 1972-73 to 1976-77, 1982-83 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1998-99 to 2001-02, 2002-03 to 2023-24 with respect of Sy No.27/3. And for the years with respect to Sy No. 27/26 and is available for perusal at **Document No.19 and 20** in the list of Documents Scrutinized.

The Tippani, Hissa Tippani, with respect to Sy. No. 27/3. The extract of the Akarbandh for Sy.No.27/3 are available for perusal which confirms the extent of said land and the Village Map confirms the location of the land bearing Sy.No.27/3 and the same are available for perusal at **Document No's. 21 to 23** in the list of Documents Scrutinized.

### STATUTORY ENDORSEMENTS:

1. I am provided with the Endorsement dated: 01.09.2023 issued by The Sub divisional officer, Bangalore South sub division confirming that no case has been initiated against Sy No. 27/3 under PTCL Act and the same is available for perusal at **Document No.24** in the list of Documents Scrutinized.
2. I am provided with the Endorsement dated: 07.09.2023 issued by The Tahsildar, Bangalore East Taluk stating the non- availability of Index of



land with respect to property bearing Sy No. 27/3 and the same is available for perusal at **Document No.25** in the list of Documents Scrutinized.

3. I am provided with the Endorsement dated: 04.09.2023 issued by The Tahsildar stating that no tenancy certificates have been received with respect to property bearing Sy No. 27/3 and the same is available for perusal at **Document No.26** in the list of Documents Scrutinized.

### ENCUMBRANCE CERTIFICATES:

1. Nil Encumbrance Certificate dated: 17.07.2023 for the period from 01.07.1924 to 14.02.1957 with respect to Sy.No.27/3.
2. Nil Encumbrance Certificate dated: 28.07.2023 for the period from 15.02.1957 to 31.03.2004 with respect to Sy.No.27/3.
3. Encumbrance Certificate dated: 31.08.2023 for the period from 01.04.2004 to 31.08.2023 with respect to Sy.No.27/3.
4. Encumbrance Certificate dated:27.06.2024 for the period from 01.04.2023 to 26.07.2024 with respect to Sy.No.27/3.

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period. All the aforementioned Encumbrances are collectively available for perusal at **Document No's 27 to 30** in the list of Documents Scrutinized.

### CERTIFICATE OF TITLE

From the above referred documents and observations made, I certify that Sri. M. K. Eerappa and Sri. Srinivas. M. B. are the absolute owners of the property bearing Sy No. 27/3 measuring 1 Acre 14 Guntas and Sri. M. R. Venugopal in the absolute owner of the property bearing Sy No. 27/26 measuring 1 Acre situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore District.

For Lex SĪtus,

Roopa Shetty  
Advocate



**Qualification:** *This Legal Due Diligence Exercise/ Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.*



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**LEGAL SCRUTINY REPORT**  
**OF**

Property bearing Sy No. 27/6 totally measuring 2 Acres out of 4 Acres 12  
Guntas situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East  
Taluk, Bengaluru District.

**FOR**

**M/s NBR PROJECTS LLP**  
**BANGALORE**

**FROM**

**ROOPA SHETTY**  
**ADVOCATE**

Privileged & Confidential



Date: 04.01.2024

To,

M/s. NBR PROPERTIES LLP,  
Bangalore.

**LEGAL SCRUTINY REPORT**

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the undeveloped, residentially converted land bearing Sy No. 27/6 measuring 2 Acres out of 4 Acres 12 Guntas, which is converted for Group Housing/ Apartment - Residential purpose vide official memorandum dated 16.04.2024 bearing No.629123 by the office of Deputy Commissioner, Bengaluru Urban District, situated at Kachamaranahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru District.

**I. DESCRIPTION OF THE PROPERTY**

**SCHEDULE PROPERTY**

All that piece and parcel of land bearing Sy.No.27/6 measuring 2 Acres out of 4Acres 12Guntas, which is converted for Group Housing/ Apartment - Residential purpose vide official memorandum dated 16.04.2024 bearing No.629123 by the office of Deputy Commissioner, Bengaluru Urban District, situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru District and bounded on the;

East by : Land bearing Sy.No.45 belonging to Vanakanahalli Pappy Reddy;  
West by : Land bearing Sy.No.27/14;  
North by : Lands bearing Sy.No.27/3 and 27/26;  
South by : Mulluru Village Boundary and Land bearing Sy.No.13/2.

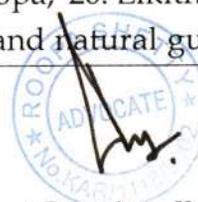


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**II. LIST OF DOCUMENTS SCRUTINISED:**

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
1.	12.12.1961	Sale Deed executed by Sri. Muniyappa in favour of Sri. G.C. Ramaiah S/o Sri. Chikkaramaiah with respect to property bearing Sy No. 27/6 measuring 4 Acres 12 Guntas and is registered as Document No. 4969/1961-62, stored in Book-I, Volume 282, Pages 213-215, in the office of sub registrar, Bangalore South Taluk.
2.	28.03.1962	Sale Deed executed by Sri. G.C. Ramaiah S/o Sri. Chikkaramaiah in favour of Sri. Ramaiah S/o B. Kondappa with respect to property bearing Sy No. 27/6 measuring 2Acres out of 4 Acres 12 Guntas and is registered as Document No. 6762/1961-62, stored in Book-I, Volume 298, Pages 112-114, in the office of sub registrar, Bangalore South Taluk.
3.		Death Certificate of Sri. Ramaiah.
4.		Mutation Register bearing No. H19/2023-24.
5.		Death certificate dated 20.12.1984 of Sri.Kondappa issued by the office of Tahsildar, Bangalore East Taluk.
6.		Death certificate dated 23.03.1973 of Smt.Eeramma issued by the office of Tahsildar, Bangalore East Taluk.
7.	31.08.2015	Genealogical Tree of Sri. M.R. Venugopal, son of Late. Ramaiah.
8.	20.07.2023	Joint Development Agreement executed between 1. Smt. Savithramma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeep Kumar. L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri. Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R. Manjunath, 12. Smt.Pusphalatha 13.Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt.



		Roopa) 21. Kum. Rithika M R, 22. Mrs. Ramamani and M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabushana Reddy) with respect to property bearing Sy No. 27/6 measuring 2Acres and is registered as Document No. 4218/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur.
9.	20.07.2023	General Power of Attorney executed by 1. Smt. Savithramma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeep Kumar. L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri. Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R. Manjunath, 12. Smt. Puspaltha 13. Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt. Roopa) 21. Kum. Rithika M R, 22. Mrs. Ramamani in favour of M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabushana Reddy) with respect to property bearing Sy No. 27/6 measuring 4 Acres 12 Guntas and is registered as Document No. 239/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur.
10.	05.02.2024	Addendum cum Rectification Agreement (with respect to Joint Development Agreement Dated: 20.07.2023) executed between 1. Smt. Savithramma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeepkumar. L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri. Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R.



		Manjunath, 12. Smt.Pusphalatha 13. Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt. Roopa) 21. Kum. Rithika M R, 22. Mrs. Ramamani and M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri.N.Nagabushana Reddy) registered as Document No. 13343/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur, Bengaluru.
11.	05.02.2024	Rectification of General Power of Attorney executed by 11. Smt. Savithramma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeepkumar.L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri.Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R. Manjunath, 12. Smt.Pusphalatha 13.Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt.Roopa) 21. Kum.Rithika M R 22. Mrs. Ramamani in favour of M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabushana Reddy) registered as Document No. 648/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur, Bengaluru.
12.	16.04.2024	Official Memorandum bearing No.629123 issued by the office of Deputy Commissioner, Bangalore Urban District.
13.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1967-68 to 2024-25 with respect to Sy No. 27/6.
14.		Karda, Moola Tippani with respect to Sy No. 27/6



15.		Hissa Tippani with respect to Sy No. 27/6.
16.		Village Map of Kachamaranahalli.
17.		Akarbandh for Sy.No. 27/6.
18.	01.09.2023	Endorsement issued by The Sub divisional officer, Bangalore South sub division confirming that no case has been initiated against Sy No. 27/6 under PTCL Act.
19.	04.09.2023	Endorsement issued by The Tahsildar stating that no tenancy certificates have been received with respect to property bearing Sy No. 27/6.
20.	07.09.2023	Endorsement stating the non-availability of Index of land with respect to Sy.No. 27/6.
21.	31.08.2023	Encumbrance Certificate for the period from 01.04.2004 to 31.08.2023 with respect to Sy.No.27/6.
22.	30.07.2024	Encumbrance Certificate for the period from 01.04.2023 to 26.07.2024 with respect to Sy.No.27/6.

### III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of property.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas/Survey sub-numbers assigned after the Phodi/sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after Phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;



8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/PanchayathParikath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the Hissas and the Hissedars of a survey number after Phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into Hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;



19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.
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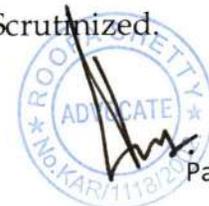
#### IV. TRACING OF TITLE

##### With respect to Sy No. 27/6 totally measuring 4 Acres 12 Guntas:

Upon perusal of the documents provided it has been observed that the Agricultural land bearing Sy.No.27/6 measuring 4 Acres 12 Guntas, situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru District was originally belonged to one Sri. G.C. Ramaiah S/o Sri. Chikkaramaiah who acquired the same in terms of Sale Deed dated: 12.12.1961 which is registered as Document No. 4969/1961-62, stored in Book-I, Volume 282, Pages 213-215, in the office of sub registrar, Bangalore South Taluk and the same is available for perusal at **Document No. 01** in the list of Documents Scrutinized.

Thereafter, the aforesaid Sri. G.C. Ramaiah S/o Sri. Chikkaramaiah conveyed the property bearing Sy No. 27/6 measuring 2 Acres in favour of Sri. Ramaiah S/o B. Kondappa in terms of Sale Deed dated: 28.03.1962, registered as Document No. 6762/1961-62, stored in Book-I, Volume 298, Pages 112-114, in the office of sub registrar, Bangalore South Taluk and the same is available for perusal at **Document No. 02** in the list of Documents Scrutinized.

Further it is observed that, the aforesaid Sri. Ramaiah died intestate leaving behind his legal heirs and the same can be evidenced through Death Certificate of Sri. Ramaiah. After the demise of the aforesaid Sri. Ramaiah, his wife Smt. Savithamma and their children inherited the aforesaid property and whereas the katha was mutated in the name of Smt.Savithamma with regard to the property bearing Sy.No. 27/6 measuring 4 Acres 12 Guntas vide Mutation Register bearing No. H19/2023-24, Both the documents are available for perusal at **Document No.3 and 4** in the list of Documents Scrutinized.



It is evident that the parents of Sri.Ramaiah, viz., Sri.Kondappa and Smt.Eramma are also no more, vide Death Certificates of Sri.Kondappa and Smt.Eramma. The said death certificates are available for perusal at **Document No.5 and 6** respectively. The genealogical tree of Late.Ramaiah furnished herewith reflects his legal heirs which can be evidenced as **Document No.7** in the list of Documents Scrutinized.

Thereafter, the aforesaid 1. Smt. Savithamma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeepkumar. L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri.Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R. Manjunath, 12. Smt.Pusphalatha 13.Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt. Roopa) 21. Kum. Rithika M R, 22. Mrs. Ramamani entered into Joint Development Agreement dated: 20.07.2023 with M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri.N. Nagabushana Reddy) with respect to property bearing Sy No. 27/6 measuring 4 Acres 12 Guntas and is registered as Document No. 4218/2023-24, stored in Book-I, Central Server, in the office of sub-registrar, Varthur. Subsequently, on the same day the said 1. Smt. Savithamma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeepkumar.L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri.Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R. Manjunath, 12. Smt.Pusphalatha 13.Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt.Roopa) 21. Kum.Rithika M R, 22. Mrs. Ramamani executed General Power of Attorney in favour of M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabushana Reddy) which is registered as Document No., 239/2023-24 stored in Book-IV, Central Server, in the office of sub registrar, Varthur. Both the documents are available for perusal at **Document No's. 8 and 9** in the list of Documents Scrutinized.



Further, it is observed that, the above parties re-negotiated certain terms of the Joint Development Agreement dated: 20.07.2023 and accordingly the same were reduced into writing by virtue of the Addendum Addendum cum Rectification Agreement Dated: 05.02.2024 executed by 1. Smt. Savithramma, 2. Sri. M. R. Venugopal, 3.Smt. Vijaya Venugopal, 4. Sri. V. L. Pradeep Kumar, 5. Smt. Sneha Pradeepkumar.L., 6. Pradyuth Anurag (minor represented by his natural guardian and father Sri.Pradeep Kumar V L, 7. Smt. Swetha Srinivas, 8. Sri. M. R. Manohar, 9. Smt. M. Shailaja, 10. Sri. Akshay Kumar M, 11. Sri. M. R. Manjunath, 12. Smt.Pusphalatha 13.Sri. Pavan Kumar M, 14. Sri. Chandhan M, 15. Sri. M. R. Ganesh Kumar, 16. Smt. Padma, 17.Ms. Sanjana G, 18. Ms. Chethana G, 19. Smt. Roopa, 20. Likitha M, (Minor represented by her mother and natural guardian Smt.Roopa) 21. Kum.Rithika M R, 22. Mrs. Ramamani in favour of M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri.N.Nagabushana Reddy) registered as Document No. 13343/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur, Bengaluru, wherein the sharing ratio between Landowners and Developer has been revised from 37:67 to as 34:66 ratio, viz., ratio of 34% to the land owners and 66% to the Developer and in lieu of the same the aforesaid land owners executed rectified General Power of Attorney in favour of the Developer which is registered as Document No. 648/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur, Bengaluru including the power for alienation/mortgage of Developer's 66% right, title, interest and ownership in land bearing Sy no.27/6 measuring 2 acres situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District. Both the documents are available for perusal at **Document No. 10 and 11** in the list of Documents Scrutinized.

The land measuring 2 Acres in Sy No.27/6, situated at Kachamaranahalli Village has been converted for Group Housing/Apartment - Residential purpose vide official memorandum dated 16.04.2024 bearing No.629123 issued by the office of Deputy Commissioner, Bangalore Urban District and the same is available for perusal at **Document No.12** in the list of Documents Scrutinized.



### REVENUE DOCUMENTS

Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1967-68 to 2024-25 with respect to Sy No. 27/6 and is available for perusal at **Document No.13** in the list of Documents Scrutinized which depicts the names of erstwhile and the present owner/s as Occupant and kathedar for the said specified periods.

The Karda, Moola Tippani with respect to Sy No.27 and Hissa Tippani with respect to Sy.No. 27/6 and Village Map of Kachamaranahalli are available for perusal, which confirms the location of said Survey Number. The extract of the Akarbandh for Sy.No.27/6 are available for perusal which confirms the extent of said land and are available for perusal at **Document No's. 14 to 17** in the list of Documents Scrutinized.

### STATUTORY ENDORSEMENTS:

1. I am provided with the Endorsement dated: 01.09.2023 issued by The Sub divisional officer, Bangalore South sub division confirming that no case has been initiated against Sy No. 27/6 under PTCL Act and the same is available for perusal at **Document No.18** in the list of Documents Scrutinized.
2. I am provided with the Endorsement dated: 04.09.2023 issued by The Tahsildar stating that no tenancy certificates have been received with respect to property bearing Sy No. 27/6 and the same is available for perusal at **Document No.19** in the list of Documents Scrutinized.
3. I am provided with the Endorsement dated: 07.09.2023 stating the non-availability of Index of land with respect to Sy.No. 27/6 and the same is available for perusal at **Document No.20** in the list of Documents Scrutinized.

### ENCUMBRANCE CERTIFICATES:

1. Encumbrance Certificate dated: 31.08.2023 for the period from 01.04.2004 to 31.08.2023 with respect to Sy.No.27/6.
2. Encumbrance Certificate dated: 30.07.2024 for the period from 01.04.2023 to 26.07.2024 with respect to Sy.No.27/6.

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period. All the aforementioned Encumbrances are collectively available for perusal at **Document No's 21 and 22** in the list of Documents Scrutinized.



**CERTIFICATE OF TITLE**

From the above referred documents and observations made, I certify that Smt. Savithramma, Sri. M.R. Venugopal, Smt. Vijaya Venugopal, Sri. Pradeep Kumar. V.L, Smt. Sneha Pradeep Kumar, Master. Pradyuth Anurag (minor represented by his natural guardian and father Sri. Pradeep Kumar. V.L), Smt. Swetha Srinivas, Sri. M. R. Manohara, Smt.M. Shailaja, Sri. Akshay. M, Sri.M.R.Manjunath, Smt. Pushpalatha, Sri. Pavan Kumar. M, Sri. Chandan. M, Sri.M.R.Ganesh Kumar, Smt. Padma. K, Ms. Sanjana.G, Ms. Chetana.G (minor represented by her natural guardian and father Sri. M.R. Ganesh Kumar), Smt.Roopa, Ms.Likitha.M (minor represented by her natural guardian and mother Smt. Roopa), Ms. M.R. Rithika, Smt. holding good, valid & marketable title to the property bearing Sy No.27/6 measuring 2 Acres, situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk.

For Lex Situs,



**Roopa Shetty**  
Advocate

**Qualification:** *This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.*

For Lex Situs,



**Roopa Shetty**  
Advocate



**LEGAL SCRUTINY REPORT**  
**OF**

Property bearing Sy No. 45/1 measuring 26 ¼ Guntas situated at  
Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru  
District.

**FOR**

**M/s NBR PROJECTS LLP  
BANGALORE**

**FROM**

**ROOPA SHETTY  
ADVOCATE**

Privileged & Confidential



Date: 16.01.2025

To,

M/s. NBR PROJECTS LLP.,  
Bangalore.

**LEGAL SCRUTINY REPORT**

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the undeveloped, vacant and undeveloped converted land bearing Sy No. 45/1 measuring 26 ¼ Guntas situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru District.

**I. DESCRIPTION OF THE PROPERTY**

**SCHEDULE PROPERTY**

All that piece and parcel of undeveloped converted land bearing Sy.No.45/1 measuring 26 ¼ Guntas situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru District which is duly converted for Apartment-Residential purpose vide Official Memorandum bearing No. ALN (EVH) SR: 139 /24-25 and No.708592 issued by the office of Deputy Commissioner, Bangalore Urban District and bounded on the;

East by : Land belonging to M. P. Srinivas Reddy;  
West by : Land bearing Sy.No.27/6;  
North by : Remaining portion of same Sy.No.45/1 and Road;  
South by : Property bearing Sy.No.46.

**II. LIST OF DOCUMENTS SCRUTINISED:**

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
1.		Record of Rights bearing RR No.734.
2.	20 .04.1953	Sale Deed executed by 1. Sri. Doddayellappa S/o Sri. Venkata along with 2. Sri. Hanumanthappa S/o Sri. Venkata in favour of Sri. Papa Reddy S/o Sri. Puttanna with respect to property bearing Sy No. 45/1 measuring 6 Acres 2 Guntas and is registered as Document No.622/1953-54 in the office of sub registrar, Bangalore Taluk.



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3.	20.04.1953	Sale Deed executed by 1. Sri. Chikka Yellappa and Sri. Ramaiah both sons of Sri. Venkatappa in favour of Sri. Papa Reddy, S/o Sri. Puttanna with respect to property bearing Sy No. 45/1 measuring 6 Acres 2 Guntas and is registered as Document No.623/1953-54 in the office of sub registrar, Bangalore Taluk.
4.		RR Nos. 735 and 736 issued by the office of Tahsildar, Bangalore South Taluk.
5.	09.08.1978	No Due Certificate issued by the Vyavasaya Seva Sahakara Niyamitha, Gunjur in favour of Sri. Papareddy S/o Sri. Munireddy.
6.	12.03.1984	Panchayath Partition entered between 1. Sri Papa Reddy, 2. Sri. Venkata Reddy, 3. Sri. Rama Reddy, 4. Sri. M.P. Muni Reddy, 5. Sri. M.P. Shamaiah, 6. Sri. M. P. Srinivasa Reddy wherein the property baring Sy No. 45 measuring 2 Acres 19 Guntas got allotted to the share of Sri Venkata Reddy.
7.		MR 7/97-98 issued by the Village Panchayath
8.	22.03.2004	Partition Deed entered between Sri. Venkata Reddy along with his legal heirs viz., 1. Smt. Jayamma, 2. Smt. V. Veena, 3. Smt. V. Umadevi, 4. Smt. V. Geetha and is registered as Document No. 26662/2003-04, in the office of Sub-Registrar, Bangalore Taluk. wherein the property baring Sy No. 45 measuring 2 Acres 19 Guntas got allotted to the share of Smt. V. Umadevi.
9.		MR No.18/2003-04 issued by the Village Accountant, Bangalore East Taluk.
10.	16.08.2012	Sale Deed executed by Smt. V. Uma Devi and others in favour of Smt. Jonna Venkatesamma vide Document No.2529/2012-13 in the office of the Sub-Registrar, Varthur. (for reference purpose).
11.		Hissa, Atlas, Tippani and Akarbandh issued by the office of Tahsildar, Bangalore East Taluk.
12.		MR No.H27/2012-13 issued by the Village Accountant, Bangalore East Taluk.
13.	05.02.2024	Joint Development Agreement executed between Smt. V. Umadevi alongwith Sri. Channakeshava Reddy, Miss. Monica C and Miss.Puneetha C and M/s. NBR



		Projects LLP., (Represented by its partner Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabhushana Reddy) with respect to property bearing Sy No. 45/1 measuring 26 ¼ Guntas out of 1 Acre and is registered as Document No. 12631/2023-24, stored in Book-I, Central Server, in the office of Sub-Registrar, Varthur.
14.	05.02.2024	General Power of Attorney executed by Smt. V. Uma Devi along with Sri. Channakeshava Reddy, Miss. Monica C and Miss. Puneetha C in favour of M/s NBR Projects LLP., (Represented by its partner Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabhushana Reddy) with respect to property bearing Sy No. 45/1 measuring 26 ¼ Guntas out of 1 Acre and is registered as Document No. 608/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur.
15.	28.11.2024	Official Memorandum bearing No. ALN (EVH) SR: 139 /24-25 issued by the office of Deputy Commissioner, Bangalore Urban District with regard to conversion of land measuring 26 ¼ Guntas out of 1 Acre in Sy.No.45/1 situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk.
16.		Copy of Complaint, Order, Compromise petition, Final Decree passed by the Principal Senior Civil Judge, Bangalore Rural District, Bangalore in O.S. No.723/2012.
17.		Copy of Judgement and Decree passed by the Principal II Civil Judge (Jr. Dvn.), Bangalore Rural District, Bangalore in O.S. No.185/2003 filed by Sri.Venkata Reddy S/o Sri.Papa Reddy against Sri. Shivappa and others (for reference purpose).
18.		Genealogical tree of the family of Late Sri.Papa Reddy and Sri. Venkata Reddy issued by the Village Accountant, Varthur Hobli, Bangalore East Taluk.
19.		Genealogical tree of the family of Sri. Channakeshava. R and Smt. Uma Devi issued by the Deputy Tahsildar, Bangalore East Taluk.



20.		Death certificate of Sri.Papa Reddy issued by the office of Chief Registrar of Births and Deaths, Kodathi Grama/Town Panchayath.
21.		Death certificate of Smt. Sakamma W/o Sri.Papa Reddy issued by the office of Chief Registrar of Births and Deaths, Kodathi Grama/Town Panchayath.
22.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period from 1967-68 to 2024-25 with respect to Sy No. 45/1.
23.		Karda, Moola Tippani with respect to Sy No. 45 and Hissa Tippani with respect to Sy.No.45/1.
24.		Village Map of Kachamaranahalli.
25.		Akarbandh for Sy.No. 45 and 45/1.
26.		Encumbrance Certificate for the period from 01.04.1930 to 14.02.1957 with respect to Sy.No.45.
27.		Encumbrance Certificate for the period from 05.02.1957 to 31.03.2004 with respect to Sy.No.45.
28.		Encumbrance Certificate for the period from 01.04.2004 to 04.08.2016 with respect to Sy.No.45.
29.		Encumbrance Certificate for the period from 01.04.2015 to 05.06.2024 with respect to Sy.No.45.

### III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of property extent.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas/Survey sub-numbers assigned after the Phodi/sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after Phodi / partition;



7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/Panchayath Parikath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the Hissas and the Hissedars of a survey number after Phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into Hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;



19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.
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#### IV. TRACING OF TITLE

##### With respect to Sy No. 45/1 totally measuring 26 ¼ Guntas out of 1 Acre:

Upon perusal of the documents provided it has been observed that the land bearing Sy.No.45 measuring 12 Acres 4 Guntas, situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk, Bengaluru District, originally belonged to one Sri. Doddayellappa S/o Sri. Venkata which can be evidenced through Record of Right bearing No. 734 and Index of land which is available for perusal at **Document No.1** in the list of Documents Scrutinized.

Further it is observed that the aforesaid Sri. Doddayellappa S/o Sri. Venkata and his siblings orally partitioned the aforesaid property and accordingly, Sri. Doddayellappa and Sri.Hanumanthappa were jointly assigned 6Acres 02 Guntas and Sri. Chikkayellappa and Sri. Ramaiah were jointly assigned 6Acres 02 Guntas.

Subsequently, Sri. Doddayellappa and Sri.Hanumanthappa, both sons of Sri. Venkata executed Sale Deed dated: 20.04.1953 in favour of Sri. Papa Reddy S/o Sri. Puttanna with respect to property bearing Sy No. 45 measuring 6 Acres 02 Guntas, which is registered as Document No. 622/1953-54, stored in Book-I, Volume 1337, Pages 93 to 95, in the office of sub registrar, Bangalore Taluk, and the same is available for perusal at **Document No. 02** in the list of Documents Scrutinized.

Sri.Chikkayellappa and Sri. Ramaiah, both sons of Sri.Venkata executed Sale Deed dated 20.04.1953 in favour of Sri.Papa Reddy, S/o Sri. Puttanna with respect to Property bearing Sy.No.45 measuring to an extent of 6Acres 02 Guntas vide Document No.623/1953-54, stored in Book-I, Volume No.1339, Pages 85 to 87, in the office of the Sub-Registrar, Bangalore Taluk, and the same is available for perusal at **Document No.03** in the list of Documents Scrutinized.



The said Sri.Papa Reddy is entered as the owner of the said property bearing Sy.No.45 based on the sale transaction vide Document No. 622/1953-54 and Document No.623/1953-54 vide R.R No.735 and 736 respectively and the same is available for perusal at **Document No.04** in the list of Documents Scrutinized.

The Secretary, Vyavasaya Seva Sahakara Sangha Niyamitha, Gunjur has issued No Due Certificate dated 09.08.1978 in the name of Sri.Papa Reddy confirming the repayment of Crop Loan dated 26.06.1958 and dated 18.04.1959 borrowed by him from the Society and the same is available for perusal at **Document No. 05** in the list of Documents Scrutinized.

Thereafter, the aforesaid 1. Sri. Papa Reddy along with his legal heirs viz., 2. Sri. Venkata Reddy, 3. Sri. Rama Reddy, 4. Sri. M.P. Muni Reddy, 5. Sri. M.P. Shamaiah, 6. Sri. M. P. Srinivasa Reddy entered into Panchayath Partition dated: 12.03.1984 wherein the property bearing Sy No. 45/1 measuring 2 Acres 19 Guntas got allotted to the share of Sri.Venkata Reddy and the same is available for perusal at **Document No. 06** in the list of Documents Scrutinized.

The said Sri. Venkata Reddy got the katha mutated in his name vide mutation register bearing MR No.7/97-98 issued by the Village Accountant, Gunjur Grama Panchayath, Varthur Hobli, Bangalore South Taluk and the same is available for perusal at **Document No. 07** in the list of Documents Scrutinized.

Subsequently Sri.Venkata Reddy entered in to a Partition Deed dated 22.03.2004 with his wife Smt.Jayamma and children Smt.V.Veena, Smt.V.Umadevi and Smt. Geetha for division of land bearing Sy no.45 measuring 2 acres 19 guntas of Kachamaranahalli Village among other properties which is duly registered as Document No.26662/2003-04, in the office of the Sub-Registrar, Varthur and as per the terms of the said partition, the property bearing Sy.No.45 measuring 2 acres 19 guntas situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk was allotted to the share of Smt.V.Umadevi. The Village Accountant, Bangalore East Taluk effected mutation register bearing MR No.18/2003-04 in the name of Smt. V. Umadevi W/o Sri. Chennakeshava in respect of land measuring 2 acres 19 guntas of Kachamaranahalli Village. The said partition deed dated 22.03.2004 and MR bearing No.18/2003-04 are available for perusal at **Document No. 08 and 09** in the list of Documents Scrutinized.



Further, Smt. V. Umadevi and others conveyed the property bearing Sy.No.45 measuring 1Acre 19 Guntas, out of 2Acres 29 Guntas, situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk in favour of Smt.Jonna Venkataseshamma in terms of a Sale Deed dated 16.08.2012 vide Document No.2529/2012-13 and the same is available for perusal at **Document No.10** in the list of Documents scrutinized. Thereby Smt. V. Umadevi retained land measuring 1Acre out of 2Acres 19 Guntas in Sy.No.45 of Kachamaranahalli Village.

The Property bearing Sy.No.45 measuring 1Acre of Kachamaranahalli Village retained by the Smt.V. Umadevi was assigned new Sy no.45/1 as noticed from the copies of Hissa, Atlas, Tippani and Akarbandh issued by the office of Tahsildar, Bangalore East Taluk. The said bunch of survey documents are available for perusal at **Document No.11** in the list of Documents scrutinized. The factum of assignment of new Sy no.45/1 in the name Smt.V. Umadevi is also reflected in the mutation register bearing MR No.H27/2012-13 issued by the Village Accountant, Bangalore East Taluk and the same is available for perusal at **Document No.12** in the list of Documents scrutinized.

Thereafter, the aforesaid Smt. V. Umadevi alongwith her husband, viz., Sri. Chennakeshava R, and children Miss. Monica C and Miss.Puneetha C entered into Joint Development Agreement dated 05.02.2024 with M/s NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabhushan Reddy) with respect to property bearing Sy No. 45/1 measuring 26 ¼ guntas out of 1 Acre which is duly registered as Document No. 12631/2023-24, stored in Book-I, Central Server, in the office of sub registrar, Varthur. Subsequently, on the same day Smt. V. Umadevi and others executed General Power of Attorney in favour of M/s. NBR Projects LLP (Represented by its partners Sri. N. Ashwathnarayana Reddy and Sri. N. Nagabhushan Reddy) which is registered as Document No. 608/2023-24, stored in Book-IV, Central Server, in the office of sub registrar, Varthur. Both the documents are available for perusal at **Document Nos.13 and 14** in the list of Documents Scrutinized.

The Property bearing Sy.No.45/1 measuring 26 ¼ guntas out of 1 acre situated at Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk was converted from agriculture to non-agricultural Apartment-Residential purpose Vide official memorandum dated 28.11.2024 bearing No. ALN(EVH)

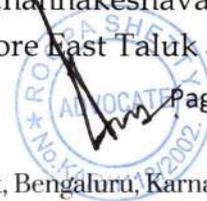


SR:139/24-25 issued by the office of Deputy Commissioner, Bangalore Urban District and the same is available for perusal at **Document No.15** in the list of Documents Scrutinized.

It is noticed that Sri.Rama Reddy. M.P, S/o Late Sri. Papa Reddy filed a case against Sri. Venkata Reddy S/o Sri. Papa Reddy, Smt. V. Veena, Smt. V. Uma Devi, Smt. V. Geetha, Smt. Channamma D/o Late Sri. Papa Reddy, Smt. Puttamma @ Thimmakka D/o Late Sri.Papa Reddy and Smt. Neelamma D/o Late Sri.Papa Reddy in O.S. No.723/2012 before the Court of Principal Senior Civil Judge, Bangalore Rural District, Bangalore for partition and separate possession with respect to remaining joint family properties excluding land bearing Sy.No.45 of Kachamaranahalli Village. The said case came to be decreed in terms of an order dated 25.06.2012 pursuant to filing a compromise petition filed by the parties. The parties to the case including daughters of Late Sri.Papa Reddy Viz., Smt. Channamma, Smt. Puttamma @ Thimmakka, Smt. Neelamma have admitted the shares allotted to the parties in partition deed dated 12.03.1984 entered in to between Sri.Papa Reddy and his sons Viz., Sri. Venkata Reddy, Sri.Rama Reddy, Sri. M.P. Muni Reddy, Sri. M.P. Shamaiah and Sri. M.P. Srinivasa Reddy by receiving monetary consideration apart from confirming that they will not claim over the share allotted to Sri. Venkata Reddy (Defendant No.1) in terms of partition deed dated 12.03.1984. Further Smt. V. Veena and Smt. V. Geetha (daughters of Sri. Venkata Reddy) specifically admitted the share allotted to Smt. V. Uma Devi D/o Sri. Venkata Reddy (Defendant no.3) in terms of partition deed dated 22.03.2004 vide Document No.26662/2003-04. The copy of the Complaint and the Final Decree drawn in O.S. No.723/2012 is produced as **Document No.16** in the list of Documents scrutinized.

The Case bearing O.S. No.185/2003 filed by Sri. Venkata Reddy S/o Sri.Papa Reddy against Sri. Shivappa and others before the Court of Principal II Civil Judge (Jr. Dvn.), Bangalore Rural District, Bangalore pertains to different property and not in respect of subject property is produced as Document No.17 in the list of Documents scrutinized.

The genealogical tree of the families of Late Sri.Papa Reddy and his son Sri.Venkata Reddy issued by the Village Accountant, Varthur Hobli, Bangalore East Taluk and the genealogical tree of the families of Sri.Channakeshava.R. R, and Smt. Umadevi issued by the Deputy Tahsildar, Bangalore East Taluk are in



confirmity to what is discussed above. The death certificate/s of Sri.Papa Reddy and his wife Smt. Sakamma issued by the Chief Registrar of Births and Deaths, Kodathi Grama/Town Panchayath are also produced. The said genealogical tree and the death certificates are available as Document Nos. 18 to 21 in the list of Documents scrutinized.

### REVENUE DOCUMENTS

Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1967-68 to 2024-25 reflects the names of erstwhile and present owner/s as occupant and kathedar in respect of Sy.Nos.45 and 45/1 of Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk and the same is available for perusal at Document No.22 in the list of Documents Scrutinized.

The Karda, Moola Tippani with respect to Sy No.45 and Hissa Tippani with respect to Sy.No. 45/1 and Village Map of Kachamaranahalli are available for perusal, which confirms the location of said Survey Number. The extract of the Akarbandh for Sy.No.45 and 45/1 are available for perusal which confirms the extent of said land and are available for perusal at Document No's.23 to 25 in the list of Documents Scrutinized.

### ENCUMBRANCE CERTIFICATES:

1. Encumbrance Certificate for the period from 01.04.1930 to 14.02.1957 with respect to Sy.No.45.
2. Encumbrance Certificate for the period from 05.02.1957 to 31.03.2004 with respect to Sy.No.45.
3. Encumbrance Certificate for the period from 01.04.2004 to 04.08.2016 with respect to Sy.No.45.
4. Encumbrance Certificate for the period from 01.04.2004 to 04.08.2016 with respect to Sy.No.45.
5. Encumbrance Certificate for the period from 01.04.2015 to 05.06.2024 with respect to Sy.No.45.

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period. All the aforementioned Encumbrances are collectively available for perusal at Document No's.26 to 29 in the list of Documents Scrutinized.



CERTIFICATE OF TITLE

From the above referred documents and observations made, I certify that Mrs. V. Umadevi, Sri. R. Channakeshava, Miss. Monica. C, and Mrs. Puneetha. C are holding good, valid & marketable title to the property bearing Sy No.45/1 measuring 26 ¼ Guntas, situated at Kachamaranahalli Village, K.R. Pura Hobli, Bangalore East Taluk, Bangalore Urban District.

For Lex Situs,



**Roopa Shetty**  
Advocate

*Qualification: This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.*

For Lex Situs,



**Roopa Shetty**  
Advocate

