



JURIES LAW FIRM

Advocates & Solicitors



RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 14.02.2024
Place: Bangalore

To,
M/s. SUYUG CONSTRUCTIONS,
represented by its designated partner **Mr.S.Yathish.**

Sub: Legal Opinion Report in respect of property bearing **Sy.No. 516, measuring 2 Acres 22 Guntas,** Situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the **Sy.No. 516, measuring 2 Acres 22 Guntas,** Situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk and bounded on the

East By : Land in Sy.No.517,
West By : Remaining portion of Land in Sy.No.516,
North By : Land in Sy.No.518,
South By : Land in Sy.No.515.

Present Owners: Mr. P.Manjunatha, Mrs. P.Manjula, Mr. Hitesh.J.P, M/s. Prema Constructions, represented by its Proprietor **Mr.P.Surendran and Dr.Shrilakshmi.V.B**

II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Release Deed	Doc No. ABL-1-04783-2013-14, of Book no.1, Stored in CD No. ABLD181, Dated: 30.11.2013, registered in the office of Sub Registrar Attibele, executed by Nanda Ramesh in favour of S.V.Yellappa Reddy, in respect of Sy.No.516, measuring 20.08 Guntas out of 2 Acres 22 Guntas along with other properties.	Photocopy	
2	Sale Deed	Doc No. ABL-1-04988-2013-14, of book No.1, Stored in CD No. ABLD182, Dated: 07.12.2013, registered in the office of Sub Registrar Attibele, executed by S.V.Shreema Reddy, Komala and others in favour of V.Papanna, T.Lakshamma, M/s. Prema Constructions, represented by its Proprietor P Surendran and	Photocopy	

No.678, Ground Floor, 9th Main, 7th Sector, HSR Layout, Opp. MRF Show Room, Bangalore – 560102.





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		Thulasamma, in respect of Sy.No.516, measuring 2 Acres 22 Guntas.		
3	Confirmation Deed	Doc No. SRJ-1-09782-2022-23, of book No.1, Stored in CD No. SRJD1326, Dated: 23.02.2023, registered in the office of Sub Registrar Sarjapura, executed by S.Y.Nanda @ Nanda Ramesh in favour of T. Lakshamma, M/s. Prema Constructions, represented by its Proprietor P Surendran, Thulasamma, P.Manjunatha and P.Manjula.	Photocopy	
4	Joint Development Agreement	Doc No. CMP-1-07327-2013-14, of book No.1, Stored in CD No. CMPD102, Dated: 10.12.2013, registered in the office of Sub Registrar Chamarajpet, executed by Mr. V.Papanna, Mrs. T.lakshamma, M/s. Prema Constructions, represented by its proprietor Mr. P.Surendran and Mrs. Thulasamma, in favour of M/s. Shri Diya Projects Private Limited, represented by its Managing Director, Mr. R.B.Shankar Prasad, in respect of Sy.no.516, measuring 2 Acres 22 Guntas.	Photocopy	
5	Relinquish Deed	Doc No. ABL-1-00974-2014-15, of Book No.1, Stored in CD No. ABLD201, Dated: 06.05.2014, registered in the office of Sub Registrar Attibele, executed by M/s. Shri Diya Projects Private Limited, represented by its Managing Director, Mr. R.B.Shankar Prasad, in favour of Anekal Planning Authority, in respect of 1243.76 Sq. Meters, 1108.28 Sq. Meters, 460.48 Sq.Meters and 703.131 Sq. Meters in Sy.No.516.	Photocopy	
6	Joint Development Agreement	Doc No. SRJ-1-08455-2023-24, of book no.1, Dated: 15.12.2023, registered in the office of Sub Registrar Sarjapura, executed by Mr. P.Manjunatha, Mrs. P.Manjula, Mr. Hitesh.J.P, M/s. Prema Constructions, represented by its Proprietor Mr. P. Surendran and Dr. Shrilakshmi.V.B, in favour of M/s. Suyug Constructions, represented by its designated partner Mr.S.Yathish, in respect of Sy.No.516, measuring 2 Acres 22 Guntas.	Photocopy	
7	Release Deed	Doc No. SRJ-1-08309-2023-24, of Book No.1, Dated:12.12.2023, Registered in the office of Sub Registrar Sarjapura, executed by Mrs. P. Manjula, S/o. Late. V.Papanna, in favour of her	Photocopy	





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		brother Mr. P. Manjunath, in respect of 10 Guntas out of her share of 20 Guntas.		
8	Gift Deed	Doc No. SRJ-1-07380-2023-24, of book No.1, Dated: 15.11.2023, registered in the office Sub Registrar Sarjapura, executed by Mrs. T.Lakshamma, W/o. Late. C.Chowdreddy, in favour of her Grandson Mr. Hitesh.J.P, S/o. Mr. Jayaprakash.K.C., in respect of 20 Guntas.	Photocopy	
9	Gift Deed	Doc No. SRJ-1-08115-2023-24, of book No.1, Dated: 06.12.2023, registered in the office Sub Registrar Sarjapura, executed by Mrs. Thulasamma.V.N, W/o. Late. Dr. V.N.Byappa Reddy, in favour of her Daughter Dr. Shrilakshmi.V.B, D/o. Late. Dr. V.N.Byappa Reddy, in respect of 22 Guntas	Photocopy	
10	General Power of Attorney	Doc No. SRJ-4-00532-2023-24, of Book NO.4, Dated: 15.12.2023, executed by Mr. P.Manjunatha, Mrs. P.Manjula, Mr. Hitesh.J.P, M/s. Prema Constructions, represented by its Proprietor Mr. P. Surendran and Dr. Shrilakshmi.V.B, in favour of M/s. Suyug Constructions, represented by its designated partner Mr.S.Yathish, in respect of Sy.No.516, measuring 2 Acres 22 Guntas.	Photocopy	

Record of Rights, Tenancy and Crops (RTC):

Duration	Entries
1969-70 to 1973-74 1979-80 to 1983-84 1984-85 to 1988-89 1989-90 to 1993-94 1994-95 to 1996-97	S.N.Venkatreddy - 5 A 13 G
1997-98 to 2001-02	S.N.Venkatreddy S.N.Munishamireddy
2000-01 to 2003-04	S.N.Venkatreddy - 00 S.N.Munishamireddy - 2 A 31 G
2004-05 to 2007-08	S.N.Venkatreddy - 00 S.N.Shivanna - 37 G S.M.Narayanareddy - 37 G S.M.Gopalreddy - 37 G
2008-09 to 200SRJ-1-08455-2023-24, o 9-10	S.N.Venkatreddy - 00 S.N.Shivanna - 37 G S.M.Narayanareddy - 37 G Y.Srinivasulu - 9.04 G

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	Yalavarthi venkataraju - 18.08 G Papamma - 09.04 G
2010-11 to 2011-12	S.N.Venkatareddy - 2 A 22 G S.N.Shivanna - 37 G S.M.Narayanareddy - 37 G Y.Srinivasulu - 9.04 G Yalavarthi venkataraju - 18.08 G Papamma - 09.04 G
2012-13 to 2022-23	S.N.Shivanna - 37 G S.M.Narayanareddy - 37 G Y.Srinivasulu - 9.04 G Yalavarthi venkataraju - 18.08 G Papamma - 09.04 G S.V. Sriramareddy, S.V.Yellappa Reddy, S.V.Krishnareddy, S.N.Jayarama Reddy, S.V.Shankar Reddy - 2 A 22 G

Encumbrance Certificate:

Duration	Entries / Description
Sy.No.516, 516/1, 516/2 01.04.1920 to 31.03.2004 SA No. 2925/23-24, 30.06.2023	1.Mortgage - 187, 28.07.1938 2.Partition - 4134, 09.12.1999
01.04.2004 to 14.07.2022, SA No. 8362/22-23, Dated: 14.07.2022	1.ABL-1-974-2014-15 2. ABL-1-974-2014-15 3. ABL-1-974-2014-15 4. ABL-1-974-2014-15 5.CMP-1-7327-2013-14 6.ABL-1-04988-2013-14 7.ABL-1-4783-2013-14 8.BSK-1-8629-2012-13 9.SRJ-1-5953-2011-12 10.SRJ-1-4670-2010-11 11.SRJ-1-4670-2010-11 12.SRJ-1-1700-2007-08 13.SRJ-1-1702-2007-08
01.04.2004 to 21.06.2023, Application No 22062023-1185454	1.SRJ-1-01702-2007-08 2.SRJ-1-01701-2007-08 3.SRJ-1-01700-2007-08 4.SRJ-1-04627-2010-11 5.SRJ-1-04670-2010-11 6.SRJ-1-04670-2010-11 7. SRJ-1-04670-2010-11 8.SRJ-1-05953-2011-12 9.ABL-1-04783-2013-14





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	10.BSK-1-08629-2012-13 11.CMP-Rule 17(3)-00001-2022-23 12.SRJ-1-09782-2022-23
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Mutation Register:

No.	Entries / Description
MR No.11/98-99	As per Compromise Decree, in OS No.270/89, Sy.No.516, measuring 2 Acre 31 Guntas along with other properties katha was mutated in the name S.N.Munishami Reddy .
T7/2014-15, 14.11.2014	Conversion, ALN ASH SR 72/13-14, 13.09.2013
H144/2012-13, 30.05.2013	AC Order, RA(A)356/12-13, 02.04.2013

Survey Records:

Document	Entries / Description
Moola Tippani, Karda, Khetuvaru	In respect of Sy.No.516

Other Documents:

Document	Entries / Description
Village Map	Of Sarjapura.
Family Tree	Of Sriramananjareddy (for Information)

Endorsement:

Sl.No.	Document	Description
1	Conversion Order, Dated: 13.09.2013, ALN (ASH)SR/72/2013-14, Conversion Sketch, Fees Paid Challan	Issued by Deputy Commissioner, Bangalore, in respect of 516, 2 acres 22 Guntas, in favour of S.V.Sriramareddy, Jayaramareddy and others.
2	Endorsement, Dated: 19.05.2023	Issued by Tahasildar, Anekal, stating that IL and RR Vahi, in respect of Sy.no.516 is not available.
3	Endorsement, Dated: 19.05.2023	Issued by Tahasildar, Anekal, stating that Preliminary Vahi, in respect of Sy.no.516 is not available.
4	Initial Approval Letter, Dated: 14.05.2014, by APA	No. APA/LAO/91/2013-14, in respect of Sy.No.516, measuring 3 Acres 19 Guntas.
5	NOC from KSPCB, 24.09.2014	No. PCB/36/CNP/14/H1107
6	NOC From DGP, 10.11.2014	NO. GBC(1)334/2014
11	Endorsement, Dated: 26.06.2023	Issued by Deputy Commissioner, stating that no PTCL cases pending, Conversion is reflecting in Colume No. 9 and Intrim Order in OS No.





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	26034/2006, Civil Court in Column No. 11, in respect of Sy.no.516.
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CASES:

Case No.	Authority	Description
OS No. 26034/2016	The Court of Prl.City Civil and Sessions Judge, Bangalore	Pass Judgement and Decree in favour of the Palintiff.
OS No.1180/2006	The court of Prl. Civil Judge (Sr.Dn), Bangalore	The Suit of the Plaintiff is decreed in terms of compromise petition.

III. TRACING THE TITLE

Originally the land bearing Sy.No.516, measuring an extent of 5 Acres 13 Guntas, of Sarjapura Village, Kasaba Hobli, Anekal Taluk, was belonging to Joint Family properties of Mr. Sriram Nanjareddy.

Whereas the above said Sriram Nanjareddy had two sons namely Mr. S.N.Venkatareddy and Mr. S.N.Muniswamy Reddy.

After the death of Sriram Nanjareddy katha of the property (RTC) was mutated in the name of elder son Mr. S.N.Venkata Reddy.

Whereas the above said Mr. S.N.Venkata Reddy had five sons and three Daughters namely Mr. S.V.Sriram Reddy, Mr. S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy, Mrs. Ambujamma, Mrs. Saroja and Mrs. Girija.

Whereas in the year 1989 Mr. S.N.Muniswamy Reddy who is the second son of deceased Sriram Nanjareddy filed a suit for Partition against to Mr. S.V.Sriram Reddy, Mr. S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy, who are sons of Late. S.N.Venkata Reddy in OS No. 270/1989, before the Civil Judge, Bangalore, the said OS came to be decreed in terms of Compromise Petition, as per the compromise petition filed by the Plaintiff and Defendants:

- Plaintiff, Mr. S.N.Muniswamy Reddy and family members allotted 2 Acres 31 Guntas out of 5 Acres 13 Guntas in Sy.No.516 of Sarjapura Village. (Not related to subject property), Similarly
- Defendants, Mr. S.V.Sriram Reddy, Mr. S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy, who are the sons of Late. S.N.Venkata Reddy, allotted jointly 2 Acre 22 Guntas out of 5 Acres 13 Guntas in Sy.no.516 of Sarjapura Village.

Accordingly katha of the property were mutated in their respective share vide Mutation Register No. 11/98-99.

In the meanwhile Mrs. Ambujamma, Mrs. Saroja and Mrs. Girija, who are the daughters of Deceased S.N.Venkata Reddy have filed a suit for partition against to their brothers Mr. S.V.Sriram Reddy, Mr.





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S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy, in respect of 2 Acres 22 Guntas out of 5 Acres 13 Guntas in Sy.No.516 of Sarjapura Village, along with other ancestor property in OS No. 1180/2006, before Prl. Civil Judge Senior Division, Bangalore District, the said Suit was ended with Joint Compromise Petition, as per the compromise petition Sy.No.516, measuring 2 Acres 22 Guntas and other properties were allotted to Defendants Mr. S.V.Sriram Reddy, Mr. S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy, as 'B' Schedule Property.

Whereas the said Mr. S.V.Sriram Reddy, Mr. S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy, being absolute owners in possession and enjoyment of Sy.No.516, measuring 2 Acres 22 Guntas, have applied for Conversion from agriculture to non agricultural residential purpose and got converted vide Official Memorandum order No. ALN(ASH)SR/72/2013-14, Dated: 13.09.2013, issued by Deputy Commissioner, Bangalore District.

Meanwhile Mrs. Nanda Ramesh, who is daughter of Mr. S.V.Yellappa Reddy has executed registered Release Deed, vide Doc No. ABL-1-04783-2013-14, of Book no.1, Stored in CD No. ABLD181, Dated: 30.11.2013, registered in the office of Sub Registrar Attibele, in respect of Sy.No.516, measuring 20.08 Guntas out of 2 Acres 22 Guntas along with other properties.

Subsequently Mr. S.V.Sriram Reddy, Mr. S.V.Yellappa Reddy, Mr. S.V.Krishnareddy, Mr. S.V.Jayaram Reddy, Mr. S.V.Shankar Reddy and their legal heirs have jointly executed Sale Deed, converted land measuring 2 Acres 22 Guntas in Sy.No.516 of Sarjapura Village, in favour of Mr. V.Papanna, Mrs. T.Lakshamma, M/s. Prema Constructions, represented by its proprietor Mr. P.Surendran and Mrs. Thulasamma.V.N, vide Doc No. ABL-1-04988-2013-14, of Book no.1, Stored in CD NO. ABLD182, Dated: 07.12.2013, registered in the office of Sub Registrar Attibele.

Subsequently the above said Mr. V.Papanna, Mrs. T.Lakshamma, M/s. Prema Constructions, represented by its proprietor Mr. P.Surendran and Mrs. Thulasamma.V.N have entered into registered JDA and GPA with M/s. Shri Diya Projects Private Limited, represented by its Managing Director Mr. R.B.Shankar Prasad, in respect of Converted land measuring 2 Acres 22 Guntas in Sy.No.516 of Sarjapura Village, vide Registered Joint Development Agreement No. CMP-1-07327-2013-14, of Book No.1, Stored in CD No. CMPD102, Dated: 10.12.2013, registered in the office of Sub Registrar Chamarajpet and Registered General Power of Attorney No. CMP-4-00428-2013-14, of Book No.4, Stored in CD No. CMPD102, Dated: 10.12.2013, registered in the office of Sub Registrar Chamarajpet. As per the JDA the ratio was 40 % of constructed saleable area allotted to Land owners and 60 % of saleable area allotted to Developer.

Later the above said M/s. Shri Diya Projects Private Limited, represented by its Managing Director Mr. R.B.Shankar Prasad applied for plan approval before Anekal Planning Authority and Received the Commencement Letter from Anekal Planning Authority vide No. APA/LAO/91/2013-14, Dated: 14.05.2014. Subsequently received No Objection Certificates from the concern authorities.





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Even after completion of 11 years the said M/s. Shri Diya Projects Private Limited, represented by its Managing Director Mr. R.B.Shankar Prasad, deliberately failed and neglected to carry out any of the acts or obligation casted on it under the said JDA and GPA.

Thereafter Mr. V.Papanna, Mrs. T.Lakshamma, M/s. Prema Constructions, represented by its proprietor Mr. P.Surendran and Mrs. Thulasamma.V.N initiated legal procedure against M/s. Shri Diya Projects Private Limited, represented by its Managing Director Mr. R.B.Shankar Prasad to cancel the above said JDA and GPA and recover the damages before Arbitration and Conciliation Centre, Bangalore and Honorable Arbitral tribunal consisting of Sole Arbitrator Shri.Justice K.N.Keshavanarayana, has ordered "It is clear that JDA, Dated: 10.12.2013, registered Doc No. 7327/2013-14, of book No.1, Stored in CD NO. CMPD102 and General Power of Attorney, Dated: 10.12.2013, registered as Doc No. 428/2013-14, of Book No.4, Stored in CD No. CMPD102, registered in the office of Chamarajpet, Bangalore Stands terminated and cancelled".

In the mean time said V Papanna died on 10.05.2022, leaving behind Mr. P.Manjunath and Mrs. P.Manjula as his legal heirs to succeed his estates, pursuant to which Mr. P.Manjunatha and Mrs. P.Manjula are entitled for 20 Guntas each in Schedule Property.

Whereas Mrs. P. Manjula, S/o. Late. V.Papanna, has executed Release Deed, Dated:12.12.2023, vide Doc No. SRJ-1-08309-2023-24, of Book No.1, Registered in the office of Sub Registrar Sarjapura, in favour of her brother Mr. P. Manjunath, thereby releasing, renouncing, relinquishing her right, title, interest and share over the land measuring 10 Guntas out of her share of 20 Guntas.

Whereas Mrs. T.Lakshamma, W/o. Late. C.Chowdreddy has executed Gift Deed in favour of her Grandson Mr. Hitesh.J.P, S/o. Mr. Jayaprakash.K.C, vide Doc No. SRJ-1-07380-2023-24, of book No.1, Dated: 15.11.2023, registered in the office Sub Registrar Sarjapura, in respect of 20 Guntas.

Whereas Mrs. Thulasamma.V.N, W/o. Late. Dr. V.N.Byappa Reddy executed registered Gift Deed in favour of her Daughter Dr. Shrilakshmi.V.B, D/o. Late. Dr. V.N.Byappa Reddy, in respect of 22 Guntas, vide Doc No. SRJ-1-08115-2023-24, of book No.1, Dated: 06.12.2023, registered in the office Sub Registrar Sarjapura.

In the mean while said Mrs. S.Y.Nanda @ Nanda Ramesh filed a Suit against Mr. S.V.Yellappa Reddy and others, Seeking for partition in OS No. 26034/2016, before Prl. City Civil and Sessions Judge, Bangalore. (However said Mrs. S.Y.Nanda @ Nanda Ramesh executed registered Confirmation Deed as mentioned below in favour of Mrs. T.Lakshamma, Mrs. Thulasamma.V.N, M/s. Prema Construction, Represented by its Proprietor Mr. P.Surendran, Mr. P.Manjunatha and Mrs. P.Manjula - the suit pending for withdrawal)

Whereas Mrs. S.Y.Nanda @ Nanda Ramesh has executed Confirmation Deed in favour of Mrs. T.Lakshamma, Mrs. Thulasamma.V.N, M/s. Prema Construction, Represented by its Proprietor Mr. P.Surendran, Mr. P.Manjunatha and Mrs. P.Manjula, in respect of Sy.No.516, measuring 2 Acres 22 Guntas, vide Doc No. SRJ-1-09782-2022-23, of Book No.1, Stored in CD No. SRJD1326, Dated: 23.02.2023, Registered in the office of Sub Registrar Sarjapura.





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Whereas Mr. P.Manjunatha, Mrs. P.Manjula, Mr. Hitesh.J.P, M/s. Prema Constructions, represented by its Proprietor Mr. P. Surendran and Dr. Shrilakshmi.V.B, executed registered Joint Development Agreement in favour of M/s. Suyug Constructions, represented by its designated partner Mr.S.Yathish, in respect of Sy.No.516, measuring 2 Acres 22 Guntas, vide Doc No. SRJ-1-08455-2023-24, of book no.1, Dated: 15.12.2023, registered in the office of Sub Registrar Sarjapura.

Whereas Mr. P.Manjunatha, Mrs. P.Manjula, Mr. Hitesh.J.P, M/s. Prema Constructions, represented by its Proprietor Mr. P. Surendran and Dr. Shrilakshmi.V.B, executed registered General Power of Attorney in favour of M/s. Suyug Constructions, represented by its designated partner Mr.S.Yathish, in respect of Sy.No.516, measuring 2 Acres 22 Guntas, vide Doc No. SRJ-4-00532-2023-24, of Book NO.4, Dated: 15.12.2023.

IV. OPINION:

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Suyug Constructions, represented by its designated partner Mr. S.Yathish**, is rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. P.Manjunatha, Mrs. P.Manjula, Mr. Hitesh.J.P, M/s. Prema Constructions, represented by its Proprietor Mr. P. Surendran and Dr. Shrilakshmi.V.B** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

Subject to Cancellation of previous Approval and Relinquish Deed (Executed by M/s. Shri Diya Projects Private Limited),

Thanking you,

Yours Faithfully,

K.A.RAJU

ADVOCATE

KAR-272/2017
Juries Law Firm.

