



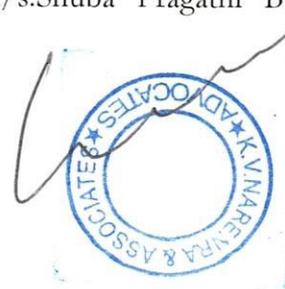
Date: 12.04.2023

**ADDENDUM TO LEGAL SCRUTINY REPORTS IN RESPECT OF SURVEY
NUMBERS 41/1, 42, 43/1 AND 43/2 SITUATED AT JIGALA VILLAGE,
ATTIBELE HOBLI, ANEKAL TALUK, BENGALURU DISTRICT**

M/s.NVT Quality Lifestyle Estate LLP, represented by its Partner Sri.Vivek Garg son of Sri.K.G.Garg, sought for legal opinion in respect of all that piece and parcel of converted Lands bearing Survey No.41/1 measuring 1 Acre 22 Guntas (converted from agricultural purpose to non-agricultural residential purpose vide its Official Memorandum bearing No.ALN(A)(K&A)SR 135/2006-07 dated 13.01.2010 issued by the Special Deputy Commissioner, Bengaluru District), Sy.No.42 measuring 3 Acres 31 Guntas (converted from agricultural purpose to non-agricultural residential purpose vide its Official Memorandum bearing No.ALN(A)(K&A)SR 133/2006-07 dated 13.01.2010 issued by the Special Deputy Commissioner, Bengaluru District Bengaluru Sy.No.43/1 measuring 1 Acre 38 Guntas (converted from agricultural purpose to non-agricultural residential purpose vide its Official Memorandum bearing No.ALN(A)(K&A)SR 130/2006-07 dated 13.01.2010 issued by the Special Deputy Commissioner, Bengaluru District Bengaluru) and Sy.No.43/2 measuring 3 Acres 10 Guntas (converted from agricultural purpose to non-agricultural residential purpose vide Official Memorandum bearing No.ALN(A)(K&A)SR 131, 139, 140, 141/2006-07 dated 13.01.2010 issued by the Special Deputy Commissioner, Bengaluru District Bengaluru), (herein after referred as 'Subject Property') situated at Jigala Village, Attibele Hobli, Anekal Taluk, Bengaluru District, which Property is hereunder and hereinafter referred to as the Subject Property. In this regard we are furnished with the Photocopies of the following documents for scrutiny and opinion thereof.

I) LIST OF COMMON DOCUMENTS SCRUTINISED:

1. Partnership Deed dated 25.11.2010 of M/s.Shuba Pragathi Builders and Developers, represented by its Partners, Sri.R.Shankar son of Sri.Ramachandrappa and Smt.M.S.Dhanalakshmi wife of Sri.R.Shankar.
2. Acknowledgement of Registration of Firm M/s.Shuba Pragathi Builders and Developers.





K.V.NARENDRA & ASSOCIATES

ADVOCATES AND LEGAL CONSULTANTS

3. Joint Development Agreement dated 10.08.2022 entered between M/s.Shuba Pragathi Builders and Developers, represented by its Partners, Sri.R.Shankar son of Sri.Ramachandrappa and Smt.M.S.Dhanalakshmi wife of Sri.R.Shankar and M/s.NVT Quality Lifestyle Estate LLP, represented by its Partner Sri.Vivek Garg son of Sri.K.G.Garg, registered as document No.SRJ-1-04078/2022-23 stored in CD No.SRJD1181, Book-1 in the office of the Senior Sub-Registrar, Sarjapura (Basavangudi) Bengaluru, in respect of Residentially converted Lands bearing Survey No.41/1 measuring 1 Acre 22 Guntas, Sy.No.42 measuring 3 Acres 31 Guntas, Sy.No.43/1 measuring 1 Acre 38 Guntas, Sy.No.43/2 measuring 3 Acres 10 Guntas (2 Acres and 1 Acre 10 Guntas), situated at Jigala Village, Attibele Hobli, Anekal Taluk, Bengaluru District.
4. General Power of Attorney dated 10.08.2022 executed by M/s.Shuba Pragathi Builders and Developers, represented by its Partners, Sri.R.Shankar son of Sri.Ramachandrappa and Smt.M.S.Dhanalakshmi wife of Sri.R.Shankar in favour of M/s.NVT Quality Lifestyle Estate LLP, represented by its Partner Sri.Vivek Garg son of Sri.K.G.Garg, registered as document No.SRJ-4-00231/2022-23 stored in CD No.SRJD1181, Book-4 in the office of the Senior Sub-Registrar, Sarjapura (Basavangudi) Bengaluru, in respect of Residentially converted Lands bearing Survey No.41/1 measuring 1 Acre 22 Guntas, Sy.No.42 measuring 3 Acres 31 Guntas, Sy.No.43/1 measuring 1 Acre 38 Guntas, Sy.No.43/2 measuring 3 Acres 10 Guntas (2 Acres and 1 Acre 10 Guntas), situated at Jigala Village, Attibele Hobli, Anekal Taluk, Bengaluru District.
5. Encumbrance Certificate for the period from 01.04.2004 to 12.04.2023 in respect of Survey No.41/1 measuring 1 Acre 22 Guntas, Sy.No.42 measuring 3 Acres 31 Guntas, Sy.No.43/1 measuring 1 Acre 38 Guntas, Sy.No.43/2 measuring 3 Acres 10 Guntas (2 Acres and 1 Acre 10 Guntas), situated at Jigala Village, Attibele Hobli, Anekal Taluk, Bengaluru District.

II) ENCUMBRANCES:

On peusal of the Encumbrance Certificates, it would establishe that there are no existing charges or mortgages in respect of the Subject Property for the period 01.04.2004 to 12.04.2023.



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K.V.NARENDR A & ASSOCIATES

ADVOCATES AND LEGAL CONSULTANTS

CERTIFICATE

We hereby certify that M/s.Shuba Pragathi Builders and Developers, represented by its Partners, Sri.R.Shankar son of Sri.Ramachandrappa and Smt.M.S.Dhanalakshmi wife of Sri.R.Shankar are the absolute owners of the 'Subject Property' and its title is clear, good and marketable.

M/s.NVT Quality Lifestyle Estate LLP, represented by its Partner Sri.Vivek Garg son of Sri.K.G.Garg, is empowered to sell the Developer's share in the Subject Property.

Proposed Purchaser/s on purchase of the Plots/Villas/Units/Row Houses either falling to the share of the Developer or the share retained by the Owners shall derive right, title, interest over the same.

K.V.Narendra and Associates
Advocates

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