



SHIVA KUMAR LAW FIRM
ADVOCATES & LEGAL CONSULTANTS

S.Shiva Kumar, B.Com., LLB
Mob: 98453 75101, 97381 99569

To,

Date: 19.12.2023

M/s.MATTANIA INFRATECH PRIVATE LIMITED,

A Company registered under the Companies Act, 1956 and
having its Registered Office at
Cears Keon Complex, Survey No.9,
Mallimakanapura, Kasaba Hobli,
Hoskote Talu, Bengaluru Rural District – 562 114.
PAN No.AAMCM6646D

Represented by its Directors:

- i. **Mr.REJIN CHALAPPURAM**
- ii. **Mr.KEVIN JOSEPH REGIN CHALAPPURAM**
- iii. **Mr.JYOTHIS MATHEW**
- iv. **Mr.LINSON JOSEPH**

The photo copies of the following documents have been furnished to me for scrutiny with regard to residentially converted undeveloped land bearing Survey No.**143** (earlier bearing survey No.14), measuring 4 acres, situated at **Gullahalli** Village, **Sulibele** Hobli, **Hoskote** Taluk, Bengaluru Rural District (converted for non-agricultural/residential use vide Official Memorandum No.ALN/(HS)/SR: 42/2015-16, dated 11-04-2016, issued by Deputy Commissioner, Bengaluru District, Bengaluru:

I. DOCUMENTS FURNISHED:-

Sl.No.	Date	Description of document
1.	02.11.1984	Copy of Grant Order bearing No.LNDSR 54/1977-78 dated.02.11.1984 in favour of K.M.Thammanna.
2.	02.11.1984	Copy of the Official memorandum passed by the Assistant Commissioner bearing No.LNDRUC 106/1980-81 in favour of K.M.Thammanna.
3.	26.11.2012	Registered Sale Agreement dated. 01.08.2014, Registered as Document No. HSK-1-07768-2012-13, in the office of the Sub-Registrar, Hoskote, executed between Smt.Jayamma and four others in favour of Sri.R.Nagaraju.
4.	01.08.2014	Cancellation of Registered Agreement To Sell dated.01.08.2014 executed on



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		26.11.2012, Registered as Document No. HSK-1-03208-2014-15, in the office of the Sub-Registrar, Hoskote, executed between Smt.Jayamma and four others in favour of Sri.R.Nagaraju.
5.	01.08.2014	Registered Sale Agreement dated. 01.08.2014, Registered as Document No. HSK-1-03213-2014-15, in the office of the Sub-Registrar, Hoskote, executed between Smt.Jayamma and four others in favour of Sri.R.Nagaraju.
6.	09.11.2017	Registered Absolute Sale Deed dated. 09.11.2017, Registered as Document No. HSK-1-06173-2017-18, in the office of the Sub-Registrar, Hoskote, Bangalore, executed between Smt.Jayamma and four others represented by GPA Holder Sri.R.Nagaraju in favour of Sri.S.M.Anil.
7.	09.05.2019	Registered Sale Agreement dated. 09.05.2019, Registered as Document No. HSK-1-01193-2019-20, in the office of the Sub-Registrar, Hoskote, executed between Sri.S.M.Anil in favour of Sri.H.R.Shivappa Reddy.
8.	05.11.2019	Registered Deed of Cancellation dated. 05.11.2019, Registered as Document No. HSK-1-07350-2019-20, in the office of the Sub-Registrar, Hoskote, executed between Sri.S.M.Anil in favour of Sri.H.R.Shivappa Reddy.
9.	28.11.2019	Registered Absolute Sale Deed dated. 28.11.2019, Registered as Document No. HSK-1-08156-2019-20, in the office of the Sub-Registrar, Hoskote, executed between Sri.S.M.Anil in favour of M/s.Mattania infratech Private Limited.
10.	13.02.2023	Registered Relinquishment dated. 13.02.2023, Registered as Document



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		No. HSK-1-16776-2022-23, in the office of the Sub-Registrar, Hoskote.
11.	13.02.2023	Registered Relinquishment dated. 13.02.2023, Registered as Document No. HSK-1-16781-2022-23, in the office of the Sub-Registrar, Hoskote.
12.	11.04.2016	Copy of Official Memorandum bearing No.ALN/(HS)/SR: 42/2015-16, dated.11.04.2016.
13.	05.09.2022	Copy of NOC issued by Doddaralagere Village Panchayath Office.
14.	16.02.2023	Copy of Endorsement issued by Doddaralagere Village Panchayath Office.
15.	23.02.2023	Copy of Official Memorandum bearing No.L.A.O./34/2022-23, dated.23.02.2023.
16.	21.11.2015	Encumbrance Certificate for a period from 01.04.1940 to 31.03.2004.
17.	23.02.2017	Encumbrance Certificate for a period from 01.04.1984 to 31.03.2004.
18.	18.11.2016	Encumbrance Certificate for a period from 01.04.2004 to 20.02.2017.
19.		Encumbrance Certificate for a period from 21.11.2004 to 21.11.2015.
20.	13.01.2019	Encumbrance Certificate for a period from 01.04.2014 to 13.01.2017.
21.		Encumbrance Certificate for a period from 02.04.2017 to 21.07.2023.
22.		Encumbrance Certificate for a period from 01.01.2017 to 07.12.2023.
23.		RTC for the period from 1984-85 to 2023-24 in respect of Sy.No.143.
24.		M.R bearing No.2/96-97. M.R bearing No.4/2004-05. M.R bearing No.5/2005-06. M.R bearing No.H9/2015-16.
25.	23.03.2017	Copy of Geological Tree of K.M.Thammanna - (To procure Geological Tree of K.M.Thammanna issued from the concerned authority).



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26.	24.12.2014	Copy of Death Certificate of K.M.Thammanna dated.21.01.2005.
27.	20.07.2020	Copy of E Katha in the name of M/s.Mattania infratech Private Limited.
28.	07.09.2022	Copy of Tax paid receipt for the year 2022-23.
29.	03.02.2023	Copy of endorsement issued by Hoskote Planning Authority dated.03.02.2023.
30.		Copy of Survey Sketch.

II. SCHEDULE

SCHEDULE PROPERTY

All that piece and parcel of residentially converted undeveloped land bearing Survey No.**143** (earlier bearing survey No.14), measuring 4 acres, situated at **Gullahalli** Village, **Sulibele** Hobli, **Hoskote** Taluk, Bengaluru Rural District (converted for non-agricultural/residential use vide Official Memorandum No.ALN/(HS)/SR: 42/2015-16, dated 11-04-2016, issued by Deputy Commissioner, Bengaluru District, Bengaluru and is bounded on the:

East by : Property bearing Survey No.144,
West by : Property bearing Survey No.14/B2,
North by : Property bearing Survey No.151, and
South by : Road.

III. TRACING OF TITLE:

From the above discussion and from the documents referred to therein, I am of the following opinion:-

WHEREAS originally K.M.Thammanna was the owner of the Schedule Property bearing Old Sy.No.14 vide grant order in LNSR 54/1977-78 dated.02.11.1984 and as per the Official Memorandum passed by the Assistant Commissioner in LNDRC 106/1980-81 dated.02.11.1984.



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Thereafter the said schedule property was phoded and re-assigned as New Sy.No.143.

Thereafter the above mentioned K.M.Thammanna had expired intestate on 21.01.2005, leaving behind Smt.Jayamma his wife, Smt.Shobha, Smt.Manjula, Ms.Kavitha and Ms.Madhu herein as the only legal heirs to succeed to the Schedule Property. After the death of K.M.Thammanna, the Katha and other revenue records was transferred in the name of Smt.Jayamma his wife.

Thereafter the said Smt.Jayamma, Smt.Shobha, Smt.Manjula, Ms.Kavitha and Ms.Madhu have entered into Registered Agreement to Sell in favour of Sri.R.Nagaraju dated.26.11.2012 and the same was cancelled vide Cancellation of Registered Agreement to Sell dated.01.08.2014 as refereed above.

Thereafter again the said Smt.Jayamma Smt.Shobha, Smt.Manjula, Ms.Kavitha and Ms.Madhu have entered into Registered Agreement to Sell in favour of Sri.R.Nagaraju dated.01.08.2014 as refereed above.

Thereafter the said Smt.Jayamma and four others have executed a Registered GPA in favour of Sri.R.Nagaraju dated.01.08.2014 and the said Sri.R.Nagaraju GPA Holder executed a Registered Sale Deed in favour of Sri.S.M.Anil dated.09.11.2017 as referred above.

Thereafter the said Sri.S.M.Anil entered into Registered Agreement to Sell in favour of Sri.H.R.Shivappa Reddy dated.09.05.2019 and the same was cancelled vide Deed of Cancellation dated.05.11.2019 as referred above.



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Thereafter the said Sri.S.M.Anil sold the said schedule property in favour of M/s.MATTANIA INFRATECH PRIVATE LIMITED Represented by its Directors i. Mr.REJIN CHALAPPURAM ii. Mr.KEVIN JOSEPH REGIN CHALAPPURAM iii. Mr.JYOTHIS MATHEW iv. Mr.LINSON JOSEPH vide Registered Deed of Sale dated.28.11.2019 as referred above.

Further the said M/s.MATTANIA INFRATECH PRIVATE LIMITED executed a Two Registered Relinquishment dated. 13.02.2023 as referred above.

Thus **M/s.MATTANIA INFRATECH PRIVATE LIMITED** Represented by its Directors **i. Mr.REJIN CHALAPPURAM ii. Mr.KEVIN JOSEPH REGIN CHALAPPURAM iii. Mr.JYOTHIS MATHEW iv. Mr.LINSON JOSEPH** have acquired the right, title and interest over the said property by virtue of Sale Deed as referred above, and are in, peaceful possession and enjoyment of the subject property and have acquired prima facie title to the subject property.

A perusal of above mentioned encumbrance certificates reveals that there are no other transactions with regard to the subject property. The subject property is free from all encumbrances, charges, minor claims, court attachments, liens, etc. and the Vendors have been paying the property tax as and when the same is due to the said authority.

DISCLAIMERS

- (i) This Legal Scrutiny Report is based on the Photo Copies of the Documents provided by the Client and listed in the Report and the Instructions by the Client. All the Photo Copies referred above has been returned to the client.



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- (ii) This Legal Scrutiny Report does not constitute Representations or/and Warranties for the Client or any for any other person as regards any opinion expressed or conclusion arrived at.
- (iii) This Legal Scrutiny Report does not include any litigation search in the court registry or independent inspection of any public, revenue or municipal documents and the same will be subject to judicial pronouncements.

This Legal Scrutiny Report shall not constitute any liability howsoever towards the Client or any third parties.

For Shiva Kumar Law Firm
(S Shiva Kumar)
Advocate