

K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

Legal Scrutiny Report

1	Name of the Branch seeking opinion Please give reference of letter if any.	The Senior Manager M/s.Karnataka Bank Ltd. Basavanagudi Branch, Bangalore
2	Name of the Borrower/s	M/s Saptasree Shelters represented by all its partners
3	Name of the owner/s of the property	M/s Saptasree Shelters represented by all its partners
4	Details of the property	As mentioned in the schedule
5	Particulars of documents scrutinized 01.05.1919 Sale Deed executed by Mr. Munneyya in favour of Mr. Munishami the same was registered as Document No. 1116/2019-20 of Book-I, Volume 228 at pages 92 to 97, in the office of Sub-Registrar, Anekal. In respect of Sy.No. 128 measuring 2 Acres 23 ½ guntas. - Records of Rights and Pahani in respect of Sy.No. 128 standing in the name of Mr. Nagappa son of Munishami - Plaint and Compromise Decree passed in O.S. No. 720/2007. 02.02.2022 The said Final Decree was duly registered as Document No. ANK-08639/2021-22 of Book-I, stored in C.D. No. ANKD1214, in the office of Sub-Registrar, Anekal, Bangalore Sy.No. 128/2 measuring 1 Acre 04 guntas 24.01.2023 The said Final Decree was duly registered as Document No. ANK-9237/2022-23 of Book-I, stored in C.D. No. ANKD1481, in the office of Sub-Registrar, Anekal, Bangalore. Sy.No. 128/2 measuring 21 gunta 11.05.2022 Mutation Register Extract M.R. No. T35/2021-22 standing in the name of Mrs. Shanthamma - Records of Rights and Pahani in respect of Sy.No. 128/2 standing in the name of Shanthamma and Smt. Rathnamma.	

8.	20.07.2022 Gift Deed executed by Mrs. Shanthamma in favour of Mr. Srinivasa Reddy G, the same was registered as Document No. SRJ-1-03461-2022-23 Stored in C.D No. SRJD1164, in the office of Sub-Registrar, Sarjapura, Bangalore in respect of Sy.No. 128/2 measuring 10 guntas
9.	20.07.2022 Gift Deed executed by Mrs. Shanthamma in favour of Smt. Smitha S. the same was registered as Document No. SRJ-1-03462-2022-23 Stored in C.D No. SRJD1164, in the office of Sub-Registrar, Sarjapura, Bangalore. in respect of Sy.No. 128/2 measuring 10 guntas
10.	20.07.2022 Gift Deed executed by Mrs. Shanthamma in favour of Smt. Sri Pavan A. S the same was registered as Document No. SRJ-1-03463-2022-23 Stored in C.D No. SRJD1164, in the office of Sub-Registrar, Sarjapura, Bangalore. in respect of Sy.No. 128/2 measuring 10 guntas
11.	24.08.2022 Mutation Register Extract M.R. No. H3/2022-23
12.	24.08.2022 Mutation Register Extract M.R. No. H1/2022-23
13.	24.08.2022 Mutation Register Extract M.R. No. H2/2022-23
14.	20.03.2023 Sale Deed executed by Smt. Shanthamma, Mr. Srinivasa Reddy G, Smt. Smitha S. and Sri Pavan A. S in favour of Mr. Lakshminarayana H.K, the same was registered as Document No. SRJ-1-10602/2022-23, stored in C.D. No. SRJD1345, in the office of Sub-Registrar, Sarjapura, Bangalore measuring 1 Acre 04 gunta
15.	05.04.2023 Rectification Deed executed amongst Smt. Shanthamma, Mr. Srinivasa Reddy G, Smt. Smitha S. and Sri Pavan A. S and Mr. Lakshminarayana H.K, The same was registered as Document No. SRJ-1-00106/2023-24 of Book-I, stored in C.D. No. SRJD1356, in the office of Sub-Registrar, Sarjapura, Bangalore.
16.	14.06.2024 Mutation Register Extract M.R. No. H31/2022-23 standing in the name of Mr. Lakshminarayana H.K
17.	09.06.2023 Sale Deed executed by Sri Lakshminarayana H.K. in favour of M/s Saptasree Shelters, the same was registered as Document No. 1862/2023-24 of Book-I, stored at Centralized Data Centre, Sarjapura in respect of Sy.No. 128/2, 128/6, 128/7 and 128/8 total measuring 1 acre 04 guntas.
18.	14.06.2024 Mutation Register Extract M.R. No. H37/2022-23 standing in the name of M/s Saptasree Shelters

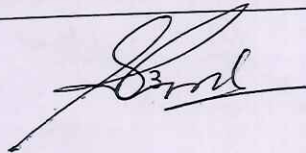


K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

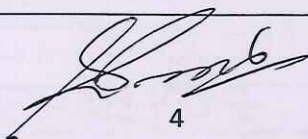
o. 100, 2nd Floor,
4th Cross, Killari Road,
angalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

19. 01.08.2023 Sale Deed executed by Mrs. Rathnamma as owner and Mr. Lakshminarayana H.K. as Confirming Party in favour of M/s Saptasree Shelters, the same was registered as Document No. 3553/2023-24 of Book-I, stored at Centralized Data Centre, Sarjapura in respect of Sy.No. 128/3 measuring 21 guntas.
20. 14.06.2024 Mutation Register Extract M.R. No. H5/2023-24 standing in the name of M/s Saptasree Shelters
21. 06.07.2022 Partnership Deed executed between Mr. V. Kothanda Naidu, M. Mr. Shivaya Naidu J, Sri K. Giri and Mr. Renuka and Mrs. V Vani.
22. Order for change of use of land issued by Principal Secretary, Urban Development Authority.
23. 23.05.2023 Order for change of use of land issued by Anekal Planning Authority
24. 21.9.2023 Conversion order issued by Deputy Commissioner, Bangalore District in ALN(A)(S)SR:77/23-24 in respect of Sy.No. 128/2 measuring 10 guntas
25. 21.9.2023 Conversion order issued by Deputy Commissioner, Bangalore District in ALN(A)(S)SR:78/23-24 in respect of Sy.No. 128/3 measuring 21 guntas
26. 21.9.2023 Conversion order issued by Deputy Commissioner, Bangalore District in ALN(A)(S)SR:79/23-24 in respect of Sy.No. 128/6 measuring 10 guntas
27. 21.9.2023 Conversion order issued by Deputy Commissioner, Bangalore District in ALN(A)(S)SR:80/23-24 in respect of Sy.No. 128/7 measuring 14 guntas
28. 21.9.2023 Conversion order issued by Deputy Commissioner, Bangalore District in ALN(A)(S)SR:81/23-24 in respect of Sy.No. 128/8 measuring 10 guntas
29. 11.03.2024 E-Khata issued by Yamare Village Panchayath to M/s Saptasree Shelters PID No. 150200100521332
30. 11.06.2024 Tax paid receipt 2024-25 issued by Yamare Village Panchayath to M/s Saptasree Shelters
31. 07.06.2024 Sanction plan and license issued by Yamare Village Panchayath and Anekal Planning Authority to M/s Saptasree Shelters
32. 19.02.2022 Encumbrance Certificate for the period 01.04.1919 to 31.03.1920
33. 08.12.2021 Encumbrance Certificate for the period 01.04.1920 to 31.03.2004.



	34. 09.05.2023 Encumbrance Certificate for the period 01.04.2020 to 20.07.2022. 35. 19.08.2023 Encumbrance Certificate for the period 01.01.2022 to 16.08.2023 36. 19.08.2023 Encumbrance Certificate for the period 01.01.2022 to 16.08.2023 37. 19.08.2023 Encumbrance Certificate for the period 01.01.2022 to 16.08.2023 38. 19.08.2023 Encumbrance Certificate for the period 01.01.2022 to 16.08.2023 39. 19.08.2023 Encumbrance Certificate for the period 01.01.2022 to 16.08.2023 40. 14.06.2024 Encumbrance Certificate for the period 17.08.2023 to 13.06.2024 41. 14.06.2024 Encumbrance Certificate for the period 17.08.2023 to 13.06.2024 42. 14.06.2024 Encumbrance Certificate for the period 17.08.2023 to 13.06.2024 43. 14.06.2024 Encumbrance Certificate for the period 17.08.2023 to 13.06.2024 44. 14.06.2024 Encumbrance Certificate for the period 17.08.2023 to 13.06.2024
6	Tracing of title of property- The land bearing 128/2, measuring to an extent of 2 acres 23 1/2 guntas, situated at Valagere Kallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was purchased by Mr. Munishami from its previous owner Mr. Munneyya on 01.05.1919 and took possession of the same as could be seen from Document No.1. Subsequently, Mr. Munishami died leaving behind his only son Mr. Nagappa as his legal heirs to succeed the estate left behind by him, based upon proof of death of Munishami the jurisdictional revenue authorities transferred the revenue records in favour of Mr. Nangappa



K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

and issued records of rights and pahani to him as could be seen from Document No.2.

Thereafter Mr. Nagappa also died leaving behind his wife Mrs. Nanjamma and children namely Smt. Shanthamma, Sri Ananda Rama Reddy, Sri Narayana Reddy, Mr. K.N. Gopala Reddy, Mr K.N. Chowda Reddy, Smt. Sarojamma, Smt. Rathnamma and Smt. Savithramma as his legal heirs to succeed the estate left behind by him.

Mrs. Shanthamma filed a suit O.S. No. 720/2007 for relief of partition and separate possession against her family members and the said suit was ended in compromise. In the said compromise Sy.No. 128/2 measuring 1 acre 04 guntas was allotted to the share of Mrs. Shanthamma and the property measuring 21 guntas was allotted to the share of Mrs. Rathnamma. As per the compromise, the registered Final Decree was drawn by the Hon'ble Court in favour of respective sharers and they took their possession of respective shares as could be seen from Document Nos. 3, 4 and 5.

Based upon Document Nos. 4 and 5 the jurisdictional revenue authorities transferred the revenue records in favour of Mrs. Shanthamma and Mrs Rathnamma and issued Mutation Register Extract and Records of Rights and Pahani to them as could be seen from Document Nos. 6 and 7.

On 20.07.2022 Mrs. Shanthamma gifted portion of Sy.No. 128/2 measuring 10 guntas in favour of her husband Mr. Srinivasa Reddy G

and the said gift was duly accepted by him as could be seen from Document No.8.

On 20.07.2022 Mrs. Shanthamma gifted a portion of Sy.No. 128/2 measuring 10 guntas in favour of her daughter Smt. Smitha S. and the said gift was duly accepted by her as could be seen from Document No.9.

On ~~20.07.2022~~ 20.07.2022 Mrs. Shanthamma gifted a ~~portion~~ of Sy.No. 128/2 measuring 10 guntas in favour of her son Sri Pavan A. S and the said gift was duly accepted by him as could be seen from Document No.10.

Thus, Mrs. Shanthamma retained 14 guntas in Sy.No. 128/2

The jurisdictional revenue authorities based upon Document Nos. 8, 9 and 10 they have assigned, 128/6, 128/7 and 128/8 to the properties belongs to Mr. Srinivasa Reddy G, Smt. Smitha S and Sri Pavan A. S and retained Sy.Nos. 128/2 to the property retained by Mrs. Shanthamma and Sy.No. 128/3 to the property belongs to Mrs. Rathnamma as could be seen from Document Nos. 11, 12 and 13.

On 20.03.2023 Smt. Shanthamma, Mr. Srinivasa Reddy G, Smt. Smitha S. and Sri Pavan A. S jointly sold entire property measuring 1 acre 04 guntas in favour of Mr. Lakshminarayana H.K, and put him in possession of the same as could be seen from Document No.14.

There were certain mistakes in Document No.14, hence parties to the said document have entered into a registered rectification deed and rectified the said mistakes as could be seen from Document No.15.



K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

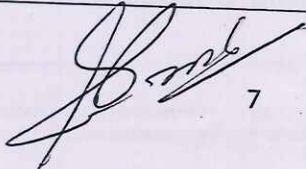
The transaction under Document No.15 was duly recognized by the jurisdictional revenue authorities transferred the revenue records in favour of Mr. Lakshminarayana H.K, and issued Mutation Register Extract to him as could be seen from Document No.16.

On 09.06.2023 Sri Lakshminarayana H.K. sold land bearing Sy.Nos. 128/2, 128/6, 128/7 and 128/8 measuring 1 acre 04 guntas in favour of M/s Saptasree Shelters a partnership firm and put it in possession of the same as could be seen from Document No.17. The said property is morefully described in the schedule Item No.1 property.

The sale transaction under Document No.17 was duly recognized by the jurisdictional revenue authorities and they have transferred the revenue records in favour of M/s Saptasree Shelters and issued Mutation Register Extract to it as could be seen from Document No.18.

On 01.08.2023 Mrs. Rathnamma as owner and Mr. Lakshminarayana H.K. as Confirming Party sold Sy.No. 128/3 measuring 21 in favour of M/s Saptasree Shelters and put it in possession of the same as could be seen from Document No.19. The said property is morefully described in the schedule Item No.2 property. It is pertinent to state that Mr. Lakshminarayana H.K. is the agreement holder of the said property, hence he signed as Confirming Party to the said sale deed and confirming that he has no right, title and interest over the said property.

The sale transaction under Document No.19 was duly recognized by the jurisdictional revenue authorities transferred the revenue records


7

in favour of M/s Saptasree Shelters and issued Mutation Register Extract to it as could be seen from Document No.20.

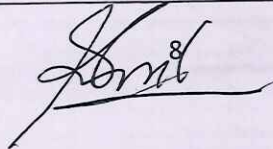
M/s Saptasree Shelters is a Partnership firm consisting of five partners viz., Mr. V. Kothanda Naidu, M. Mr. Shivaya Naidu J, Sri K. Giri and Mr. Renuka and Mrs. V Vani. The object of the firm is to purchase and develop the lands. The copy of Partnership Deed is at Document No.21.

The Principal Secretary, Urban Development Department, Government of Karnataka and Anekal Planning Authority issued two separate letters for change of use land from Industrial purpose to residential purpose as could be seen from Document Nos. 22 and 23.

On 21.09.2023 M/s Saptasree Shelters has obtained conversion orders from Deputy Commissioner, Bangalore District for utilizing the land measuring 1 acre 25 guntas for residential purpose as could be seen from Document Nos. 24 to 28.

Now the properties are coming within the revenue jurisdictional revenue authority Yamare Village Panchayath and they have recognized the ownership of M/s Saptasree Shelters and assigned PID No. 150200100521332 to the entire property measuring 1 acre 04 guntas and issued Single E-Khata to it and collected property tax upto 31.03.2025 as could be seen from Document Nos. 29 and 30.

M/s Saptasree Shelters has obtained sanction plan and license from Anekal Planning Authority and Yamare Village Panchayath respectively for construction of residential apartments on the schedule properties as could be seen from Document No.31.



K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

	The encumbrance certificate, Document Nos. 32 to 44 produced for scrutiny reflects only execution of above admitted documents and there are no registered subsisting encumbrance over the properties for the period mentioned therein. The documents produced for scrutiny reflects that M/s Saptasree Shelters is the owner of the schedule properties, it has got clear marketable title and alienable right over the <u>same</u>. It can create equitable mortgage by deposit of below mentioned title deeds towards security of the loan to be advanced by your bank to it.	
7	Extent of ownership- Please discuss whether entitlement to property is on full ownership basis or limited ownership basis. For eg: leasehold rights, tenancy rights, occupancy rights etc. What are the implications of limitation? Please discuss about the permissions etc needed for mortgage in case of lease hold/tenancy/occupancy rights etc.	Absolute Ownership
8	In case the property proposed to be mortgaged belongs to special constitution/ special legal entities listed below, please discuss about the requirements including the ones given below. 1) Company: i) Compliance with the provisions of Companies Act 2013 and in particular section 186. ii) Compliance with the object clause in the Memorandum of Association. iii) Compliance with the borrowing powers/ power to give property as security in the Memorandum of Association/Article of Association.	Belongs to a registration Partnership Firm

	iv) Necessary Resolutions. 2) Trust/Society/Partnership Firm: i) Compliance with the applicable law relating to the trust/ Society/Partnership firm. ii) Borrowing powers/ power to give property as security under the applicable trust law and also under the trust deed/ Society By-Laws/ Partnership Deed and its applicable laws. iii) Necessary Resolution.	
9	Minor's interest- a. Have you considered whether the title scrutinized includes minor's rights? If so how bank's interest can be safeguarded fully?	No minor rights
10	Whether there are any restrictions under State/local law, custom or otherwise for mortgaging the property in favor of Bank. For eg: In Karnataka agricultural property cannot be mortgaged for non-agricultural loans. Please discuss in detail.	No
11	Whether the location of the property is subject to any legal restriction or restriction regarding its transferability or use. For eg: Coastal Zone regulation. If specific orders are needed for use of the property for the intended purpose for example industrial use etc., please discuss about the same.	No
12	Whether the location of the property is subject to any legal restriction or restriction regarding its transfer or use under town planning or similar laws. For eg: property in green belt area, residential zone etc.	No
13	(a) Whether the location of the property or part of it is falling under land demarcated as lake or master drain (Raja Kaluve) or buffer zone etc. (b) Whether the location of the property is near to the land demarcated as lake or mater drain (Raja Kaluve) or buffer zone etc.,	As per Dishank Map property is not in prohibited area. It is advisable to verify the same

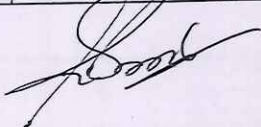
K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

	(c) The fact is confirmed after verifying records maintained with Authority concerned.	through your valuer.
14.	Whether property/development of site/project is in National Monuments Authority's prohibited/regulated Area? (a) Furnish the details in brief (b) Whether permission/No Objection Certificate (NOC) obtained from National Monuments Authority before construction or renovation of <u>structure</u> ? (c) Details of permission such a Authority who has given permission/NOC reference No. date and validity, if any.	
15.	Whether there is any indication in the document (for eg. a document is marked as 'an Exhibit' in Court proceedings) that the property is subject to any litigation. Similarly whether by usual exposure to cases in local Courts, Advocate suspects that the property is subject to any litigation. Please discuss in detail.	No
16.	Whether there is any indication in the documents to show that the property is under acquisition proceedings under Land Acquisition Act. Similarly whether by usual exposure to local affairs, the Advocate suspects that the property is under acquisition proceedings or is likely to be acquired soon under Land Acquisition Act. Please discuss in detail.	No
17.	Please discuss about the recognition of the ownership/possession by the Revenue, Municipal or other authorities concerned by reference to RTC, Khata etc.	E-Khata standing in the name of present owner
18.	Please discuss about approval of building plan, building license, completion certificate, occupancy certificate and such other documents to ensure that the building is in compliance with the relevant laws.	Available
19.	Please discuss about up to date payment of outgoing of the property like land revenue, property tax etc., with reference to the related receipts.	Paid upto 31.03.2025

20	Whether documents indicate that the owner is in the occupation of the property. If the property is tenanted, details of tenancy may be discussed. Are there any indications in the documents to show that somebody else than the owner is in the possession of the property. If yes, please discuss in detail.	Yes
21	Please discuss about the Encumbrance and Registered transactions concerning the property with reference to Encumbrance certificate, search reports etc., for a minimum period of 13 completed years.	Nil Encumbrance
22	Please discuss as to whether the documents indicate any attachment or other proceedings by Revenue authorities, tax authorities, court/other authorities	No
23	Whether as per documents the property is clearly demarcated on the grounds or is un-demarcated portion of larger area. Please discuss.	Yes
24	Mention nature of property: Like agricultural, non agricultural, residential, commercial, industrial etc. Whether the Bank can proceed against the property under the SARFAESI Act.	Residential Yes
25	In case of Flat/ Apartment/Unit in commercial complex etc, please discuss about relevant by laws, permission from the society, restrictions on transfer etc.	NA
26.	Whether as a professional, having exposure to title deeds/ other documents, lawyer notices any features/discrepancies in them giving rise to suspicion that they may be fabricated or forged.	NO
27	In case any Power Of Attorney is used in the documents verify the genuineness and accuracy of Power Of Attorney and the extent of powers. Whether the Power Of Attorney is properly executed/ stamped/ authenticated/ enforceable as per the law. Whether it is in currency?	NO



K.V. SHYAMA PRASADA & COMPANY
ADVOCATES

No. 100, 2nd Floor,
14th Cross, Killari Road,
Bangalore-560 053.

Off. : 2225 5566
Cell : 94486 69502

28	List of title deeds to be deposited for creating Equitable Mortgage. Certified copy of Document No. 1 and Duly notarized copies of Document No. 2, 3, 11, 12 and 13 and all other original documents listed above are required for creating equitable mortgage.	
29	List of persons who should join in Simple Mortgage/ Deposit of Title Deeds and execute mortgage deed/ Memorandum of Deposit of Title Deeds.	M/s Saptasree Shelters represented by all its partners
30	Whether MDTD is compulsorily registrable in the state under Registration Act.	Optional
31	Additional issues and discussions, if any.	

CERTIFICATE

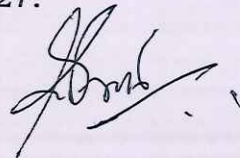
I certify that M/s Saptasree Shelters represented by all its partners has clear and marketable title to the property described below and the same can be taken by the Bank as security for the loan

Schedule of the property

Item No.1

All that piece and parcel property bearing the converted land bearing Sy.Nos. 128/2, 128/6, 128/7 and 128/8, total measuring to an extent of 1 Acre 04 guntas, inclusive of 4 guntas of Kharab Land, situated at Valagere Kallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

East by : Sy.No. 128/3 belongs to Mrs. Rathnamma
West by : Road
North by : Property in Land in Sy.Nos. 136 and 128/1
South by : Property of Sy.No. 127.



Item No.2

All that piece and parcel property bearing the converted land bearing 128/3, measuring to an extent of 21 guntas, situated at Valagere Kallahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

East by : Property of Mrs. Sarojamma bearing Sy.no. 128/5

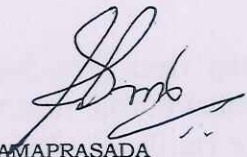
West by : Property of Mrs. Smitha bearing Sy.No. 128/8

North by : Land of Ramaiah bearing Sy.No. 128/1

South by : Property of Mrs. Chowdamma bearing Sy.No. 127.

Place: Bangalore

Date : 26.06.2024


K.V.SHYAMAPRASADA

For K.V.SHYAMAPRASADA &Co
Advocates