

To,

Date: 16.08.2024

M/S. DHIRAAN INFRASTRUCTURE PVT LTD,
No.138, 1st Floor, 29th Main,
Dollors Colony, BTM Apartment Complex,
2nd Stage, Bangalore-560076,
Rep by its Managing Director
Sri. Suresh B.S.

Sir,

Sub: Legal Scrutiny Report

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We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

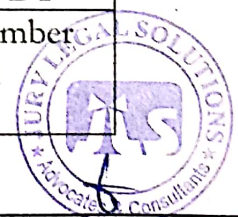
All the piece and parcel of the Residentially converted land bearing Survey Number 199/4 (Old Survey Number 199/1), measuring to an extent of 05.04 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk, duly converted from agricultural to non-agricultural residential purpose on 19.10.2023, vide Official memorandum bearing No.ALN/SB/SR/33/2023-24, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 199/1	Road & Survey Number 234	Survey Number 198	Survey Number 199/3

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number 199/3 (Old Survey Number 199/1), measuring to an extent of 10.08 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk, duly converted from agricultural to non-agricultural residential purpose on 19.10.2023, vide Official memorandum bearing No.ALN/SB/SR/34/2023-24, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 199/1	Survey Number 234	Road & Survey Number 199/1 & 4	Survey Number 199/1





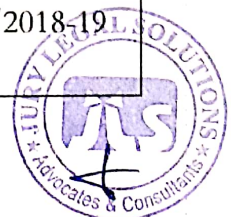
COMPOSITE PROPERTY

Residentially converted land bearing Survey Number 199/4 (Old Survey Number 199/1), measuring to an extent of 05.04 Guntas, duly converted from agricultural to non-agricultural residential purpose on 19.10.2023, vide Official memorandum bearing No. ALN/SB/SR/33/2023-24 and Residentially converted land bearing Survey Number 199/3 (Old Survey Number 199/1), measuring to an extent of 10.08 Guntas, both are situated at Begur Village, Begur Hobli, Bangalore South Taluk, duly converted from agricultural to non-agricultural residential purpose on 19.10.2023, vide Official memorandum bearing No. ALN/SB/SR/34/2023-24, bearing BBMP Katha No.544, Sy.No.199/4, 199/3 and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Road & Survey Number 199/1	Road & Survey Number 234	Survey Number 198 & 199/1	Survey Number 199/1

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	10.10.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 199/4.	ALN/SB/SR/33/2023-24
2.		Conversion Sketch	
3.	10.10.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 199/3.	ALN/SB/SR/34/2023-24
4.		Conversion Sketch	
TITLE DEEDS			
5.	12.04.2022	Release Deed executed by Jayamma and others in favour of Indrani.	Doc.No.1077/2023-24
6.	16.12.2021	Release Deed executed by Thyagaraj M and others in favour of Pillappa.	Doc. No. 8055/2021-22
7.	16.12.2021	Release deed executed by Pillappa in favour of Venkatesh.	Doc.No.8069/2021-22
8.	15.12.2018	Joint Development Agreement executed by Pillappa and others in favour of M/s. Dhiraan infrastructures Pvt Ltd.	Doc.No.4150/2018-19





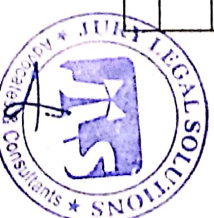
9.	15.12.2018	General power of Attorney executed by Pillappa and others in favour of M/s. Dhiraan infrastructures Pvt Ltd.	Doc.No.169/2018-19
10.	19.12.2016	Final Decree in O.S No. 403/2016.	Doc.No.5343/2016-17
11.	17.07.1998	Release Deed executed by Muniyappa and Narayanappa in favour of Pillappa.	
12.	18.11.1965	Partition deed entered into between the family members of Late Venkatashamappa.	Un registered
13.	31.07.1941	Sale deed executed by Nanjamma and another in favour of Venkatashamappa.	Doc. No.373/1941-42
14.		Death certificate of Ramu M.	
15.		Family Tree of Ramu	
16.		Family Tree of Pillappa	

REVENUE RECORDS

17.	20.06.2024	Endorsement issued by the Tahasildar Bangalore South Taluk, stating the non-availability of IL and RTC from 1997 to 2000.	RK/CR/04325/2024-25
18.		Endorsement issued by the Tahasildar Bangalore South Taluk, stating the non-availability of RTC from 1992 and 1997 to 2000.	
19.		RTC from 1993-94 to 1996-97.	
20.		Mutation Register Extract	MR.No.1/1982-83
21.		Mutation Register Extract	MR.No.39/2009-2010
22.		Mutation Register Extract	MR. No. T50/2020-21
23.		Mutation Register Extract	MR. No. T12/2023-24

SURVEY RECORDS

24.		Mula Tippani	
25.		Hissa Tippani	
26.		Atlas	
27.		RR Balabag	
28.		Akaraband	





ENDORSEMENTS			
29.		Endorsement issued by the Tahsildar Bangalore South Taluk under section 48 (Form No.7 & 7A) of KLR Act.	
30.	06.02.2024	Endorsement issued by the Tahsildar Bangalore South Taluk stating that the land is Huduvali of land.	
31.	07.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provisions of PTCL Act.	PTCL/401/2023-24
32.	07.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provisions of PTCL Act.	PTCL/402/2023-24
MISCELLANEOUS			
33.	14.07.2000	Order passed by the Assistant Commissioner, Bangalore South Sub-Division.	R.A.(S)56/2020-21
34.		Memorandum of Complaint and order.	O.S No.403/2016
35.		Tax paid receipts	
36.	21.06.2024	Sanctioned building Plan issued by the BBMP	No. BBMP/Ad. Com/BMH/2429/2023-24
37.		Katha Extract and Katha Certificate issued by the BBMP	Katha No. 544, Sy.No. 199/4, 199/3
ENCUMBRANCE CERTIFICATE			
38.		Encumbrance Certificate for the period of 01.7.1924 to 14.2.1957 in respect of Sy.No.199/1.	S.A.No.23122/2023-24
39.	31.01.2024	Encumbrance Certificate for the period of 15.02.1957 to 31.03.2001 in respect of Sy.No.199/1.	SA. No.20924/2023-24
40.	02.10.2023	Encumbrance Certificate for the period of 01.01.2018 to 27.09.2023 in respect of Sy.No.199/3.	BGR-EC-A-127522-2023-24
41.	02.10.2023	Encumbrance Certificate for the period of 01.01.2008 to 27.09.2023 in respect of Sy.No.199/4.	BGR-EC-A-127521-2023-24





III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 199/4 (Old Survey Number 199/1), measuring to an extent of 05.04 Guntas, duly converted from agricultural to non-agricultural residential purpose on 19.10.2023, vide Official memorandum bearing No. ALN/SB/SR/33/2023-24, issued by the Deputy Commissioner, Bangalore District and the Residentially converted land bearing Survey Number 199/3 (Old Survey Number 199/1), measuring to an extent of 10.08 Guntas, duly converted from agricultural to non-agricultural residential purpose on 19.10.2023, vide Official memorandum bearing No. ALN/SB/SR/34/2023-24, issued by the Deputy Commissioner, Bangalore District, both are situated at Begur Village, Begur Hobli, Bangalore South Taluk, which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 199/1, measuring to an extent of 01 Acre 02 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk was owned by one Venkatashamappa, Son of Ramanna having purchased the same through a registered sale Deed dated 31.07.1941, vide document bearing No.373/1941-42.
3. After the death of the above said Venkatashamappa, his children entered into a family Partition on 18.11.1965. As per the said Partition, the land in Survey Number 199/1, measuring 10.08 Guntas each were allotted to the share of Akkayamma, Wife of Late Sonnappa, Thammappa, Munishamappa and Ramaiah. They got mutated the katha of their respective shares in their respective names.
4. Thereafter one Muniyappa and Narayanappa, Son of the above said Thammappa have executed a Release Deed on 17.07.1998 in favour of





their brother Pillappa thereby releasing all their right, title and interest over the land in Survey Number 199/1, measuring 10.08 Guntas.

5. Thereafter the daughters of the above said Pillappa namely Saraswathi and Manjula have filed a suit for Partition in O.S.No.403/2016 for Partition. The said suit was compromised, and the final decree was drawn. As per the said Decree the land in Survey Number 199/1, measuring 10.08 Guntas was allotted to the share of Venkatesh, Son of Pillappa. He got registered the Decree on 17.12.2016, vide document bearing No.5343/2016-17.
6. Thereafter the above said Munishamappa passed away leaving behind his legal heirs. After the death of the above said Munishamappa, his daughter-in-law Indrani, wife of his pre-deceased son Ramu along with her family members and the above said Venkatesh along with his family members and father Pillappa have executed Joint Development Agreement on 15.12.2018, vide document bearing No.4150/2018-19 and also executed a General Power of Attorney on 15.12.2018, vide document bearing No.169/2018-19 in favour of M/s. Dhiraan Infrastructures Pvt Ltd (**Developer**) for the land in Survey Number for the construction of the Apartment Building in the land in Survey Number 199/1, measuring 05.04 Guntas of Venkatesh portion and 10.08 Guntas of Munishamappa portion).
7. Thereafter one the Thyagaraj M, Son of the above said Muniyappa, Son of Thammappa and one Narayanamma, Wife of above said Narayanappa, Anand Giri B.N Manjunath B.N and B.N. Lakshmi, Children of the above said Late Narayanappa have executed a Release Deed on 16.12.2021, vide document bearing No.8055/2021-22 in favour of Pillappa thereby releasing all their right, title and interest over the Survey Number 199/1, measuring 05.04 Guntas and the said Pillappa has executed a Release Deed on 16.12.2021, vide document





bearing No.8055/2021-22 in favour of Venkatesh thereby releasing all his right, title and interest over the Survey Number 199/1, measuring 05.04 Guntas.

8. Thereafter the above said daughters of the above said Munishamappa have executed a Release Deed on 12.04.2022, vide document bearing No.1077/2022-23 in favour of the above said Indrani thereby releasing all their right, title and interest over the land in Survey number 199/1, measuring 10.08 Guntas.
9. Thereafter the land in Survey Number 199/1, measuring 05.04 Guntas is phoded and renumbered as Survey Number 199/3 and the land in Survey Number 199/1, measuring 10.08 Guntas is phoded and renumbered as Survey Number 199/4.
10. Thereafter the above said Venkateshappa has obtained the conversion of the land in Survey Number 199/4, measuring 05.04 Guntas from agricultural Residential purpose on 19.10.2023, vide Official memorandum bearing No.ALN /SB /SR /33 /2023-24, issued by the Deputy Commissioner, Bangalore District, **the Item No.1 to the Schedule Property herein** and the above said Indrani obtained the conversion of the land in Survey Number 199/3, measuring 10.08 Guntas from agricultural Residential purpose on 19.10.2023, vide Official memorandum bearing No. ALN /SB /SR / 34 / 2023-24, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 to the Schedule Property herein.**
11. Thereafter the above said Venkatesh and Indrani got mutated the katha of their respective shares in the revenue records of BBMP and the BBMP has issued an amalgamated katha bearing No.544, Sy.No.199/4, 199/3.
12. Thereafter the Developer has obtained the approved plan on 21.06.2024, vide No. BBMP/Ad. Com/BMII/2429/2023-24, issued by the BBMP for the construction of Residential Apartment Complex known as **DHIRAAN LOTUS** in the Schedule Property.





13. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2024-25 reflects name of the kathedari in possession of the Schedule Property during the relevant period of time as discussed above.
14. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
15. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
16. The Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957 in respect of Sy.No.199/1 reflects the Sale Deed dated 31.07.1941.
17. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 in respect of Sy.No.199/1 reflects the nil transactions.
18. The Encumbrance Certificate for the period of 01.01.2018 to 27.09.2023 in respect of Sy.No.199/3 reflects the nil transactions.
19. The Encumbrance Certificate for the period of 01.01.2018 to 27.09.2023 in respect of Sy.No.199/4 reflects the nil transactions.

CERTIFICATE OF TITLE

We hereby certify that **Sri. Venkatesh and his family members** holds good, valid marketable title over the **Item No.1 to the Schedule Property**, **Smt. Indrani and her family members** holds good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Dhiraan Infrastructures Pvt Ltd** holds the developmental rights over the Schedule Property and power to sell its share of Flats in terms of the JDA and GPA dated 15.12.2018 subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

