

To,

Date: 01.04.2023

M/S. SUBHA LUXURY PROJECTS, LLP,
No.252, 14th Main, 6th Sector,
HSR Layout, Bangalore-560102,
Represented by its Designated Partner,
Sri. Chandrashekar Garine.

Sir,

Sub: Legal Scrutiny Report

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 41/1, measuring to an extent of 33 Guntas, situated at Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 27.12.2016, vide Official Memorandum bearing No. ALN (EVH) SR/166/2014-15, issued by the Deputy Commissioner, Bangalore District, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Survey Number 39	Survey Number 42	Road & Survey Number 40	Survey Number 41/2

Item No.2:

All the piece and parcel of the residentially converted land bearing Survey Number 42, measuring to an extent of 36 Guntas out of 01 Acre 18 Guntas, situated at Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 27.12.2016, vide Official Memorandum bearing No. ALN (EVH) SR/166/2014-15, issued by the Deputy Commissioner, Bangalore District, issued by the Deputy Commissioner, Bangalore District and bounded on:





East by	West by	North by	South by
Survey Number 41	Road	Survey Number 40	Private Property

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	17.02.2020	Rectified Official Memorandum issued by the Deputy Commissioner, Bangalore District	ALN (EVH) SR/166/2014-15
2.	27.12.2016	Official Memorandum issued by the Deputy Commissioner, Bangalore District	ALN (EVH) SR/166/2014-15
3.		Conversion Sketch	
TITLE DEEDS			
4.	16.12.2020	Decree in O.S.No.3835/2006	Doc.No.4/2020-21
5.	01.07.2017	Joint Development Agreement executed by M. Thyagaraju and Others in favour of M/s Subha Twin Fountains	Doc. No. 03264/2017-18
6.	01.07.2017	General Power of Attorney executed by M. Thyagaraju and Others in favour of M/s Subha Twin Fountains	Doc. No. 00147/2015-16
7.	19.11.2005	Sale Deed executed by M. Thyagaraj and Others in favour of M. Prakash and G. Girish	Doc. No. 10098/2005-06
8.	23.11.2005	Partition Deed executed between R. Rajanna and M. Thyagaraj and Others	Doc. No. 18928/2004-05
9.	23.10.1942	Sale Deed executed by Shivananjappa in favour of Balemuniyappa	Doc.No.1530/1942-43
10.	04.05.1925	Sale Deed executed by Nanjundappa and others in favour of Munippa	Doc no. 2536-1924-25
11.		Family Tree of Bale Muniyappa	
12.		Death Certificate of B. Muniswamy	
13.		Death Certificate of Savithramma	
14.		Death Certificate of Lakshamma	





REVENUE DOCUMENTS

15.		Mysore Settlement Register	
16.		Index of Land	
17.		Records of Rights	
18.		RTC for the period of 1969-70 to 2021-22 for Sy.No.41/1	
19.		RTC for the period of 1969-70 to 2021-22 for Sy.No.42	
20.	26.09.2016	Endorsement for Non- availability of RTC for the period 1973-74 to 1981-82	RK: CR/2181/2016-17
21.		Mutation Register Extract	MR No.6/1962-63
22.		Inheritance Register Certificate	IHC No.41/1994-45

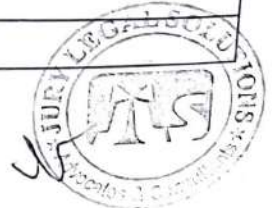
SURVEY RECORDS

23.		Mula Tippani	
24.		Hissa Tippani	
25.		Atlas	
26.		RR Balabag	
27.		Akaraband	
28.		Joint Sketch	
29.		Village Map	

ENDORSEMENTS

30.		Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act for Sy.No.41/1 and 42	
31.	21.04.2014	Endorsement issued by the Sub-Divisional Officer Bangalore North under the provision of 79 A & B Under Karnataka Land Reforms act	LRF (BE)/CR/1235 /2013-14
32.	20.01.2013	Endorsement issued by the Assistant Commissioner, Sub-Division, Bangalore North under the provisions of PTCL Act	PTCL/PO/CR- 403 /2013-14
33.	16.09.2016	Endorsement of Karnataka Industrial Regional Development Authority for non-acquisition of land	BLR / LAQO-2/ 1929 /2016-17

MISCELLANEOUS





34.	30.09.2021	No Objection Certificate issued by the Bangalore Water Supply and Sewage Board	
35.	21.09.2019	No Objection Certificate issued by the Karnataka State Pollution Control Board	
36.		Judgment passed by the Additional City Civil and Sessions Judge	O.S. No. 3835/ 2006
37.		Order Passed by the Senior Civil Bangalore Rural	O.S No. 643/2006
38.	24.05.2019	Khatha Certificate and Katha extract issued by BBMP in favour of M. Thyagaraju and Others in respect of Sy.No.41/2	
39.	24.05.2019	Khatha Certificate and Katha extract issued by BBMP in favour of M. Thyagaraju and Others in respect of Sy.No.42	
40.	26.02.2021	Amalgamated Khata Certificate and Katha Extract issued by BBMP in favour of M. Thyagaraju and Others	
41.		Tax Paid receipts for the year 2016-17 to 2021-22	

ENCUMBRANCE CERTIFICATE

42.	10.04.2014	Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957	S.A.No.10560/2014-15
43.	10.06.2014	Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004	S.A. 9291/2014-15
44.	09.06.2014	Encumbrance Certificate for the period of 01.04.2004 to 08.06.2014	S.A. No.434/2014-15
45.	10.05.2022	Encumbrance Certificate for the period of 01.04.2004 to 09.05.2022	S.A.6853/2022-23

III. DESCRIPTION OF TITLE:

1. The residentially converted land bearing Survey Number 41/1, measuring to an extent of 33 Guntas and Survey Number 42, measuring to an extent of 36 Guntas, situated at Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, which is more fully





described in the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY.**

2. Originally the land in Survey Number 41, measuring 32.08 Guntas, situated at Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District was owned by one Muniyappa @ Balemuniyappa Son of Venkatappa, having purchased the same through a registered Sale Deed dated 04.05.1925, vide document bearing No.2536/1924-25 and the land in Survey Number 42, measuring 01 Acre 18 Guntas, situated at Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District was owned by the said Muniyappa @ Balemuniyappa Son of Venkatappa having purchased the same through a registered Sale Deed dated 23.10.1942, vide document bearing No.1530/1942-43. He got mutated the katha of the land in Survey Number 42 in his name vide mR.No.6/1942-43.
3. Thereafter the land in Survey Number 41 is phoded and renumbered as Survey Number 41/1, measuring 33 Guntas.
4. After the death of the above said Muniyappa @ Balemuniyappa, his sons B. Muniswamy and Rangappa inherited and got mutated the katha of the land in their names.
5. After the death of the above said B. Muniswamy, his children namely M. Thyagaraj, M. Venkataraman, M. Jagadeesh, M. Purushotham, M. Surendra and M. Anantharaman and after the death of the above said Rangappa, his son Rajanna jointly inherited and got mutated the katha of the land in their names vide IHC No.41/1994-95.
6. Thereafter the above said Rajanna, Thyagaraj, M. Venkataraman, M. Jagadeesh, M. Purushotham, M. Surendra and M. Anantharaman have





entered into a registered Partition Deed on 27.10.2004, vide document bearing No.18928/2004-05. As per the said Partition Deed, the land in Survey Number 41/1, measuring 08.08 Guntas each was allotted to the share of Venkataramana, Purushottam, Anantaram, land in Survey Number 41/1, measuring 04.08 Guntas was allotted to the share of Jagadish, land in Survey Number 42, measuring 08.08 Guntas was allotted to the share of Thyagaraju, Survey Number 42, measuring 04.08 Guntas was allotted the share of Jagadish, Survey Number 42, measuring 08.08 Guntas was allotted to the share of Surendra and Survey Number 42, measuring 22 Guntas was allotted to the share of Rajanna.

7. Thereafter the above said Rajanna, Thyagaraj, M. Venkataraman, M. Jagadeesh, M. Purushotham, M. Surendra and M. Anantharaman represented by their GPA Holder Prakash have conveyed the land in Survey Number 41/1, measuring 33 Guntas and Survey Number 42, measuring 01 Acre 18 Guntas and 01 Gunta kharab to one C. Girish on 19.11.2005, vide document bearing No.10098/2005-06.

8. Thereafter the above said R. Rajanna had filed a suit in O.S.No.643/2006 before Principal Civil Judge (Jr Dn), Bangalore Rural District against the above said M. Prakash and C. Girish declaring the above said Sale Deed dated 19.11.2005 executed by the above said Prakash as a GPA Holder in favour of said Girish is null and void and not binding on him. The Principal Civil Judge (Jr Dn), Bangalore Rural District has passed decree on 29.08.2008 declaring the Sale Deed dated 19.11.2005 as null and void.

9. Thereafter the above said Thyagaraju and his brothers also filed a suit in O.S.No.3835/2006 before the XLIII Addl City Civil & Sessions Judge, CCH 33, Bangalore against the above said M. Prakash, Rajanna and C.





Girish declaring the above said Sale Deed dated 19.11.2005 executed by the above said Prakash as a GPA Holder in favour of said Girish is null and void and not binding on them. The XLIII Addl City Civil & Sessions Judge, CCH 33, Bangalore has passed decree on 20.12.2013 declaring the Sale Deed dated 19.11.2005 as null and void.

10. Thereafter the above said M. Thyagaraju, M. Venkataraman, M. Prakash, M. Jagadish, M. Purushotam, M. Anantharaman and M. Surendra along with their respective family members have executed a Joint Development Agreement on 30.06.2017, vide document bearing No.3264/2017-18 and also executed a General Power of Attorney on 30.06.2017, vide document bearing No.147/2017-18 in favour of M/s. Subha Twin Fountains (**Developer**) for the construction of Residential Apartment in Survey Number 41/1, measuring 33 Guntas and Survey Number 42, measuring their share of 36 Guntas leaving the land allotted to the share of the above said Rajanna.
11. Thereafter the above said M. Thyagarju and his brothers obtained the conversion of the land in Survey Number 41/1, measuring 33 Guntas and Survey Number 42, measuring 01 Acre 18 Guntas from agricultural to non-agricultural residential purpose on 27.12.2016, vide Official memorandum bearing No. ALN (EVH) SR/166/2014-15, issued by the Deputy Commissioner, Bangalore District.
12. Subsequently the above said M. Thyagarju and his brothers obtained the Rectification of conversion of the land in Survey Number 41/1, measuring 33 Guntas and Survey Number 42, measuring 01 Acre 18 Guntas on 17.02.2020, vide Official memorandum bearing No. ALN (EVH) SR/166/2014-15, issued by the Deputy Commissioner, Bangalore District, for rectifying the boundaries as mentioned therein.



13. Thereafter the above said Thyagaraju and his brothers got registered the Decree on 16.12.2020, vide document bearing No. INR. Rule 17 (3)-00004-2020-21, stored in CD.No.INRD719, registered in the office of the Sub-Registrar, Indiranagar. They got mutated the katha of the land in Survey Number 41/1, measuring 33 Guntas and Survey Number 42, measuring 01 Acre 18 Guntas in their names in the revenue records of BBMP by paying the up-to-date tax. The BBMP has issued katha bearing No.496/Sy.No.42/Sy.No.41/1. As such the Developer is entitled to develop the Residentially converted land in Survey Number 41/1, measuring 33 Guntas and Residentially converted land in Survey Number 42, measuring 36 Guntas, the **Item No.1 & 2 herein** in terms of the JDA and GPA dated 30.06.2017.
14. The endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act.
15. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division under the provisions of 79 A & B of KLR Act.
16. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division under the provisions of PTCL Act.
17. The Developer has obtained NOC on 09.09.2021 from BWSSB, on 21.09.2019 from Karnataka State Pollution Control Board for construction of Residential Apartment in the Schedule Property.
18. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 1983-84 reflects that Muniswamy and Rangappa were the kathedars in possession of their respective lands in Survey Number 41/1 during the relevant period of time. The Record or Rights,





Tenancy and Crop Inspection (RTC) for the period of 1992-93 to 2000-01 reflects that M. Thyagaraju and others are the kathedars in possession of their respective lands in Survey Number 41/1 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2001-02 to 2021-22 reflects that M. Thyagaraju and others are the kathedars in possession of their respective lands in Survey Number 41/1 during the relevant period of time.

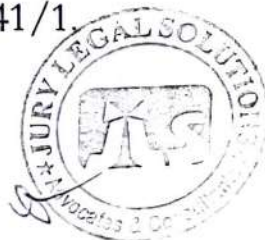
19. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 1983-84 reflects that Muniswamy and Rangappa were the kathedars in possession of their respective lands in Survey Number 42 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1992-93 to 2000-01 reflects that M. Thyagaraju and others are the kathedars in possession of their respective lands in Survey Number 42 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2001-02 to 2021-22 reflects that M. Thyagaraju and others are the kathedars in possession of their respective lands in Survey Number 42 during the relevant period of time.

20. The Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957 in reflects the Sale deed dated 05.05.1925 with respect to Survey No. 41/1.

21. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 reflects the Nil Transaction with respect to Survey No. 41/1.

22. The Encumbrance Certificate for the period of 01.04.2004 to 08.06.2014 in reflects the following transaction with respect to Survey No. 41/1.

- a. Sale Deed dated 19.11.2005.
- b. Partition Deed dated 27.10.2004.





23. The Encumbrance Certificate for the period of 01.04.2014 to 09.05.2022 in reflects the following transaction with respect to Survey No. 41/1
- a. Decree dated 27.11.2020.
 - b. Joint Development Agreement dated 30.07.2017
24. The Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957 in reflects the Sale deed dated 23.10.1942 with respect to Survey No. 42.
25. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 reflects the Nil Transaction with respect to Survey No. 42.
26. The Encumbrance Certificate for the period of 01.04.2004 to 08.06.2014 in reflects the following transaction with respect to Survey No. 42.
- a. Sale Deed dated 19.11.2005.
 - b. Partition Deed dated 27.10.2004.
27. The Encumbrance Certificate for the period of 01.04.2014 to 09.05.2022 in reflects the following transaction with respect to Survey No. 42.
- a. Decree dated 27.11.2020.
 - b. Joint Development Agreement dated 30.07.2017

CERTIFICATE OF TITLE

We hereby certify that Sri. M. Thyagaraju, M. Venkataraman, M. Prakash, M. Jagadeesh, M. Purushotam, M. Surendra, M. Anantharaman along with their family members holds good, valid marketable title over the Item No.1 & 2 to the Schedule Property and M/s. Subha Twin Fountains holds developmental rights and power to sell its share of sites to be formed in the Schedule Property in terms of JDA and GPA dated 30.06.2017 subject to obtaining of the up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

