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Mob: 9448239153

Date: 30.06.2025

LEGAL SCRUTINY REPORT

Legal opinion with regard to all that piece and parcel of the undeveloped converted land bearing survey No.182, measuring to an extent of 2 Acres 19 guntas (converted for non-agricultural residential use as per conversion order bearing No.535820 dated 16.10.2023 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru) situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, which property is morefully described in the schedule hereunder and hereinafter referred to as the subject property. In this regard I am furnished with the photo copies of the following documents for scrutiny and opinion.

1. Village Map of Kodathi Village.
2. Sale deed dated 03.06.1947 registered as document bearing No.6849/1946-47, Book-1, Volume 905 at Pages 98 to 99 registered in the office of Sub Registrar Bangalore Taluk, Bangalore, pertaining to land measuring to an extent of 2 Acres 25 guntas executed by Mr.Gurrappa in favour of Mr.Narayanappa.
3. Sale deed dated 10.06.1952 registered as document bearing No.1689/52-53, Book-1, Volume 1285 at Pages 52 to 53 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, pertaining to land measuring to an extent of 1 Acres 13 guntas, executed by Mr.Narayanappa in favour of Mr.Muniyellappa.
4. Sale deed dated 10.06.1952 registered as document bearing No.1690/52-53, Book-1, Volume 1286 at Pages 85 to 87 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, pertaining to land measuring to an extent of 1 Acres 12 guntas, executed by Mr.Narayappa in favour of Mr.Yellappa, husband of Mrs.Yellamma and father of Mr.Y.Nagaraj.
5. Sale deed dated 14.12.1984 registered as document bearing No.5752/84-85, Book-1, Volume 2242 at Pages 188 to 190

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registered in the office of sub Registrar Bangalore South Taluk, Bangalore, pertaining to land measuring to an extent of 1 Acres 13 guntas executed by Mr.Muniyellappa in favour of Mrs.G.Vanajakshi.

6. Sale deed dated 14.12.1984 registered as document bearing No.5751/84-85, Book-1, Volume 2242 at Pages 185 to 187 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, pertaining to land measuring to an extent of 1 Acres 12 guntas executed by Mrs.Yellamma and Mr.Y.Nagaraj in favour of Mrs.G.Vanajakshi.
7. Sale deed dated 11.09.2017 registered as document bearing No.INR-1-05345-2017-18 stored in CD No.INRD198 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, executed by Mrs.G.Vanajakshi, Mr.M.Y.Srinivasa Reddy, Mr.S.Prasad and Mr.S.Vishwanath, in favour of Mr.Govindachary.
8. Mutation Registrar Extract as per MR H14/2019-2020.
9. Complaint, Memo and orders passed in O.S.No.34/2015 by the Civil Judge, Bengaluru Rural District.
10. Confirmation deed dated 13.09.2017 registered on 14.09.2017 as document bearing No.INR-1-05409-2017-18 stored in CD No.INRD198 registered in the office of the sub Registrar Shivajinagar (Indiranagar) Bangalore, executed by Mrs.Subbamma and others in favour of Mr.Govindachary.
11. Confirmation deed dated 28.02.2018 registered as document bearing No.INR-1-10650-2017-18 stored in CD No.INRD210 registered in the office of the sub Registrar Shivajinagar (Indiranagar) Bangalore, executed by Mrs.N.Vasantha and Mrs.N.Renuka in favour of Mr.Govindachary.
12. Conversion order bearing No.535820 dated 16.10.2023 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru.
- 12.A. Conversion Sketch.
13. Sale deed dated 17.10.2023 registered as document bearing No.INR-1-09938-2023-24 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, executed by Mr.Govindachary in favour of M/s.Snark Developers.
14. Partnership deed of M/s.Snark Developers.
15. RTC from the year 1964-65 to 2024-25.

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16. Karnataka Revisional Settlement Akarband.
17. Encumbrance certificate from 1947 to 2004.
18. Encumbrance certificate from 01.04.2004 to 12.06.2025
19. Tax paid receipt for the year 2024-25.

SUBJECT SCHEDULE

All that piece and parcel of the undeveloped converted land bearing survey No.182, measuring to an extent of 2 Acres 19 guntas, (converted for non-agricultural residential use as per conversion order bearing No.535820 dated 16.10.2023 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru) situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on:

East by	:	Survey No.88 & Sy No.90
West by	:	Survey No.181
North By	:	Survey No.100
South by	:	Survey No.186

GENESIS OF TITLE:

The subject property can be identified in the Village Map, as per document No.1.

On perusal of the above documents land bearing survey No.182, measuring to an extent of 2 Acres 25 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District was owned by one Mr.Gurrappa and he sold the same in favour Mr.Narayanappa through registered sale deed dated 03.06.1947 registered as document bearing No.6849/1946-47, Book-1, Volume 905 at Pages 98 to 99 registered in the office of Sub Registrar Bangalore Taluk, Bangalore, as per document No.2.

Mr.Narayanappa has sold land bearing survey No.182, measuring to an extent of 1 Acres 13 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, in favour of Mr.Muniyellappa, through sale deed dated 10.06.1952 registered as document bearing No.1689/52-53, Book-1, Volume 1285 at Pages 52 to 53 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, as per document No.3.

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Mr.Narayanappa has sold land bearing survey No.182, measuring to an extent of 1 Acres 12 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, in favour of Mr.Yellappa, husband of Mrs.Yellamma and father of Mr.Y.Nagaraj, through sale deed dated 10.06.1952 registered as document bearing No.1690 /52-53, Book-1, Volume 1286 at Pages 85 to 87 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, as per document No.4.

Mr.Muniyellappa has sold land bearing survey No.182, measuring to an extent of 1 Acres 13 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, in favour of Mrs.G.Vanajakshi, through sale deed dated 14.12.1984 registered as document bearing No.5752/84-85, Book-1, Volume 2242 at Pages 188 to 190 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, as per document No.5.

Mrs.Yellamma and Mr.Y.Nagaraj have sold the land bearing survey No.182, measuring to an extent of 1 Acres 12 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District in favour of Mrs.G.Vanajakshi, through sale deed dated 14.12.1984 registered as document bearing No.5751/84-85, Book-1, Volume 2242 at Pages 185 to 187 registered in the office of sub Registrar Bangalore South Taluk, Bangalore, as per document No.6.

Mrs.G.Vanajakshi, Mr.M.Y.Srinivasa Reddy, Mr.S.Prasad and Mr.S.Vishwanath, have sold the land bearing survey No.182, measuring 2 Acres 25 guntas and 6 guntas of karab land, in favour of Mr.Govindachary, through registered sale deed dated 11.09.2017 registered as document bearing No.INR-1-05345-2017-18 stored in CD No.INRD198 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, as per document No.7.

After purchase of the subject property, the revenue documents were transferred in the name of Mr.Govindachary as per Mutation Registrar Extract as per MR H 14/2019-2020, as per document No.8.

Mrs.Subbamma and others have filed civil suit for partition in O.S.No.34/2015 in the Civil Judge, Bengaluru Rural District against Mr.Nagaraja S/o.Mr.Yellappa and Mrs.G.Vanajakshi seeking for partition and other reliefs and subsequently Mrs.Subbamma and others have filed a memo dated 09.08.2017 to withdraw the suit and same was allowed and O.S.No.34/2015 is dismissed on the same day, as per document No.9.

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Thereafter Mrs.Subbamma and others have executed confirmation deed dated 13.09.2017 registered on 14.09.2017 as document bearing No.INR-1-05409-2017-18 stored in CD No.INRD198 registered in the office of the sub Registrar Shivajinagar (Indiranagar) Bangalore, in favour of Mr.Govindachary, as per document No.10.

Mrs.N.Vasantha and Mrs.N.Renuka who are parties in O.S.No.34/2015 have also executed confirmation deed dated 28.02.2018 registered as document bearing No.INR-1-10650-2017-18 stored in CD No.INRD210 registered in the office of the sub Registrar Shivajinagar (Indiranagar) Bangalore, in favour of Mr.Govindachary as per document No.11.

Mr.Govindachary, have obtained the subject property converted for non-agricultural use as per Conversion order bearing No.535820 dated 16.10.2023 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru, as per document No.12, the document No.12A is the conversion sketch.

Mr.Govindachary has sold the subject property in favour of M/s.Snark Developers, through registered sale deed dated 17.10.2023 registered as document bearing No.INR-1-09938-2023-24 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, as per document No.13.

M/s.Snark Developers, is a registered partnership firm, having office at No.5, Colive Glory, 4th A Cross, Green Glen layout, Bellandur, Bengaluru-560103 with Firm Registration No.SJN-F149-2023-24 and the firm consists of four partners namely Mr.G.K.Rajagopal Naidu, Mr.Dhanasekar Kesavanaidu Bandhu, Mr.Narendra Kumar Pusuluri and Mrs.G.Kavitha Rajagopal, as per document No.14.

As per document No.15, the RTC for a period of 1967-68 to 2024-25 the revenue entries were effected in the name of earlier owners and subsequently in the name of Mr.Govindachary.

As per document No.16, Karnataka Revisional Settlement Akarband there is no Kharab land in survey No.182 of Kodathi Village.

The document Nos.17 and 18 are the Encumbrance Certificates for the period from 1946 to 31.03.2004 and from 01.04.2004 to 12.06.2025 there are no other entries except the transactions referred above.

As per document No.19, M/s.Snark Developers have paid upto date tax for the year 2024-25.

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OPINION

After pursuing the documents furnished above for legal scrutiny and the representations made in this regard I am of the considered opinion that M/s.Snark Developers, have good, clear, legal and marketable title to the subject property.

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Mob: 9448239153

Date: 30.06.2025

LEGAL SCRUTINY REPORT

Legal opinion with regard to all that piece and parcel of the undeveloped converted land bearing survey No.181/2, old survey No.181, (converted for non-agricultural use as per conversion order bearing No.ALN(V2P)SR 96/23-24 (572389) dated 29.11.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru) measuring to an extent of 20 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, which property is morefully described in the schedule hereunder and hereinafter referred to as the subject property. In this regard I am furnished with the photo copies of the following documents for scrutiny and opinion.

1. Village Map of Kodathi Village.
2. Sale deed dated 12.01.1948 registered as document No.3294/47-48, Book-1, Volume 954 at Pages 71 to 73 registered in the office sub Registrar Bangalore Taluk, Bangalore, executed by Mrs.Karagamma in favour of Mr.Chikkamadurappa.
3. Sale deed dated 24.11.1952 registered as document No.5103/52-53, Book-1, Volume 1309 at Pages 192 to 194 registered in the office sub Registrar Bangalore Taluk, Bangalore executed by Mr.Chikkamadurappa in favour of Mr.Guruappa,
4. Sale deed dated 08.03.1958 registered as document No.4152/57-58, Book-1, Volume 50 at Pages 101 to 103 registered in the office sub Registrar Bangalore Taluk, Bangalore executed by Mr.Guruappa in favour of Mr.Chikkamadurappa.
5. Sale deed dated 27.11.1981 registered as document No.4948/1981-82, Book-1, Volume 1754 at Pages 209 to 213 registered in the office sub Registrar Bangalore South Taluk, Bangalore, executed by Mr.Chikkamadurappa in favour of Mr.T.N.Lakshmipathi, Mr.T.L.Mahadev, Mr.T.L.Venkatesh, Partners of M/s.Sheshadri Textiles.



6. Death Certificate of Mr.T.L.Venkatesh S/o.Mr.T.N.Lakshmipathi, one of the Partners of M/s.Sheshadri Textiles.
7. Dissolution deed dated 31.03.1986 of M/s.Sheshadri Textiles.
8. Sale dated 14.09.1992 registered as document bearing No.3125/1992-93, Book-I, Volume 3626 at Pages 192 to 198, registered in the office of sub Registrar Bangalore South Taluk, Bangalore executed by Mr.T.N.Lakshmipathi, in favour of Mr.M.Rama Reddy.
9. Mutation Registrar Extract as per MR 22/92-93.
10. Confirmation deed dated 06.10.2018 registered as document bearing No.INR-1-06695-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru executed by Mrs.Muniyallamma and Mrs.Parvathamma D/o.Late.Chikkamadurappa in favour of Mr.M.Rama Reddy.
11. Confirmation deed dated 05.10.2018 registered as document bearing No.INR-1-06644-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru, executed by Mr.Ashwath and others in favour of Mr.M.Rama Reddy. (Legal heirs Late.Chikkamadurappa).
12. Confirmation deed dated 23.10.2019 registered as document bearing No.INR-1-06258-2019-20 stored in CD No.INRD443 registered in the sub registrar Indiranagar, Bengaluru, executed by Mrs.Sumitra and Mrs.Saroja D/o.Mr.K.M.Muniraju (grandchildren of Late.Chikkamadurappa) in favour of Mr.M.Rama Reddy.
13. Sale deed dated 02.03.2022 registered as document bearing No.INR-1-11930-2021-22 stored in CD No.INRD1021 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore executed by Mr.M.Rama Reddy, Mr.Murali Mohan.R and Mr.Varun kumara.R in favour of Mr.Govindachary.
14. Mutation Registrar Extract as per MR T87/21-22.
15. Conversion order bearing No.ALN(V2P)SR 96/23-24 (572389) dated 29.11.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru.
16. Conversation Sketch.



17. General Power of Attorney dated 17.10.2023 registered on 18.10.2023 as document bearing No.INR-4-00739-2023-24 registered in the Sub Registrar Shivajinagara (Indiranagara) Bengaluru executed by Mr.Govindachary appointing M/s.SNARK DEVELOPERS, represented by its Partners Mr.G.K.RAJAGOPAL NAIDU and Mr.NARENDRA KUMAR PUSULURI, to deal with the subject property.
18. Sale deed dated 04.03.2024 registered on 06.03.2024 as document bearing No.INR-1-16057-23-24 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore executed by Mr.Govindachary in favour of M/s.Snark Developers.
19. Confirmation deed dated 22.08.2024 registered as document bearing No.INR-1-05381-2024-25 registered in the sub registrar Indiranagar, Bengaluru, executed by Mrs.Savitha.K.M, D/o.Mr.K.M.Muniraju, Mrs.Asha.H D/o.Mr.K.M.Muniraju and Mrs.Ramakka W/o. Mr.K.M.Muniraju in favour of M/s.Snark Developers.
20. Partnership deed of M/s.Snark Developers.
21. RTC from the year 1964-65 to 2024-25.
22. Karnataka Revisional Settlement Akarband.
23. Encumbrance certificate from 1947 to 2004.
24. Encumbrance certificate from 01.04.2004 to 10.06.2025
25. Tax paid receipt for the year 2025-26.

SUBJECT SCHEDULE

All that piece and parcel of the undeveloped converted land bearing survey No.181/2, old survey No.181 (converted for non agricultural use as per conversion order bearing No.ALN(V2P)SR 96/23-24 (572389) dated 29.11.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru) measuring to an extent 20 guntas, situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on:

East by	:	Land in Survey No.182
West by	:	Land in Survey No.181
North By	:	Land in Survey No.100
South by	:	Land in Survey No.186

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GENESIS OF TITLE:

The subject property can be identified in the Village Map, as per document No.1.

On perusal of the above documents land bearing survey No.181, measuring to an extent of 2 Acres 33 guntas situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, was owned by one Mrs.Karagamma and she sold the same in favour Mr.Chikkamadurappa through registered Sale deed dated 12.01.1948 registered as document No.3294/47-48, Book-1, Volume 954 at Pages 71 to 73 registered in the office sub Registrar Bangalore Taluk, Bangalore, as per document No.2.

Mr.Chikkamadurappa has sold same in favour of Mr.Guruappa, through registered sale deed dated 24.11.1952 registered as document No.5103/52-53, Book-1, Volume 1309 at Pages 192 to 194 registered in the office sub Registrar Bangalore Taluk, Bangalore, as per document No.3.

Mr.Guruappa, subsequently sold the in favour of Mr.Chikkamadurappa, through registered sale deed dated 08.03.1958 registered as document No.4152/57-58, Book-1, Volume 50 at Pages 101 to 103 registered in the office sub Registrar Bangalore Taluk, Bangalore, as per document No.4.

Mr.Chikkamadurappa has sold the same in favour of in favour of Mr.T.N.Lakshmipathi, Mr.T.L.Mahadev, Mr.T.L.Venkatesh, Partners of M/s.Sheshadri Textiles through registered sale deed dated 27.11.1981 registered as document No.4948/1981-82, Book-1, Volume 1754 at Pages 209 to 213 registered in the office sub Registrar Bangalore South Taluk, Bangalore, as per document No.5.

One of the partner of the M/s.Sheshadri Textiles, Mr.T.L.Venkatesh S/o.Mr.T.N.Lakshmipathi, have demised on 03.01.1983 intestate, as per document No.6.

Partnership firm of M/s.Sheshadri Textiles has dissolved through dissolution deed dated 31.03.1986, and as per the terms of the dissolution deed the land bearing Survey No.181 measuring to an extent of 2 Acres 33 Guntas, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, Bangalore, was allotted in favour of Mr.T.N.Lakshmipathi S/o. Late.T.N.Narayana Sastry, as per the document No.7.

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Mr.T.N.Lakshmipathi has sold the same in favour of Mr.M.Rama Reddy through registered Sale dated 14.09.1992 registered as document bearing No.3125/1992-93, Book-I, Volume 3626 at Pages 192 to 198, registered in the office of sub Registrar Bangalore South Taluk, Bangalore, and as a token of consent children of Mr.T.N.Lakshmipathi namely Mr.T.L.Mahadev, Mr.T.L.Gangadhar, Mr.T.L.Nandakumar, Mr.T.L.Narayana, Mr.T.L.Yagna Prakash@Mr.T.L.Prakash and Mr.T.L.Hemantha Sharma @ Mr.T.L.Hemantha Raja, have affixed their signature to the deed sale as consenting witness, as per document No.8.

After purchase of the subject property, the revenue documents were transferred in the name of Mr.M.Rama Reddy as per Mutation Registrar Extract as per MR 22/92-93., as per document No.9.

Mrs.Muniyallamma and Mrs.Parvathamma D/o.Late.Chikkamadurappa have executed Confirmation deed dated 06.10.2018 registered as document bearing No.INR-1-06695-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru in favour of Mr.M.Rama Reddy, as per document No.10.

Mr.Ashwath and others (legal heirs Late.Chikkamadurappa) have executed Confirmation deed dated 05.10.2018 registered as document bearing No.INR-1-06644-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru, in favour of Mr.M.Rama Reddy, as per document No.11.

Mrs.Sumitra and Mrs.Saroja D/o.Mr.K.M.Muniraju (grandchildren of Late.Chikkamadurappa) have executed Confirmation deed dated 23.10.2019 registered as document bearing No.INR-1-06258-2019-20 stored in CD No.INRD443 registered in the sub registrar Indiranagar, Bengaluru, in favour of Mr.M.Rama Reddy, as per document No.12.

Mr.M.Rama Reddy, and his children namely Mr.Murali Mohan.R and Mr.Varun kumara.R have sold the subject property in favour of Mr.Govindachary, through registered Sale deed dated 05.03.2022 registered as document bearing No.INR-1-11930-2021-22 stored in CD No.INRD1021 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, as per document No.13.

After purchase of the subject property, the revenue documents were transferred in the name of Mr.Govindachary as per Mutation Registrar Extract as per MR T87/2021-2022., as per document No.14.

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Mr.Govindachary has obtained the subject property converted for non - agricultural residential use as per conversion order bearing No.ALN(V2P)SR 96/23-24 (572389) dated 29.11.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru, as per document No.15.

Document No.16 is Conversation Sketch of Subject property.

Mr.Govindachary has executed General Power of Attorney dated 17.10.2023 registered on 18.10.2023 as document bearing No.INR-4-00739-2023-24 registered in the Sub Registrar Shivajinagara (Indiranagara) Bengaluru, in favour of M/s.SNARK DEVELOPERS, represented by its Partners Mr.G.K.RAJAGOPAL NAIDU and Mr.NARENDRA KUMAR PUSULURI, to deal with subject property, as per document No.17.

Mr.Govindachary, through his General Power of Attorney, has sold the subject property in favour of M/s.Snark Developers through registered Sale deed dated 04.03.2024 registered on 06.03.2024 as document bearing No.INR-1-16057-2023-24 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, as per document No.18.

Mrs.Savitha.K.M D/o.Mr.K.M.Muniraju, Mrs.Asha.H D/o.Mr.K.M.Muniraju and Mrs.Ramakka W/o.Mr.K.M.Muniraju (second wife) have executed Confirmation deed dated 22.08.2024 registered as document bearing No.INR-1-05381-2024-25 registered in the sub registrar Indiranagar, Bengaluru, in favour of M/s.Snark Developers, as per document No.19.

M/s.Snark Developers, is a registered partnership firm, having office at No.5, Colive Glory, 4th A Cross, Green Glen layout, Bellandur, Bengaluru-560103 with Firm Registration No.SJN-F149-2023-24 and the firm consists of four partners namely Mr.G.K.Rajagopal Naidu, Mr.Dhanasekar Kesavanaidu Bandhu, Mr.Narendra Kumar Pusuluri and Mrs.G.Kavitha Rajagopal, as per document No.20.

As per document No.21, the RTC for a period of 1967-68 to 2024-25 the revenue entries were effected in the name of earlier owners.

As per document No.22, Karnataka Revisional Settlement Akarband there is no Kharab land in survey No.181 of Kodathi Village.

The document Nos.23 and 24 are the Encumbrance Certificates for the period from 1947 to 31.03.2004 and from 01.04.2004 to 10.06.2025 there are no other entries except the transactions referred above.

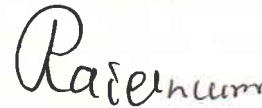
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As per document No.25, M/s.Snark Developers have paid upto date tax for the year 2025-26.

OPINION

After pursuing the documents furnished above for legal scrutiny and the representations made in this regard I am of the considered opinion that M/s.Snark Developers, have good, clear, legal and marketable title to the subject property.

S.C. Rajesh Kumar
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LEGAL SCRUTINY REPORT

Legal opinion with regard to all that piece and parcel of the undeveloped converted land bearing survey No.181, measuring to an extent of 2 Acres 13 guntas (converted for non agricultural residential use as per conversion order bearing No.ALN(V2P)SR98/19-20 dated 10.03.2020 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru) situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, which property is morefully described in the schedule hereunder and hereinafter referred to as the subject property. In this regard I am furnished with the photo copies of the following documents for scrutiny and opinion.

1. Village Map of Kodathi Village.
2. Sale deed dated 12.01.1948 registered as document No.3294/47-48, Book-1, Volume 954 at Pages 71 to 73 registered in the office sub Registrar Bangalore Taluk, Bangalore, executed by Mrs.Karagamma in favour of Mr.Chikkamadurappa.
3. Sale deed dated 24.11.1952 registered as document No.5103/52-53, Book-1, Volume 1309 at Pages 192 to 194 registered in the office sub Registrar Bangalore Taluk, Bangalore executed by Mr.Chikkamadurappa in favour of Mr.Guruappa,
4. Sale deed dated 08.03.1958 registered as document No.4152/57-58, Book-1, Volume 50 at Pages 101 to 103 registered in the office sub Registrar Bangalore Taluk, Bangalore executed by Mr.Guruappa in favour of Mr.Chikkamadurappa.
5. Sale deed dated 27.11.1981 registered as document No.4948/1981-82, Book-1, Volume 1754 at Pages 209 to 213 registered in the office sub Registrar Bangalore South Taluk, Bangalore, executed by Mr.Chikkamadurappa in favour of Mr.T.N.Lakshmipathi,



Mr.T.L.Mahadev, Mr.T.L.Venkatesh, Partners of M/s.Sheshadri Textiles.

6. Death Certificate of Mr.T.L.Venkatesh S/o.Mr.T.N.Lakshmipathi, one of the Partners of M/s.Sheshadri Textiles.
7. Dissolution deed dated 31.03.1986 of M/s.Sheshadri Textiles.
8. Sale dated 14.09.1992 registered as document bearing No.3125/1992-93, Book-I, Volume 3626 at Pages 192 to 198, registered in the office of sub Registrar Bangalore South Taluk, Bangalore executed by Mr.T.N.Lakshmipathi, in favour of Mr.M.Rama Reddy.
9. Mutation Registrar Extract as per MR 22/92-93.
10. Confirmation deed dated 06.10.2018 registered as document bearing No.INR-1-06695-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru executed by Mrs.Muniyallamma and Mrs.Parvathamma D/o.Late.Chikkamadurappa in favour of Mr.M.Rama Reddy.
11. Confirmation deed dated 05.10.2018 registered as document bearing No.INR-1-06644-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru, executed by Mr.Ashwath and others in favour of Mr.M.Rama Reddy. (Legal heirs Late.Chikkamadurappa).
12. Confirmation deed dated 23.10.2019 registered as document bearing No.INR-1-06258-2019-20 stored in CD No.INRD443 registered in the sub registrar Indiranagar, Bengaluru, executed by Mrs.Sumitra and Mrs.Saroja D/o.Mr.K.M.Muniraju (grandchildren of Late.Chikkamadurappa) in favour of Mr.M.Rama Reddy.
13. Conversion order bearing No.ALN(V2P)SR98/19-20 dated 10.03.2020 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru.
14. Conversation Sketch.
15. Sale deed dated 05.03.2022 registered as document bearing No.INR-1-11929-2021-22 stored in CD No.INRD1021 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore executed by Mr.M.Rama Reddy, Mr.Murali Mohan.R and Mr.Varun kumara.R in favour of M/s.Corporate Leisure and Property Developments Private Limited.

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16. Articles of Association of M/s. Corporate Leisure and Property Developments Private Limited.
17. Memorandum of Association of M/s. Corporate Leisure and Property Developments Private Limited.
18. Incorporation Certificate of M/s. Corporate Leisure and Property Developments Private Limited.
19. Board of Directors resolution of M/s. Corporate Leisure and Property Developments Private Limited dated 20.01.2023.
20. Sale deed dated 17.10.2023 registered as document bearing No.INR-1-09936-2023-24 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore executed by M/s. Corporate Leisure and Property Developments Private Limited in favour of M/s. Snark Developers.
21. Confirmation deed dated 02.08.2024 registered on 03.08.2024 as document bearing No.INR-1-04595-2024-25 registered in the sub registrar Indiranagar, Bengaluru, executed by Mr.K.M.Muniraju and Mr.Manjunath.M in favour of M/s. Snark Developers.
22. Confirmation deed dated 22.08.2024 registered as document bearing No.INR-1-05381-2024-25 registered in the sub registrar Indiranagar, Bengaluru, executed by Mrs.Savitha.K.M, D/o.Mr.K.M.Muniraju, Mrs.Asha.H D/o.Mr.K.M.Muniraju and Mrs.Ramakka W/o. Mr.K.M.Muniraju in favour M/s. Snark Developers.
23. Partnership deed of M/s. Snark Developers.
24. RTC from the year 1964-65 to 2024-25.
25. Karnataka Revisional Settlement Akarbandu.
26. Encumbrance certificate from 1947 to 2004.
27. Encumbrance certificate from 01.04.2004 to 10.06.2025
28. Tax paid receipt for the year 2024-25.



SUBJECT SCHEDULE

All that piece and parcel of the undeveloped converted land bearing survey No.181, measuring to an extent of 2 Acres 13 guntas (converted for non agricultural residential use as per conversion order bearing No.ALN(V2P)SR98/19-20 dated 10.03.2020 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru) situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District and bounded on:

East by	:	Remaining portion of land in Survey No.181
West by	:	Land in Survey No.180
North By	:	Land in Survey No.91 and Sy No.100
South by	:	Land in Survey No.185 and Sy No.186

GENESIS OF TITLE:

The subject property can be identified in the Village Map, as per document No.1.

On perusal of the above documents land bearing survey No.181, measuring to an extent of 2 Acres 33 guntas situated at Kodathi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, was owned by one Mrs.Karagamma and she sold the same in favour of Mr.Chikkamadurappa through registered Sale deed dated 12.01.1948 registered as document No.3294/47-48, Book-1, Volume 954 at Pages 71 to 73 registered in the office sub Registrar Bangalore Taluk, Bangalore, as per document No.2.

Mr.Chikkamadurappa has sold same in favour of Mr.Guruappa, through registered sale deed dated 24.11.1952 registered as document No.5103/52-53, Book-1, Volume 1309 at Pages 192 to 194 registered in the office sub Registrar Bangalore Taluk, Bangalore, as per document No.3.

Mr.Guruappa, subsequently sold the in favour of Mr.Chikkamadurappa, through registered sale deed dated 08.03.1958 registered as document No.4152/57-58, Book-1, Volume 50 at Pages 101 to 103 registered in the office sub Registrar Bangalore Taluk, Bangalore, as per document No.4.

Mr.Chikkamadurappa has sold the same in favour of in favour of Mr.T.N.Lakshmi pathi, Mr.T.L.Mahadev, Mr.T.L.Venkatesh, Partners of M/s.Sheshadri Textiles through registered sale deed dated 27.11.1981 registered as document No.4948/1981-82, Book-1, Volume 1754 at

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Pages 209 to 213 registered in the office sub Registrar Bangalore South Taluk, Bangalore, as per document No.5.

One of the partner of the M/s.Sheshadri Textiles, Mr.T.L.Venkatesh S/o.Mr.T.N.Lakshmipathi, have demised on 03.01.1983 intestate, as per document No.6.

Partnership firm of M/s.Sheshadri Textiles has dissolved through dissolution deed dated 31.03.1986 and as per the terms of the dissolution deed the land bearing Survey No.181 measuring to an extent of 2 Acres 33 Guntas, situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, Bangalore, was allotted in favour of Mr.T.N.Lakshmipathi S/o. Late.T.N.Narayana Sastry, as per the document No.7.

Mr.T.N.Lakshmipathi has sold the same in favour of Mr.M.Rama Reddy through registered Sale dated 14.09.1992 registered as document bearing No.3125/1992-93, Book-I, Volume 3626 at Pages 192 to 198, registered in the office of sub Registrar Bangalore South Taluk, Bangalore, and as a token of consent children of Mr.T.N.Lakshmipathi namely Mr.T.L.Mahadev, Mr.T.L.Gangadhar, Mr.T.L.Nandakumar, Mr.T.L.Narayana, Mr.T.L.Yagna Prakash@Mr.T.L.Prakash and Mr.T.L.Hemantha Sharma @ Mr.T.L.Hemantha Raja, have affixed their signature to the deed sale as consenting witness, as per document No.8.

After purchase of the subject property, the revenue documents were transferred in the name of Mr.M.Rama Reddy as per Mutation Registrar Extract as per MR 22/92-93., as per document No.9.

Mrs.Muniyallamma and Mrs.Parvathamma D/o.Late.Chikkamadurappa have executed Confirmation deed dated 06.10.2018 registered as document bearing No.INR-1-06695-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru in favour of Mr.M.Rama Reddy, as per document No.10.

Mr.Ashwath and others (legal heirs Late.Chikkamadurappa) have executed Confirmation deed dated 05.10.2018 registered as document bearing No.INR-1-06644-2018-19 stored in CD No.INRD229 registered in the sub registrar Indiranagar, Bengaluru, in favour of Mr.M.Rama Reddy, as per document No.11.

Mrs.Sumitra and Mrs.Saroja D/o.Mr.K.M.Muniraju (grandchildren of Late.Chikkamadurappa) have executed Confirmation deed dated 23.10.2019 registered as document bearing No.INR-1-06258-2019-20

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stored in CD No.INRD443 registered in the sub registrar Indiranagar, Bengaluru, in favour of Mr.M.Rama Reddy, as per document No.12.

Mr.M.Rama Reddy has obtained the subject property converted for non-agricultural residential use as per conversion order bearing No.ALN(V2P)SR98/19-20 dated 10.03.2020 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru, as per document No.13.

Document No.14 is Conversation Sketch of Subject property.

Mr.M.Rama Reddy, and his children namely Mr.Murali Mohan.R and Mr.Varun kumara.R have sold the subject property in favour of M/s.Corporate Leisure and Property Developments Private Limited, through registered Sale deed dated 05.03.2022 registered as document bearing No.INR-1-11929-2021-22 stored in CD No.INRD1021 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, as per document No.15.

Document No.16 is the, Articles of Association of M/s.Corporate Leisure and Property Developments Private Limited.

Document No.17 is the, Memorandum of Association of M/s.Corporate Leisure and Property Developments Private Limited.

Document No.18 is the, Incorporation Certificate of M/s.Corporate Leisure and Property Developments Private Limited.

The Board of Directors meeting of M/s.Corporate Leisure and Property Developments Private Limited held on 20.01.2023 at its registered office, M/s.Corporate Leisure and Property Developments Private Limited, the Board of Directors have decided sell the subject property and authorized its Managing Director Mr.Govindachary to execute sale deed in favour of M/s.Snark Developers and affix the seal of the company to the sale deed dated 17.10.2023, as per document No.19.

M/s.Corporate Leisure and Property Developments Private Limited has sold the subject property in favour of M/s.Snark Developers through registered Sale deed dated 17.10.2023 registered as document bearing No.INR-1-09936-2023-24 registered in the office of sub Registrar Shivajinagar (Indiranagar) Bangalore, as per document No.20.

Mr.K.M.Muniraju and Mr.Manjunath.M, have executed registered Confirmation deed dated 02.08.2024 registered on 03.08.2024 as document bearing No.INR-1-04595-2024-25 registered in the sub

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registrar Indiranagar, Bengaluru, in favour of M/s.Snark Developers, as per document No.21.

Mrs.Savitha.K.M D/o. Mr.K.M.Muniraju, Mrs.Asha.H D/o.Mr.K.M.Muniraju and Mrs.Ramakka W/o.Mr.K.M.Muniraju (second wife) have executed registered Confirmation deed dated 22.08.2024 registered as document bearing No.INR-1-05381-2024-25 registered in the sub registrar Indiranagar, Bengaluru, in favour of M/s.Snark Developers, as per document No.22.

M/s.Snark Developers, is a registered partnership firm, having office at No.5, Colive Glory, 4th A Cross, Green Glen layout, Bellandur, Bengaluru-560103 with Firm Registration No.SJN-F149-2023-24 and the firm consists of four partners namely Mr.G.K.Rajagopal Naidu, Mr.Dhanasekar Kesavanaidu Bandhu, Mr.Narendra Kumar Pusuluri and Mrs.G.Kavitha Rajagopal, as per document No.23.

As per document No.24, the RTC for a period of 1967-68 to 2024-25 the revenue entries were effected in the name of earlier owners.

As per document No.25, Karnataka Revisional Settlement Akarband there is no Kharab land in survey No.181 of Kodathi Village.

The document Nos.26 and 27 are the Encumbrance Certificates for the period from 1947 to 31.03.2004 and from 01.04.2004 to 10.06.2025 there are no other entries except the transactions referred above.

As per document No.28, M/s.Snark Developers have paid upto date tax for the year 2024-25.

OPINION

After pursuing the documents furnished above for legal scrutiny and the representations made in this regard I am of the considered opinion that M/s.Snark Developers, have good, clear, legal and marketable title to the subject property.

S.C. Rajesh Kumar
Advocate

Rajesh Kumar

S.C. Rajesh Kumar
Advocate

No. 387 & 388, 25th 'B' Main, 22nd Cross,
Sector-2, HSR Layout, Bangalore-560102.