



19th June, 2023

LEGAL SCRUTINY REPORT

of

The Property bearing Sy.No.485/1 measuring 2 Acres11 Guntas and Sy.No.485/2 measuring 2 Acres16 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

FOR

**MR. S. AKARSH
BANGALORE**

FROM

**ROOPA SHETTY
ADVOCATE**

Privileged & Confidential



Date: 19.06.2023

To,

MR. S. AKARSH
S/o. H.R.S. Reddy,
Residing at: No.653,
5th Cross, 3rd Block,
Koramangala, Bengaluru-560034

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the residentially converted land bearing Sy.No.485/1 measuring 2 Acres 11 Guntas (converted for non-agricultural Industrial purpose vide Conversion Order No.ALN(AS)SR25/2006-07 dated: 03.11.2008 issued by the Special Deputy Commissioner (Revenue), Bangalore District) and Sy.No.485/2 measuring 2 Acres 16 Guntas (converted for non-agricultural Industrial purpose vide Conversion Order No.ALN(AS)SR:03/2005-06 dated: 03.11.2008 issued by the Special Deputy Commissioner (Revenue), Bangalore District), situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

PRESENT OWNER : M/s. WIPRO LIMITED

SURVEY NUMBERS. : 485/1 AND 485/2.

EXTENT : 4 ACRES 27 GUNTAS



I. DESCRIPTION OF THE PROPERTY

SCHEDULE PROPERTY

Item No.I

ALL THAT PIECE AND PARCEL OF THE converted land bearing Sy.No.485/1 measuring 2 Acres 11 Guntas, converted for non-agricultural Industrial purpose vide Conversion Order No.ALN(AS)SR25/2006-07 dated:03.11.2008 issued by the Special Deputy Commissioner (Revenue), Bangalore District, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the:

East by : Land bearing Sy.No.485/2;
West by : Land bearing Sy.No.486;
North by : Road and Renukanagara;
South by : Land bearing Sy.No.483.

Item No.II

ALL THAT PIECE AND PARCEL OF THE converted land bearing Sy.No.485/2 measuring 2 Acres 16 Guntas, converted for non-agricultural Industrial purpose vide Conversion Order No.ALN(AS)SR:03/2005-06 dated:03.11.2008 issued by the Special Deputy Commissioner (Revenue), Bangalore District, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on the:

East by : Land bearing Sy.No.484;
West by : Land bearing Sy.No.485/1
North by : Road and Renukarnagara;
South by : Land bearing Sy.No.483.



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
<i>Sy.No.485/1 measuring 2 Acres 11 Guntas</i>		
1.		Mutation Registered Extract bearing No.7/1984-85 (in the name of Sri.Subba Reddy S/o. Obala Reddy Grand son of SriramVenkatappa)
2.	10.10.1995	Partition Deed entered between Legal heirs of Late Subba Reddy Viz., 1. PillaChowdamma, 2. Smt. S. Rajamma, 3. Smt. S. Puttamma, 4. Sri. S. Yella Reddy, 5. Sri. S. Narayana Reddy, 6. Sri. S. Srinivasa Reddy, under the said Partition Deedin respect of property bearing Sy.No.485/1 measuring 31 Guntas fallen to the share of Sri. S. Yella Reddy, In respect of property bearing Sy.No.485/1 measuring 30 Guntas fallen to the share of Sri. S. Narayana Reddy and in respect of property bearing Sy.No.485/1 measuring 30 Guntas fallen to the share of Sri. S. SrinivasaReddy .
3.	10.01.2005	Sale Deed executed by 1. Sri. S. Yella Reddy s/o. Late Subba Reddy, 2. Sri. Sunil S/o. S. Yella Reddy, 3. Sri. Anil S/o. S. Yella Reddy, 4. Smt. Komla W/o. late s. Narayana Reddy, 5. Smt. Deepa D/o. Late S. Narayana Reddy, 6. Sri. Srinivasa Reddy S/o. Late Subba Reddy, 7. Kumari. Deeksha S/o. S. Srinivasa Reddy being minor represented by her natural and minor guardian father Sri. S. Srinivasa Reddy in favour of Sri. S. Akarsh S/o. H.R.S. Reddy, registered on 18.07.2005 as Document No.ANK-1-05562-2005-2006 of Book I, stored in CD No.ANKD70 in the office of the Sub-Registrar, Anekal, in respect of the property bearing Sy.No.485/1 measuring 2 Acres11 Guntas.
4.	23.07.2010	Sale Deed executed by Sri. S. Akarsh S/o. H.R.S. Reddy in favour of M/s. Wipro Limited represented by its Head Real Estate Mr. V.R. GaneshS/o. V.S. Ramachandran, registered as Document No.SRJ-1-01546-2010-11 of Book I, stored in CD No.SRJD41 in the office of the Senior Sub-Registrar, Sarjapura, Anekal



		Taluk, in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas and along with other properties.
5.		IHC 25/2004-2005 in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.
6.		Mutation Registered Extract bearing No.194/2004-2005 in respect of the property bearing Sy.No.485/1. (Property transfer in the name of S. Subba Reddy to Yella Reddy)
7.		Mutation Registered Extract bearing No.15/2005-2006 in respect of the property bearing Sy.No.485/1. (Yella Reddy S/o. Late Subba Reddy to Akarsh S/o. HSR Reddy).
8.		Mutation Registered Extract bearing No.84/2008-09 (Conversion)
9.	20.05.2022	Endorsement issued by On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of Index of Land and Record of Rights in land bearing Sy. No.485/1 of Sarjapura Village.
10.	19.03.2022	Endorsement issued by On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of RTC from 1969-70 to 1974-75 in respect of the property bearing Sy. No.485/1 of Sarjapura Village
11.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1974-75 to 1978-79; 1979-80 to 1983-84; (Column No.9 reflecting in the name of Venkatappa S/o. Shivaramaiah) in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.
12.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-1995 to 1996-1997; 1997-98 to 2000-2001; 2001-2002; 2002-2003; 2003-2004; 2004-2005; (Column No.9 reflecting in the name of Subba Reddy) in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas
13.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2005-2006; 2006-2007; 2007-2008; 2008-2009; 2009-2010; 2010-2011; 2011-2012 ; 2012-2013; 2013-2014; 2014-2015; 2015-2016; 2016-2017; 2017-2018; 2018-



		2019; 2019-2020; 2020-2021; 2021-2022; 2022-2023 (Column No.9 reflecting in the name of Akarsh) in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas
14.		HissaTippani, in respect of the property bearing Sy.No.485/1 (Karda:Venkatappa S/o. SriramMuneppa).
15.		Atlas, Akarbandh in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 and 1 B Kharab Land.
16.	09.03.2005	Endorsement, issued by the Special Tahashildar, Anekal Taluk, stating that Nil tenancy under section 48(A) of Karnataka Land Reforms Act 1961, with respect to Sy.No.485/1 measuring 2 Acres 08 Guntas.
17.	22.03.2022	Endorsement issued by the on behalf of Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, stating that there is no PTCL cases pending in respect of property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas, bearing No.PTCL/(A)/CR/980/2021-22
18.		Conversion sketch issued by the Taluk Surveyor, Anekal Taluk in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.
19.	03.07.2006	Conversion Challan in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.
20.	03.11.2008	Official Memorandum, issued by the Special Deputy Commissioner(Revenue), Bangalore District, for conversion of land from agricultural purpose to non-agricultural Industrial purpose (in respect to Sy.No.485/1 measuring 2 Acres 11 Guntas of Sarjapura Village), vide order bearing No.ALN(A)(S)SR:25/2006-2007.
21.	27.09.2022	Intimation letter bearing No.ALN(A)(S)SR:09/2022-23 issued by on behalf of Deputy Commissioner, Bangalore District, intimating for the payment conversion charges in respect of land bearing Sy.No.485/1 measuring 2 Acres 11 Guntas) of Sarjapura Village



22.	22.12.2022	Nil-Encumbrance Certificate from 01.04.1920 to 31.03.1950 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Senior Sub-Registrar, Anekal.
23.	18.03.2022	Encumbrance Certificate from 01.04.1950 to 31.03.2004 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Sub-Registrar, Anekal.(Mortgage Deed:571/1969-70).
24.	18.03.2022	Encumbrance Certificate from 01.04.2004 to 18.03.2022 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Sub-Registrar, Anekal.(Sale Deed:1546/2010-11, Sale Deed:5562/2005-06)
25.	20.12.2022	Nil-Encumbrance Certificate from 19.03.2022 to 19.12.2022 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore.
26.	20.12.2022	Nil-Encumbrance Certificate from 19.03.2022 to 19.12.2022 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore.
Sy.No.485/2 measuring 2 Acres 16 Guntas		
27.	10.07.1089	Plaint filed in O.S. No. 270/1989 in the Court of the Principal Civil Judge, Bangalore.
28.		Amended Plaint filed in O.S.No.270/1989 on the file of Civil Judge, Bangalore.
29.	21.07.1997	Compromise Petition filed in the O.S.No.270/1989 on the file of Civil Judge, Bangalore.
30.	21.07.1997	Decree, passed by the in the Court of the Principal Civil Judge, at Bangalore in O.S. No.270/1989 between Sri. S.N. Muniswamy Reddy S/o. Late SriramNanja Reddy and Sri. S.V. Sreerama Reddy S/o. S.N. Venkata Reddy and others, it is ordered and decreed that the Defendant Sri. S.V. Sreerama Reddy S/o. Venkata Reddy is allotted in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas along with other property.
31.	26.03.1998	Partition Deed entered between Legal heirs of Late S.N. Venkata Reddy Viz., 1. Sri. S. V. Sreerama Reddy, 2. Sri. S.V. Yellappa Reddy, 3. Sri. S. V. Krishna Reddy, 4. Smt.



		Gowramma, 5. Sri. S. V. Jayarama Reddy and 6. Sri. S.V. Shankar Reddy.
32.		Family Tree of SriramaNanja Reddy S/o. Late Venkata Reddy issued by the Village Accountant, Anekal Taluk.
33.	16.12.2004	General Power of Attorney executed by Sri. S. S. Vikram S/o. S.V. Shankar Reddy in favour of Sri. S. V. Sreerama Reddy S/o. Late S.S. Venkata Reddy, to execute the Sale Deed in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.
34.	20.12.2004	Sale Deed executed by 1. Sri. S.V. Srirama Reddy 2. Sri. S.V. Yellappa Reddy 3. Sri. S.Y. Nandeesh 4. Sri. S.V. Krishna Reddy 5. Sri. S.K. Naveen 6. Sri. S.V. Jayarama Reddy 7. Sri. S.J. Kiran, 8.Sri. S.V. Shankara Reddy 9.Sri. S. Vikram represented by his GPA holder Sri. S.V. Srirama Reddy in favour of Sri. S. Akarsh S/o. H.R.S. Reddy, registered on 09.06.2005 as Document No.ANK-1-04043-2005-2006 of Book I, stored in CD No.ANKD65 in the office of the Sub-Registrar, Anekal, in respect of the property bearing Sy.No.485/2 measuring 2 Acres16 Guntas
35.	21.01.2011	Confirmation Deed executed by 1.Smt. Ambujamma D/o. Late S.N. Venkata Reddy, 2. Smt. Saroja, 3. Smt. Girija, in favour of Sri. S. Akarsh S/o. H.R.S. Reddy, in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas, registered on 27.01.2011 as Document No.SRJ-1-04011-2010-2011 of Book I, stored in CD No.SRJD57 in the office of theSub-Registrar, Sarjapura, Anekal Taluk
36.	11.05.2011	Sale Deed executed by Sri. S. Akarsh S/o. H.R.S. Reddy in favour of M/s. Wipro Limited represented by its Head Real Estate Mr. V.R. Ganesh S/o. V.S. Ramachandran, registered as Document No.SRJ-1-00605-2011-2012 of Book I, stored in CD No.SRJD67 in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.



37.		Mutation Registered Extract bearing No.120/2004-2005 (inheritance (Court Decree)-S.V. Sreerama Reddy) in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.
38.		Mutation Registered Extract bearing No.247/2004-2005 in respect of the property bearing Sy.No.285/2 measuring 2 acres 16 Guntas
39.		Mutation Registered Extract bearing No.82/2008-09 in respect of the property bearing Sy.No.285/2 measuring 2 acres 16 Guntas.(in the name of Akarsh)
40.	20.05.2022	Endorsement issued by On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of Index of Land and Record of Rights in land bearing Sy. No.485/2 of Sarjapura Village.
41.	26.07.2022	Endorsement issued by On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of RTC from 1974 to 1979 in respect of the property bearing Sy. No.485/2 of Sarjapura Village
42.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 2000-2001; 2001-2002; 2002-2003; 2003-2004; (Column No.9 reflecting in the name of S.H. Venkata Reddy) 2003-2004; 2004-2005; 2005-2006; 2006-2007; 2007-2008; 2008-2009; 2009-2010; 2010-2011; 2011-2012; 2012-2013; 2013-2014; 2014-2015; 2015-2016; 2016-2017; 2017-2018; 2018-2019; 2019-2020; 2020-2021; 2021-2022; 2022-2023 in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.(Column No.9 reflecting in the name of Akarsh)
43.		Pakka Book/RR BhalaBhagh in respect of the property bearing Sy.No.485/2(Karda-Nanja Reddy S/o. SreeramYellappa).
44.		Hissa Survey Tippani, Atlas, Hissa Survey Pakka Book in respect of the property bearing Sy.No.485/2.
45.		Akarbandh in respect of the property bearing Sy.No.485/2



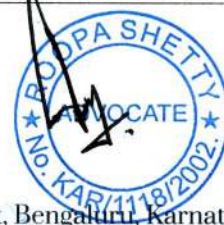
46.	18.11.2007	Endorsement, issued by the Special Tahashildar, Anekal Taluk, stating that Nil tenancy under section 48(A) of Karnataka Land Reforms Act 1961, with respect to Sy.No.485/1 measuring 2 Acres 16Guntas.
47.	17.05.2022	Endorsement issued by the on behalf of Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, stating that there is no PTCL cases pending in respect of property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas, bearing No.PTCL/(A)/CR/149/2022-2023.
48.		Conversion Challan in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.
49.		Sketch copy of Sy.No.485/2 measuring 2 Acres 16 Guntas.
50.	14.12.2005	Intimation letter bearing No.ALN(A)(S)SR:03/2005-06 issued by on behalf of Special Deputy Commissioner, Bangalore District, intimating for the payment conversion charges in respect of land bearing Sy.No.485/2 measuring 2 Acres 16 Guntas) of Sarjapura Village.
51.	03.11.2008	Official Memorandum, issued by the Special Deputy Commissioner, Bangalore District (Revenue), for conversion of land from agricultural purpose to non-agricultural Industrial purpose (in respect to Sy.No.485/2 measuring 2 Acres 16 Guntas of Sarjapura Village), vide order bearing No.ALN(A)(S)SR:03/2005-06
52.	22.12.2022	Nil-Encumbrance Certificate from 01.04.1920 to 31.03.1950 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Anekal.
53.	20.05.2022	Nil-Encumbrance Certificate from 01.04.1950 to 31.03.2004 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Anekal



54.	18.05.2022	Encumbrance Certificate from 01.04.2004 to 18.05.2022 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore.(Sale Deed:605/2011-12, Confirmation Deed:4011-2010-11, Sale Deed:4043/2005-06).
55.	20.12.2022	Nil-Encumbrance Certificate from 19.05.2022 to 19.12.2022 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas and 2 Guntas of Kharab land issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore.

III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holidays.
3.	Atlas	A Survey document which shows a sketch of the land with hissass / survey sub-numbers assigned after the phodi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances



		from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/PanchayathParikath	Customary oral partition effected amongst the co-owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub dividing of fields;
16.	PhutKharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.



IV. TRACING OF TITLE

The property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, was originally belonged to Sri. Venkatappa S/o. Sriram Muneppa, who being acquired the same through his ancestor as could be seen from the Karda Copy, Preliminary Copy and RTC Extracts.

Thereafter, the aforesaid Sri. Venkatappa S/o. Sriram Muneppa demised intestate leaving behind his sons Viz., Sri. Rama Reddy and Sri. Obala Reddy to succeed to his estate.

Thereafter, Sri. Obala Reddy and Sri. Rama Reddy also demised intestate leaving behind their legal heirs Viz., Sri. Subba Reddy S/o. Obala Reddy, Smt. Sakamma W/o. Linga Reddy, Sri. Chikka Papa Reddy and Dodda Papa Reddy both are sons of Rama Reddy to succeed to their estate. Subsequently, successor of late Sri. Obala Reddy and Late Sri. Rama Reddy i.e., Sri. Subba Reddy S/o. Obala Reddy, Smt. Sakamma W/o. Linga Reddy, Sri. Chikka Papa Reddy and Dodda Papa Reddy entered into an Oral Partition and in the said Partition, the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas of land allotted to the share of Sri. Subba Reddy S/o. Obala Reddy. Subsequently his name got mutated in the Mutation Register bearing No.7/1984-85 in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas and is available for perusal as **Document No:01.**

Thereafter, Subba Reddy demised intestate leaving behind his legal heirs Viz., 1. Pilla Chowdamma, 2. Smt. S. Rajamma, 3. Smt. S. Puttamma, 4. Sri. S. Yella Reddy, 5. Sri. S. Narayana Reddy, 6. Sri. S. Srinivasa Reddy to succeed to his estate.

Subsequently, successor of late Subba Reddy i.e., 1. Pilla Chowdamma, 2. Smt. S. Rajamma, 3. Smt. S. Puttamma, 4. Sri. S. Yella Reddy, 5. Sri. S. Narayana Reddy, 6. Sri. S. Srinivasa Reddy entered into a Partition Deed dated:10.10.1995 and in the said Partition, the property bearing Sy.No.485/1 measuring 31 Guntas fallen to the share of Sri. S. Yella Reddy, in respect of property bearing Sy.No.485/1 measuring 30 Guntas fallen to the share of Sri. S. Narayana Reddy and in respect of property bearing Sy.No.485/1 measuring 30 Guntas fallen to the share of Sri. S. Srinivasa Reddy and is available for perusal as **Document No.02.**



Subsequently, 1. Sri. S. Yella Reddy s/o. Late Subba Reddy, 2. Sri. Sunil S/o. S. Yella Reddy, 3. Sri. Anil S/o. S. Yella Reddy, 4. Smt. Komla W/o. late s. Narayana Reddy, 5. Smt. Deepa D/o. Late S. Narayana Reddy, 6. Sri. Srinivasa Reddy S/o. Late Subba Reddy, 7. Kumari. Deeksha S/o. S. Srinivasa Reddy being minor represented by her natural and minor guardian father Sri. S. Srinivasa Reddy are jointly conveyed the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas in favour of Sri. S. Akarsh S/o. H.R.S. Reddy, in terms of Sale Deed, Dated:10.01.2005, registered on 18.07.2005 as Document No.ANK-1-05562-2005-2006 of Book I, stored in CD No.ANKD70 in the office of the Sub-Registrar, Anekal, and is available for perusal as **Document No:03**. By virtue of the foregoing transfer Sri. S. Akarsh S/o. H.R.S. Reddy became absolute owner of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas. Subsequently his name got mutated in the Mutation Register bearing No.15/2005-2006 in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.

Thereafter, Sri. S. Akarsh made an application to the Special Deputy Commissioner, Bangalore District (Revenue), for conversion of land in Sy.No.485/1 measuring 2 Acres 11 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, for conversion of land from agricultural to non-agricultural Industrial purpose and subsequent to said Application Special Deputy Commissioner (Revenue), Bengaluru District, issued a Demand Notice thereby demanding payment of conversion charges and in pursuance of payment of conversion charges the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum bearing No.ALN(A)(S)SR:25/2006-2007, dated: 03.11.2008 and is available for perusal at **Document No:20**

Thereafter, Sri. S. Akarsh S/o. H.R.S. Reddy conveyed the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas in favour of M/s. Wipro Limited represented by its Head Real Estate Mr. V.R. Ganesh S/o. V.S. Ramachandran, in terms of Sale Deed, Dated:23.07.2010, registered as Document No.SRJ-1-01546-2010-11 of Book I, stored in CD No.SRJD41 in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, and is available for perusal as **Document No:04**. By virtue of the foregoing transfer M/s. Wipro Limited became absolute owner of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.



In respect of the Sy.No.485/2 measuring 2 Acres 16 Guntas

The property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, was originally belonged to SriramNanja Reddy S/o. Sriram Yellappa, who being acquired the same through his ancestor as could be seen from the Karda Copy, Preliminary Copy and RTC Extracts.

Thereafter, Sriram Nanja Reddy S/o. Sriram Yellappa demised intestate leaving behind his legal heirs Viz., Sri. S.N. Muniswamy Reddy and Venkata Reddy to succeed to his estate.

Subsequently, S.N. Venkata Reddy demised intestate leaving behind his legal heirs Viz., 1. Sri. S. V. Sreerama Reddy, 2. Sri. S.V. Yellappa Reddy, 3. Sri. S. V. Krishna Reddy, 4. Smt. Gowramma, 5. Sri. S. V. Jayarama Reddy and 6. Sri. S.V. Shankar Reddy to succeed to his estate.

It has been observed that, the successor of Late S.N. Venkata Reddy i.e., . Sri. S. V. Sreerama Reddy, 2. Sri. S.V. Yellappa Reddy, 3. Sri. S. V. Krishna Reddy, 4. Smt. Gowramma, 5. Sri. S. V. Jayarama Reddy and 6. Sri. S.V. Shankar Reddy entered into a Partition Deed dated: 26.03.1998 excluding the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas and is available for perusal as **Document No.30.**

Thereafter, 1. Sri. S.V. Srirama Reddy 2. Sri. S.V. Yellappa Reddy, 3. Sri. S.Y. Nandeesh, 4. Sri. S.V. Krishna Reddy, 5. Sri. S.K. Naveen, 6. Sri. S.V. Jayarama Reddy, 7. Sri. S.J. Kiran, 8.Sri. S.V. Shankara Reddy, 9.Sri. S. Vikram represented by his GPA holder Sri. S.V. Srirama Reddy conveyed the property bearing Sy.No.485/2 measuring 2 Acres16 Guntas in favour of Sri. S. Akarsh S/o. H.R.S. Reddy, in terms of Sale Deed, Dated: 10.01.2005, registered on 09.06.2005 as Document No.ANK-1-04043-2005-2006 of Book I, stored in CD No.ANKD65 in the office of the Sub-Registrar, Anekal, and is available for perusal as **DocumentNo:33.** By virtue of the foregoing transfer Sri. S. Akarsh S/o. H.R.S. Reddy became absolute owner of the property bearing Sy.No.485/2 measuring 2 Acres16 Guntas. Subsequently his name got mutated in the Mutation Register bearing No.247/2004-2005 in respect of the property bearing Sy.No.485/2 measuring 2 Acres16 Guntas.





It is observed that, Sri. S. S. Vikram S/o. S.V. Shankar Reddy had in turn executed a General Power of Attorney Dated: 16.12.2004, in favour of Sri. S. V. Sreerama Reddy S/o. Late S.S. Venkata Reddy to execute the Sale Deed in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas and is available for perusal at **Document No:32**.

It is observed that, the legal heirs of late S.N. Venkata Reddy Viz., 1.Smt. Ambujamma D/o. Late S.N. Venkata Reddy, 2. Smt. Saroja, 3. Smt. Girijawere not made as a party to the above mentioned Sale Deed dated: 10.01.2005, registered on 09.06.2005 as Document No.ANK-1-04043-2005-2006 of Book I, stored in CD No.ANKD65, who had confirmed the Sale Deedin terms of Confirmation Deed dated: 21.01.2011, registered on 27.01.2011 as Document No.SRJ-1-04011-2010-2011 of Book I, stored in CD No.SRJD57 in the office of the Sub-Registrar, Sarjapura, Anekal Taluk in favour of Sri. S. Akarsh S/o. H.R.S. Reddy and is available for perusal at **Document No: 34**, in the list of Documents Scrutinized

Thereafter, Sri. S. Akarsh made an application to the Special Deputy Commissioner, Bangalore District (Revenue), for conversion of land in Sy.No.485/2 measuring 2 Acres 16 Guntas, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, for conversion of land from agricultural to non-agricultural Industrial purpose and subsequent to said Application Special Deputy Commissioner (Revenue), Bengaluru District, issued a Demand Notice thereby demanding payment of conversion charges and in pursuance of payment of conversion charges the Special Deputy Commissioner (Revenue), Bangalore District has issued an Official Memorandum bearing No.ALN(A)(S)SR:03/2005-06, dated: 03.11.2008 and is available for perusal at **Document No:20**

Subsequently, Sri. S. Akarsh S/o. H.R.S. Reddy conveyed the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas in favour of M/s. Wipro Limited represented by its Head Real Estate Mr. V.R. Ganesh S/o. V.S. Ramachandran, in terms of Sale Deed, Dated: 11.05.2011, registered as Document No.SRJ-1-00605-2011-2012 of Book I, stored in CD No.SRJD67 in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, and is available for perusal as **Document No:35**.

By virtue of the foregoing transfer M/s. Wipro Limited became absolute owner of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas and Sy.No.485/2 measuring 2 Acres 16 Guntas situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.



REVENUE DOCUMENTS

The HissaTippani, in respect of the property bearing Sy.No.485/1 (Karda:Venkatappa S/o. Sriram Muneppa), Atlas, Akarbandh in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 and 1 B Kharab Land and are available for perusal, which confirms the location of the said Survey Number. The extract of the Akarbandh for Sy.No.485/1 measuring 2 Acres 11 and 1 B Kharab Land and is available for perusal which confirms the extent of the said Survey Number and the same are available for perusal at **Document No's.14 and 15** in the list of Documents Scrutinized.

The Pakka Book/RR Bhala Bhagh in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas (Karda-Nanja Reddy S/o. Sreeram Yellappa), Hissa Survey Tippani, Atlas, Hissa Survey Pakka Book and are available for perusal, which confirms the location of the said Survey Number. The extract of the Akarbandh for measuring Sy.No.485/2 measuring 2 Acres 16 Guntas land and are available for perusal which confirms the extent of the said Survey Number and the same are available for perusal at **Document No's.42 to 44** in the list of Documents Scrutinized

Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1974-75 to 1978-79; 1979-80 to 1983-84; (Column No.9 reflecting in the name of **Venkatappa S/o. Shivaramaiah**), 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-1995 to 1996-1997; 1997-98 to 2000-2001; 2001-2002; 2002-2003; 2003-2004; 2004-2005; (Column No.9 reflecting in the name of **Subba Reddy**) and 2005-2006; 2006-2007; 2007-2008; 2008-2009; 2009-2010; 2010-2011; 2011-2012 ; 2012-2013; 2013-2014; 2014-2015; 2015-2016; 2016-2017; 2017-2018; 2018-2019; 2019-2020; 2020-2021; 2021-2022; 2022-2023 (Column No.9 reflecting in the name of **Akarsh**) in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas collectively available for perusal at **Document No.13**, in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts makes it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.



Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 2000-2001; 2001-2002; 2002-2003; 2003-2004; (Column No.9 reflecting in the name of **S.H. Venkata Reddy**) 2003-2004; 2004-2005; 2005-2006; 2006-2007; 2007-2008; 2008-2009; 2009-2010; 2010-2011; 2011-2012; 2012-2013; 2013-2014; 2014-2015; 2015-2016; 2016-2017; 2017-2018; 2018-2019; 2019-2020; 2020-2021; 2021-2022; 2022-2023 in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas land (in Column No.9 reflecting in the name of **Akarsh**) collectively available for perusal at **Document No.41**, in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts makes it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

STATUTORY ENDORSEMENTS: -

1. Endorsement, dated: 20.05.2022 issued by the On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of Index of Land and Record of Rights in land bearing Sy. No.485/1 of Sarjapura Village and is available for perusal at **Document No.09** in the list of Documents Scrutinized.
2. Endorsement, dated: 19.03.2022 issued by On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of RTC from 1969-70 to 1974-75 in respect of the property bearing Sy. No.485/1 of Sarjapura Village and is available for perusal at **Document No.10** in the list of Documents Scrutinized.
3. Endorsement, dated: 20.05.2022 issued by the On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of Index of Land and Record of Rights in land bearing Sy. No.485/2 of Sarjapura Village and is available for perusal at **Document No.39** in the list of Documents Scrutinized
4. Endorsement, dated: 26.07.2022 issued by the On behalf of Tahsildar, Anekal Taluk, discloses the non-availability of RTC from 1974 to 1979 in respect of the property bearing Sy. No.485/2 of Sarjapura Village and is available for perusal at **Document No.40** in the list of Documents Scrutinized
5. I have been provided with Endorsements, dated: 09.03.2005, issued by the Special Tahashildar, Anekal Taluk, to the effect that no tenancy application has been received in respect of Sy.No.485/1 measuring 2 Acres 08 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.16** in the list of Documents Scrutinized.



6. I have been provided with Endorsements, dated: 18.11.2007, issued by the Special Tahashildar, Anekal Taluk, to the effect that no tenancy application has been received in respect of Sy.No.485/1 measuring 2 Acres 16Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and are available for perusal at **Document No.45** in the list of Documents Scrutinized.
7. I have been provided with Endorsements, dated: 22.03.2022, issued by the on behalf of Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas, bearing No.PTCL/(A)/CR/980/2021-22 and is available for perusal at **Document No.17** in the list of Documents Scrutinized.
8. I have been provided with Endorsements, dated: 17.05.2022, issued by the on behalf of Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas, bearing No.PTCL/(A)/CR/149/2022-2023 and is available for perusal at **Document No.46** in the list of Documents Scrutinized.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY:

- 1) The Nil-Encumbrance Certificate produced from 01.04.1920 to 31.03.1950 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Senior Sub-Registrar, Anekal and the same is available for perusal from **Document No: 22** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances
- 2) The Encumbrance Certificates produced from 01.04.1950 to 31.03.2004 with respect to Sy.No.485/1 measuring 2 Acres 11 issued in the office of the Sub-Registrar, Anekal and the same is available for perusal from **Document No:14** reveals the following details.





- a) Continuing Mortgage Bond dated:16.05.1969 registered as Document No.571/1969-70. (Note: Kindly collect the Discharge Deed for the same)
- 3) The Encumbrance Certificates for the period 01.04.2004 to 18.03.2022 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas, which are available for perusal at **Document No.24** reveals the following details;
- a) Sale Deed, dated: 10.01.2005, registered on 18.07.2005 as Document No.ANK-1-05562-2005-2006 of Book I, stored in CD No.ANKD70 in the office of the Sub-Registrar, Anekal, in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas.
- b) Sale Deed, dated: 23.07.2010, registered as Document No.SRJ-1-01546-2010-11 of Book I, stored in CD No.SRJD41 in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, in respect of the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas and along with other properties.
- 4) The Nil-Encumbrance Certificates produced from 19.03.2022 to 19.12.2022 with respect to 19.03.2022 to 19.12.2022 with respect to Sy.No.485/1 measuring 2 Acres 11 Guntas issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore and the same is available for perusal from **Document No: 25** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.
- 5) The Nil-Encumbrance Certificates produced from 01.04.1920 to 31.03.1950 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Anekal and the same is available for perusal from **Document No: 52** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances





- 6) The Nil-Encumbrance Certificates produced from 01.04.1950 to 31.03.2004 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Anekal and the same is available for perusal from **Document No: 53** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances
- 7) The Encumbrance Certificates for the period 01.04.2004 to 18.05.2022 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore, which are available for perusal at **Document No.54** reveals the following details;
- a. Sale Deed dated:20.12.2004, registered on 09.06.2005 as Document No.ANK-1-04043-2005-2006 of Book I, stored in CD No.ANKD65 in the office of the Sub-Registrar, Anekal, in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.
 - b. Confirmation Deed dated: 21.01.2011, registered on 27.01.2011 as Document No.SRJ-1-04011-2010-2011 of Book I, stored in CD No.SRJD57 in the office of the Sub-Registrar, Sarjapura, Anekal Taluk.
 - c. Sale Deed dated:11.05.2011, registered as Document No.SRJ-1-00605-2011-2012 of Book I, stored in CD No.SRJD67 in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, in respect of the property bearing Sy.No.485/2 measuring 2 Acres 16 Guntas.
- 8) The Nil-Encumbrance Certificates produced from 19.05.2022 to 19.12.2022 with respect to Sy.No.485/2 measuring 2 Acres 16 Guntas issued in the office of the Senior Sub-Registrar, Shivajinagara, Bangalore and the same is available for perusal from **Document No: 55** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances;

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period.





CERTIFICATE OF TITLE

From the above referred documents and observations made, I certify that **M/s. Wipro Limited** holding good, valid & marketable title to the property bearing Sy.No.485/1 measuring 2 Acres 11 Guntas and Sy.No.485/2 measuring 2 Acres 16 Guntas situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

For Lex Situs,


Roopa Shetty
Advocate

Qualification: This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

For Lex Situs,


Roopa Shetty
Advocate

