

08th DECEMBER, 2025

OPINION ON TITLE

FOR

**M/s. GENURISE BUILDERS PRIVATE LIMITED,
BANGALORE
(FORMERLY KNOWN AS M/S MJR BUILDERS PRIVATE LIMITED)**

FROM

**ROOPA SHETTY
ADVOCATE**

Privileged & Confidential



Date: 08.12.2025

To,

**M/S. GENURISE BUILDERS PRIVATE LIMITED,
(FORMERLY KNOWN AS M/S MJR BUILDERS PRIVATE LIMITED)**
A Company incorporated under the
Companies Act of 1956,
having its Registered Office at:
No.444, Grand, 3rd Floor, 16th cross, 5th Main,
HSR layout, Sector-6, Bangalore 560 102.

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Final Legal Scrutiny Report in respect of Property bearing, Sy.No.35/2 measuring 1 Acre and Sy.No.35/1 measuring 1 Acre 32 Guntas, in totally measuring 2 Acres 32 Guntas, situated at Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, (Before Bangalore South Taluk).

PRESENT OWNER NAME : BEENA VERMA

SY. NO'S. : 35/1 & 35/2

PROJECT NAME : "SATORI RESIDENCE BY GENURISE"

EXTENT : 02 ACRES 32 GUNTAS



I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of the property bearing Survey No. 35/2, measuring about 1 Acre, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, (Before Bangalore South Taluk) Bangalore, duly converted for non-agricultural commercial purposes vide Order of The Special Deputy Commissioner, Bangalore District, bearing No. ALN(EVH) SR 368/2007-08, Dated:20/05/2008 and bounded on the:

East by : Property bearing Sy.No.33;
West by : Property bearing Sy.No.36;
North by : Road;
South by : Property bearing Sy.No.35/1.

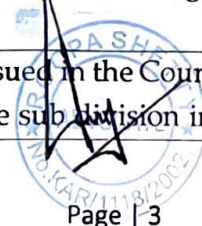
Item No.2

All that piece and parcel of the property bearing Survey No. 35/1, measuring about 1 Acre 32 Guntas, Situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, (Before Bangalore South Taluk) Bangalore, duly converted for non-agricultural commercial purposes vide Order of The Special Deputy Commissioner, Bangalore District, bearing No. ALN(EVH) SR 368/2007-08, Dated:20/05/2008 and bounded on the:

East by : Property bearing Sy.No.33;
West by : Property bearing Sy.No.36;
North by : Property bearing Sy.No.35/2;
South by : Property bearing Sy.No.35/1.

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
<i>With respect to Sy No. 35/1 measuring 1 Acre 25.5 Guntas</i>		
1.	27.11.1969	Regrant Order issued in favour of Sri. K. N. Venkata Rao S/o Sri. Nanjappa with respect to property bearing Sy No. 35/1 measuring 2 Acres 25.5 Guntas vide Order No. 40A(S) HCA 392/1968-69 under Section 5 of the Mysore Village Offices Abolition Act, 1961.
2.	11.08.1970	Sale Permission (Permission to alienate) issued in the Court of The Assistant Commissioner, Bangalore sub division in



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		favour of Sri. K. N. Venkata Rao with respect to property allotted in terms of Regrant bearing Sy No. 35/1 measuring 2 Acres 25.5 Guntas along with other Sy No's.
3.		Oral Partition entered between Sri. K.N. Venkata Rao and his family members wherein the property bearing Sy No. 35/1 measuring 2 Acres 25.5 Guntas got allotted to the share of Sri. K.N. Srinivasa Rao (Brother of Sri. K.N. Venkata Rao).
4.	13.09.1993	Death Certificate of Sri. K.N. Venkata Rao.
5.	18.04.1987	Family tree of Sri K.N. Venkata Rao
6.	16.09.2005	Sale Deed executed by 1) Mr. K.V. Ranganatha Rao S/o Late K.N. Venkat Rao, 2) Mr. Ganesh. R. S/o K.V. Ranganatha Rao 3) Mr. K.V. Raju S/o Late K.N. Venkat Rao, 4) Master Pradeep K. R. S/o Mr. K.V. Raju 5) Kumari Shilpa K.A. D/o Mr. K. V. Raju and Sl.No.4 & 5 are minors and represented by their father & natural guardian Mr. K.V. Raju 6) Mr. K.V. Anand S/o Late K. N. Venkat Rao 7) Master. Venkatesh S/o Mr. K.V. Anand 8) Master. Santhosh S/o Mr. K.V. Anand and Sl.No.7 & 8 are minors who are represented by their father & natural guardian Mr. K.V. Ananad 9) Mr. K.V. Girish S/o Late K.N. Venkat Rao 10) Master. Abilash S/o Mr. K.V. Girish being minor represented by his father & natural Guardian MR. K.V. Girish 11) Mrs. K.V. SHARADA W/o Mr. K.V. Prasad 12) Mrs. K.V.LAKSHMI D/o Late K.N. Venkat Rao 13) Mr. K.S. Lakshminarayana S/o Late K.S. Srinivas Rao in favour of Smt. Beena Verma W/o Mr. Anil K. Verma, registered as Document No. BAS-1-07870-2005-06, Book I stored in CD No. BASD186 in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore District, with respect to Sy. No: 35/1 measuring 1 Acre 25.5 Guntas.
7.	20.12.2007	Notarized General Power of Attorney executed by 1) Smt. Bhageerathamma W/o Mr. K.N. Narayana Rao 2) Mrs. K.N. Bhagyalakshmi D/o Mr. K. N. Narayana Rao 3) Miss K.N. Giriya D/o Mr. K.N. Narayana Rao in favour of Sri K.N. Narayana Rao S/o Late Nanjappa with respect to Sy. No: 35/1 measuring 1 Acre 25.5 Guntas.



8.	20.12.2007	Confirmation Deed executed by 1)Sri K.N. Narayana Rao S/o Late Nanjappa 2) Mrs. Bhageerathamma W/o Mr. K.N. Narayana Rao 3)Mr. K.N. Gopalakrishna Rao S/o Mr. K.N. Narayana Rao 4)Mrs. K.N. Bhagyalakshmi D/o Mr. K.N. Narayana Rao and 5)Miss K.N. Girija D/o Mr. K.N. Narayana Rao and Sl.No.2,4 and 5 are represented by POA holder Mr. K.N. Narayana Rao in favour of Smt. Beena Verma, W/o Mr. Anil K. Verma, registered as Document No. VRT-1-04906-2007-08, Book I stored in CD No. VRTD18 in the office of the Senior Sub-Registrar, Varthur with respect to Sy. No: 35/1 measuring 1 Acre 25.08 Guntas.
With respect to Sy No. 35/1 measuring 6.5 Guntas		
9.	13.06.1961	Sale Deed executed by Sri. A.G. Ramaiah Reddy S/o Sri. Gundappa in favour of Sri. A. Nagappa Reddy with respect to property bearing Sy No. 35/1 (Old No. 35) measuring 6.5 Guntas (Out of 2 Acres 18.5 Guntas) registered as Document No. 1247, stored in Book-I, Volume 247, Pages 37-39, in the office of sub registrar, Bangalore South Taluk.
10.	25.09.2006	Sale Deed executed by Sri. Muniyappa Reddy S/o Late Nagappa Reddy and Sri Suresh S/o Sri Muniyappa Reddy in favour of Smt. Beena Verma W/o Anil Kumar Verma, registered as Document No. BAS-1-16862/2006-07, Book I stored in CD No. BASD 275 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore District, with respect to Sy. No: 35/1 measuring 6.5 Guntas.
With respect to Sy No. 35/2		
11.	24.06.1970	Sale Deed executed by Sri. K.N. Venkata Rao in favour of 1) Sri. Jagadeesh Reddy S/o Narayana Reddy and 2) Sri. B.C. Krishna Reddy S/o Sri Chikkajulappa with respect to property bearing Sy No. 35/2 measuring 1 Acre and the same is registered as Document No. 1576/1970-71.
12.	09.12.1994	Sale Deed executed by 1)Sri Jagadeesh Reddy S/o Narayana Reddy 2) Sri B.C. Krishna Reddy S/o Sri Chikkajulappa in favour of Smt. N. Radha, W/o. H. Srinivasa Reddy ,registered on 25.01.1995 registered as Document No.6365/1994-95 in Book I, Volume 4032 at pages 37 to 44, registered in the office of the Sub-Registrar,



		Bangalore South Taluk, with respect to Sy.No.35/2 measuring 1 Acres& 3 Guntas of Kharab.
13.	01.09.1997	Sale Deed executed by Smt. Radha W/o Mr. Srinivasa Reddy in favour of Smt. Beena Verma W/o Mr. Anil Kumar Verma, registered as Document No. 4136/1997-98, in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore District, with respect to Sy. No: 35/2 measuring 1 Acre.
14.	20.12.2007	Notarized General Power of Attorney executed by 1) Smt. Bhageerathamma W/o Mr. K. N. Narayana Rao 2) Mrs. K.N. Bhagyalakshmi D/o Mr. K. N. Narayana Rao 3) Miss K. N. Girija D/o Mr. K.N. Narayana Rao in favour of Sri K.N. Narayana Rao S/o Late Nanjappa with respect to Sy. No: 35/2 measuring 1 Acre.
15.	20.12.2007	Confirmation Deed executed by 1) Sri K.N. Narayana Rao S/o Late Nanjappa 2) Mrs. Bhageerathamma W/o Mr. K.N. Narayana Rao 3) Mr. K. N. Gopalakrishna Rao S/o Mr. K.N. Narayana Rao 4) Mrs. K. N. Bhagyalakshmi D/o Mr. K. N. Narayana Rao and 5) Miss K. N. Girija D/o Mr. K. N. Narayana Rao and SI.No.2,4 and 5 are represented by POA holder Mr. K.N. Narayana Rao in favour of Beena Verma W/o Anil K Verma, registered as Document No. VRT-1-04907-2007-08, Book I stored in CD No. VRTD 18 in the Office of the Senior Sub-Registrar, Varthur with respect to Sy. No: 35/2 measuring 1 Acre.
Common Documents		
16.	20.05.2008	Official Memorandum vide, No. ALN (E.V.H.) SR 368/2007-08, issued by Deputy Commissioner, Bangalore District with respect to Sy. No. 35/1 measuring 1 Acre 32 Guntas and Sy. No. 35/2 measuring 1 Acre in the name of Smt. Beena Verma.
17.	04.08.2017	Joint Development Agreement executed between Smt. Beena Verma and M/s Max Global Developers (Representing by its Managing Partner Sri. Madhusudhan Talamarla) with respect to property bearing Sy No. 35/1 measuring 1 Acre 32 Guntas and Sy No. 35/2 measuring 1 Acre, registered as Document No. 4195/2018-19, stored in



		Book-I, CD No. HLSD170, in the office of sub registrar, Shivajinagar (Halasur).
18.	04.08.2017	General Power of Attorney executed by Smt. Beena Verma in favour of M/s Max Global Developers (Representing by its Managing Partner Sri. Madhusudhan Talamarla) with respect to property bearing Sy No. 35/1 measuring 1 Acre 32 Guntas and Sy No. 35/2 measuring 1 Acre, registered as Document No. 484/2018-19, stored in Book-IV, CD No. HLSD170, in the office of sub registrar, Shivajinagar (Halasur).
19.	30.11.2021	NOC issued by Airport Authority of India (AAI).
20.	07.09.2023	NOC issued by Bangalore Water Supply and Sewerage Board (BWSSB).
21.	26.09.2023	NOC issued by Bangalore Electricity Supply Company Limited (BESCOM).
22.	13.11.2024	NOC issued by Karnataka State Fire & Emergency Services (KSFES).
23.	06.03.2025	NOC issued by Hindustan Aeronautics Limited (HAL).
24.	17.03.2025	NOC issued by Bharat Sanchar Nigam Limited (BSNL).
25.	04.01.2025	Residential Development plan approved by Bangalore Development Authority (BDA) Vide Order No. BDA/TPM/PRL-71/2573/2024-25.
26.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1972-73 to 1976-77, 1977-78 to 1981-82, 1982-83 to 1983-84, 1986-87, 1987-88, 1988-89, 1989-90 with respect to Sy.No.35 measuring 5 Acres 11 Guntas of Doddakannalli Village.
27.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1989-90, 1994-95, 2003-04, 2006-07 with respect to Sy. No. 35/1 measuring 4 Acres 8 Guntas of Doddakannalli Village.
28.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1989-90, 1992-93 to 1996-97, 1997-98 to 1999-2000, 2004-05, 2006-07 to 2025-2026 with respect to Sy. No. 35/2 measuring 1 Acre 3 Guntas of Doddakannalli Village.
29.		Atlas with respect to Sy.No.35
30.		Hissa Survey Tippani with respect to Sy.No.35



31.		Moola Tippani with respect to Sy.No.35
32.		Akarbandh With respect to Sy.No.35/1
33.		Akarbandh With respect to Sy.No.35/2
34.		Survey Sketch with respect to Sy.No.35
35.		Village Map of Doddakannalli
36.	23.05.2025	Katha Certificate issued by Bruhat Bengaluru Mahanagara Palike (BBMP) in the name of Smt. Beena Verma with respect to property bearing Sy No. 35/1 and 35/2.
37.		Khata extract with respect to Sy.No.35/1 and 35/2
38.	29.04.2025	Tax paid receipt issued by BBMP for the year 2025-26.
39.		Mutation Register No. 1/1969-70.
40.		Mutation Register No. 1/1989-90.
41.		Mutation Register No. 70/2005-06.
42.		Mutation Register No. 44/2007-08.
43.		Mutation Register No. 13/1988-89.
44.		Mutation Register No. 23/1994-95.
45.		Mutation Register No. 11/1997-98.
46.		Mutation Register No. 64/2003-04.
47.		Mutation Register No. 24/2005-06.
48.		Mutation Register No. 34/2006-07.
49.	18.10.2025	Building License issued in the name of M/s Max Global Developers in respect of the property bearing Sy.No.35/1 and 35/2
50.	18.10.2025	Building Plan issued by Bruhat Bengaluru Mahanagara Palike
51.		Encumbrance Certificate from 01.04.1960 to 31.03.1991 with respect to Sy.No. 35.
52.		Encumbrance Certificate from 01.04.1991 to 31.03.2004 with respect to Sy.No. 35/1 and 35/2.
53.		Encumbrance Certificate from 01.04.2004 to 01.12.2025 with respect to Sy.No. 35/1 and 35/2.



I. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holdings.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas/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.	Hissedars	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.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amounts 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/Panchayath Parikhath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayathdars;



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.	Phut Kharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	Record of Tenancy & Crops and Pahani.	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 areas, 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.

TRACING OF TITLE:

With respect to Sy No. 35/1 measuring 1 Acre 25.5 Guntas:

Upon perusal of the documents provided it is observed that the property bearing Sy No. 35 measuring 2 Acres 25.5 Guntas was originally allotted to Sri K.N. Venkata Rao S/o. Nanjappa vide Regrant Order in No. 40A(S) HCA392/1968-69 dated: 24.11.1969 issued by the Assistant Commissioner, Bangalore Sub-Division, Bangalore under Section 5 of the Mysore Village Offices Abolition Act, 1961 and the same is available for perusal at **Document No.1** in the list of Documents Scrutinized.

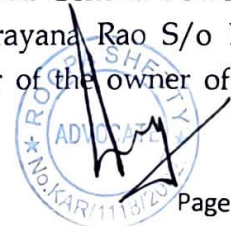
Further, it is observed that the aforesaid Sri K.N. Venkata Rao S/o. Nanjappa obtained Sale Permission (Permission to alienate) issued in the Court of The Assistant Commissioner, Bangalore sub division with respect to property allotted in terms of Regrant bearing Sy No. 35/1 measuring 2 Acres 25.5 Guntas along with other Sy No's and the same is available for perusal at **Document No.2** in the list of Documents Scrutinized.



Thereafter, the aforesaid Sri. K.N. Venkata Rao along with his family members entered into Oral Partition with respect to property bearing Sy No. 35 measuring 2 Acres 25.5 Guntas and the same got allotted to the share of Sri. K.N. Srinivasa Rao (Brother of Sri. K.N. Venkata Rao and the same is available for perusal at **Document No.3** in the list of Documents Scrutinized.

Further it is observed that, the aforesaid Sri. K.N. Venkata Rao demised intestate leaving behind his legal heirs Sri. K.V. Ranganatha Rao, K. V. Raju, K. V. Anand, K. V. Girish, K.V. Lakshmi and both the Documents are available for perusal at **Document No. 4 & 5** in the list of Documents Scrutinized. Subsequently, aforesaid Sri. K.N. Srinivasa Rao also passed away on 15.02.1987 leaving behind his sole legal heir i.e. Sri. K.S. Lakshminarayana.

Thereafter, 1) Mr. K.V. Ranganatha Rao S/o Late K.N. Venkat Rao, 2) Mr. Ganesh. R. S/o K.V. Ranganatha Rao 3) Mr. K.V. Raju S/o Late K.N. Venkat Rao, 4) Master Pradeep K. R. S/o Mr. K.V. Raju 5) Kumari Shilpa K.A. D/o Mr. K. V. Raju and Sl.No.4 & 5 are minors and represented by their father & natural guardian Mr. K.V. Raju 6) Mr. K.V. Anand S/o Late K. N. Venkat Rao 7) Master. Venkatesh S/o Mr. K.V. Anand 8) Master. Santhosh S/o Mr. K.V. Anand and Sl.No.7 & 8 are minors who are represented by their father & natural guardian Mr. K.V. Anand 9) Mr. K.V. Girish S/o Late K.N. Venkat Rao 10) Master. Abilash S/o Mr. K.V. Girish being minor represented by his father & natural Guardian MR. K.V. Girish 11) Mrs. K.V. SHARADA W/o Mr. K.V. Prasad 12) Mrs. K.V.LAKSHMI D/o Late K.N. Venkat Rao 13) Mr. K.S. Lakshminarayana S/o Late K.S. Srinivas Rao jointly conveyed the portion of the property bearing Sy No. 35/1 measuring 1 Acre 25.08 Guntas in favour of Smt. Beena Verma W/o Mr. Anil K. Verma in terms of Sale Deed dated: 16.09.2005, registered as Document No. BAS-1-07870-2005-06, Book-I, stored in CD No. BASD186 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore District and the same is available for perusal at **Document No.6** in the list of Documents Scrutinized. By virtue of the foregoing transfer, aforesaid Smt. Beena Verma W/o Mr. Anil K. Verma became the absolute owner of land bearing Sy No. 35/1 measuring 1 Acre 25.08 Guntas. Thereafter it is observed that 1) Smt. Bhageerathamma W/o Mr. K. N. Narayana Rao 2) Mrs. K.N. Bhagyalakshmi D/o Mr. K. N. Narayana Rao 3) Miss K. N. Girija D/o Mr. K.N. Narayana Rao executed a Notarized General Power of Attorney dated: 20.12.2007 in favour of Sri K.N. Narayana Rao S/o Late Nanjappa to execute the Confirmation Deed in favour of the owner of the

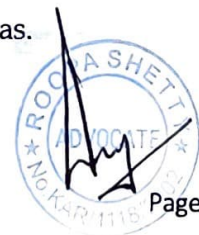


property bearing Sy No. 35/1 measuring 1 Acre 25.5 Guntas and the same is available for perusal at **Document No.7** in the list of Documents Scrutinized. Subsequently, 1) Sri K.N. Narayana Rao S/o Late Nanjappa 2) Mrs. Bhageerathamma W/o Mr. K.N. Narayana Rao 3) Mr. K.N. Gopalakrishna Rao S/o Mr. K.N. Narayana Rao 4) Mrs. K.N. Bhagyalakshmi D/o Mr. K.N. Narayana Rao and 5) Miss K.N. Girija D/o Mr. K.N. Narayana Rao and Sl.No.2,4 and 5 are represented by POA holder Mr. K.N. Narayana Rao executed Confirmation Deed dated: 20.12.2007 in favour of Smt. Beena Verma W/o Anil Kumar Verma, registered as Document No. VRT-1-04906-2007-08, Book I stored in CD No. VRTD18 in the office of the Senior Sub-Registrar, Varthur with respect to Sy. No: 35/1 measuring 1 Acre 25.08 Guntas and the same is available for perusal at **Document No.8** in the list of Documents Scrutinized.

With respect to Sy No. 35/1 measuring 6.5 Guntas:

Upon perusal of the provided documents it is observed that the property bearing Sy No 35/1 measuring 2 Acres 18.5 Guntas was originally belonged to Sri. A. G. Ramaiah Reddy S/o Sri. Gundappa who conveyed the portion of property measuring 6.5 Guntas (Out of 2 Acres 18.5 Guntas) in favour of Sri. A. Nagappa Reddy in terms of Sale Deed dated: 13.6.1961, registered as Document No. 1247, stored in Book-I, Volume 247, Pages 37-39, in the office of sub registrar, Bangalore South Taluk and the same is available for perusal at **Document No.9** in the list of Documents Scrutinized.

It has been observed that, aforesaid Sri. A. Nagappa Reddy demised intestate leaving behind his only legal heir Sri. Muniyappa Reddy to succeed his estate. Thereafter, aforesaid Sri. Muniyappa Reddy along with his son Sri. Suresh S/o Sri. Muniyappa Reddy conveyed the portion of the property bearing Sy No. 35/1 measuring 6.5 Guntas in terms of Sale Deed dated: 25.09.2006, in favour of Smt. Beena Verma W/o Anil Kumar Verma, registered as Document No. BAS-1-16862/2006-07, Book I stored in CD No. BASD275 in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore District and the same is available for perusal at **Document No.10** in the list of Documents Scrutinized. By virtue of the foregoing transfer, aforesaid Smt. Beena Verma became the absolute owner of the land bearing Sy No. 35/1 measuring 6.5 Guntas.



With respect to Sy No. 35/2

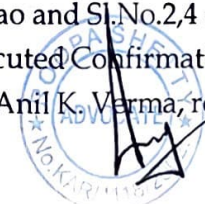
Upon perusal of the documents it is observed that, the aforesaid Sri. K.N. Venkata Rao conveyed the other portion of the property bearing Sy No. 35 (New No. 35/2) measuring 1 Acre in favour of 1) Sri. Jagadeesh Reddy S/o Narayana Reddy and 2) Sri. B.C. Krishna Reddy S/o Sri Chikkajulappa in terms of Sale Deed dated: 24.06.1970 and is registered as Document No. 1576/1970-71. and the same is available for perusal at **Document No.11** in the list of Documents Scrutinized.

Further, it is observed that the aforesaid 1) Sri Jagadeesh Reddy S/o Narayana Reddy & 2) Sri B.C. Krishna Reddy S/o Sri Chikkajulappa jointly conveyed land bearing Sy.No.35/2 measuring 1 Acres & (3 Guntas of Kharab) in favour of Smt. N. Radha, W/o. H. Srinivasa Reddy y in terms of Sale Deed dated: 09.12.1994 and is registered as Document No.6365/1994-95 in Book I, Volume 4032 at pages 37 to 44, registered in the office of the Sub-Registrar, Bangalore South Taluk and the same is available for perusal at **Document No. 12** in the list of Documents Scrutinized.

Thereafter, the aforesaid Smt. N. Radha W/o Mr. Srinivasa Reddy conveyed the property bearing Sy No. 35/2 measuring 1 Acre in favour of Smt. Beena Verma, W/o Mr. Anil Kumar Verma in terms of Sale Deed dated: 01.09.1997, registered as Document No. 4136/1997-98, in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore District and the same is available for perusal at **Document No. 13** in the list of Documents Scrutinized.

Thereafter it is observed that 1) Smt. Bhageerathamma W/o Mr. K. N. Narayana Rao 2) Mrs. K.N. Bhagyalakshmi D/o Mr. K. N. Narayana Rao 3) Miss K. N. Girija D/o Mr. K.N. Narayana Rao executed Notarized General Power of Attorney dated: 20.12.2007 in favour of Sri K.N. Narayana Rao S/o Sri. Nanjappa to execute the Confirmation Deed in favour of the owner of the property bearing Sy No. 35/2 measuring 1 Acre and the same is available for perusal at **Document No.14** in the list of Documents Scrutinized.

Subsequently, 1) Sri K.N. Narayana Rao S/o Late Nanjappa 2) Mrs. Bhageerathamma W/o Mr. K.N. Narayana Rao 3) Mr. K. N. Gopalakrishna Rao S/o Mr. K.N. Narayana Rao 4) Mrs. K. N. Bhagyalakshmi D/o Mr. K. N. Narayana Rao and 5) Miss K. N. Girija D/o Mr. K. N. Narayana Rao and Sl.No.2,4 and 5 are represented by POA holder Mr. K.N. Narayana Rao executed Confirmation Deed dated: 20.12.2007 in favour of Smt. Beena Verma W/o Anil K. Verma, registered



as Document No. VRT-1-04907-2007-08, Book I stored in CD No. VRTD18 in the office of the Senior Sub-Registrar, Varthur with respect to Sy. No: 35/1 measuring 1 Acre and the same is available for perusal at **Document No.15** in the list of Documents Scrutinized.

Further it is observed that the aforesaid Smt. Beena Verma who being the absolute owner of the property bearing Sy No. 35/1 measuring 1 Acre 32 Guntas and Sy No. 35/2 measuring 1 Acre made an application to the Deputy Commissioner, Bangalore District for conversion of land bearing Sy.No.35/1 measuring 1 Acre 32 Guntas from agricultural to non-agricultural Residential purpose. After the survey, the Deputy Commissioner, Bangalore District issued an Official Memorandum bearing No. ALN (E.V.H.) SR 368/2007-08, dated: 20.05.2008, according to which the property bearing Sy No. 35/1 measuring 1 Acre 32 Guntas and Sy No. 35/2 measuring 1 Acre has been converted from agricultural to non-agricultural Residential purposes. All the above facts could be evidenced from documents available for perusal at **Document No. 16** in the list of Documents Scrutinized.

Further it is observed that the aforesaid Smt. Beena Verma W/o Anil Kumar Verma who being the absolute owner of the property bearing Sy No. 35/1 measuring 1 Acre 32 Guntas and Sy No. 35/2 measuring 1 Acre entered into Joint Development Agreement dated: 04.08.2017 with M/s Max Global Developers (Representing by its Managing Partner Sri. Madhusudhan Tamarla), registered as Document No. 4195/2018-19, stored in Book-I, CD No. HLSD170, in the office of sub registrar, Shivajinagar (Halasur). Subsequently, on the same day Smt. Beena Verma W/o Anil Kumar Verma executed General Power of Attorney dated: 04.08.2017 in favour of M/s Max Global Developers (Representing by its Managing Partner Sri. Madhusudhan Tamarla) and is registered as Document No. 484/2018-19, stored in Book-IV, CD No. HLSD170, in the office of sub registrar, Shivajinagar (Halasur). Both the documents are available for perusal at **Document No. 17 and 18** in the list of Documents Scrutinized.

Thereafter, Mrs. Beena Verma W/o Anil Kumar Verma , represented by GPA Holder M/s Max Global Developers for the property bearing Sy No. 35/1 measuring 1 Acre 32 Guntas and Sy No. 35/2 measuring 1 Acre with an intention to develop the property into Residential Apartment Building obtained necessary No Objection Certificates from the following authority:



1.	30.11.2021	NOC issued by Airport Authority of India (AAI).
2.	07.09.2023	NOC issued by Bangalore Water Supply and Sewerage Board (BWSSB).
3.	26.09.2023	NOC issued by Bangalore Electricity Supply Company Limited (BESCOM).
4.	13.11.2024	NOC issued by Karnataka State Fire & Emergency Services (KSFES).
5.	06.03.2025	NOC issued by Hindustan Aeronautics Limited (HAL).
6.	17.03.2025	NOC issued by Bharat Sanchar Nigam Limited (BSNL).

and the said NOC's are available for perusal at **Document No's. 19 to 24** in the list of Documents Scrutinized and subsequently, obtained the Development Plan dated: 04.01.2025 issued by Bangalore Development Authority (BDA) Vide Order No. BDA/TPM/PRL-71/2573/2024-25 which is available for perusal at **Document No. 25** in the list of Documents Scrutinized.

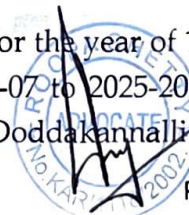
Thereafter, Mrs. Beena Verma W/o Anil Kumar Verma ,represented by her GPA holder M/S Max Global Developers had secured Building Plan issued by BBMP vide LP No. BBMP/Addl.Dir./JDNORTH/0121/24-25 issued on dated 18.10.2025 for construction of Residential Apartment Building consisting of 2 Basement + 1 Ground +23 upper Floors in pursuance of the same obtained Building License dated 18.10.2025 in Sy.No.35/1 & 2 ,totally measuring 02 Acres 25.08 Guntas and the same are available for perusal at **Document Nos .49 to 50** in the list of Documents scrutinized.

REVENUE DOCUMENTS:

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1972-73 to 1976-77, 1977-78 to 1981-82, 1982-83 to 1983-84, 1986-87, 1987-88, 1988-89, 1989-90 with respect to Sy.No.35 measuring 5 Acres 11 Guntas,

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1989-90, 1994-95, 2003-04, 2006-07 with respect to Sy.No. 35/1 measuring 4 Acres 8 Guntas,

Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1989-90, 1992-93 to 1996-97, 1997-98 to 1999-2000, 2004-05, 2006-07 to 2025-2026 with respect to Sy. No. 35/2 measuring 1 Acre 3 Guntas of Doddakannalli Village



and the same are collectively available for perusal at **Document No.26 to 28** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

The Atlas, Hissa Survey Tippani and Survey Sketch, with respect to Sy.No.35 and Village Map of Doddakannahalli Village are available for perusal, which confirms the location of said Survey Number. The extract of the Akarbandh is available for perusal which confirms the extent of said land and all are available for perusal at **Document No. s29 to 35** in the list of Documents Scrutinized.

The Katha Certificate (A- Katha) and Khata Extract issued by Bruhat Bengaluru Mahanagara Palike (BBMP) in the name of Smt. Beena Verma with respect to property bearing Sy No. 35/1 and 35/2 bearing PID No. 2117870575 and the same are available for perusal at **Document No.s36 to 37** in the list of Documents Scrutinized.

The tax paid receipt issued by BBMP for the year 2025-26 with respect to property bearing Sy No. 35/1 and 35/2 and is available for perusal at Document No. 38 in the list of Documents Scrutinized.

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY:

1. Encumbrance Certificate from 01.04.1960 to 31.03.1991 with respect to Sy.No. 35.
2. Encumbrance Certificate from 01.04.1991 to 31.03.2004 with respect to Sy.No. 35/1 and 35/2.
3. Encumbrance Certificate from 01.04.2004 to 01.12.2025 with respect to Sy.No. 35/1 and 35/2.

We have verified latest Encumbrance certificates produced from 01.12.2025 to till date with respect of Sy.No.35/1 and 35/2 available for perusal from **Document Nos. 51 to 53** in the list of Documents which do not show any encumbrances respect of the Schedule Property except the transactions above mentioned in the title tracing and the same appear to be free from all encumbrances.



CERTIFICATE OF TITLE

From the above referred documents and observations made, I certify that Smt. Beena Verma W/o Anil Kumar Verma is holding good, valid, marketable title to the Schedule Property Situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk.

Further, aforesaid Smt. Beena Verma have given the rights of development of the Schedule Property by executing the Joint Development Agreement and General Power of Attorney dated: 04.08.2017 in favour of M/s Max Global Developers with sharing ratio of 60:40.

Place: Bangalore
Date: 08.12.2025


Roopa Shetty
Advocate

