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**LEGAL OPINION**

Legal Opinion as follows is furnished by me in respect of the Property as shown in the schedule hereunder:-

**SCHEDULE**

**SCHEDULE PROPERTY**

**ITEM NO.1**

All that piece and parcel of the Un-developed converted land bearing Sy. No.69/10 measuring 0-06 Guntas, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri.Hanumegowda  
West by : Land belonging to Smt.P.Rudramma  
North by : Land belongings to Sri.Hanumegowda  
South by : Road & Land belongings to Sri.A.R.Sharieff

**ITEM NO.2**

All that piece and parcel of the Un-developed converted land bearing, Sy. No.69/11 measuring 0-04 Guntas & Sy. No.69/12 measuring 0-10 guntas, in total measuring 0-14 guntas, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri.Narayanappa  
West by : Land belonging to Sri.Nagaraja and  
Smt.Sunandamma  
North by : Land belongings to Smt.Sunandamma  
South by : 100 feet wide open space and thereafter Road



*B. Srinivas*

**ITEM NO.3**

All that piece and parcel of the Un-developed converted land bearing Sy. No.69/11 measuring 0-03/4 Guntas, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Road left by Sri.M.Narayanappa, the Vendor of the Property in Sy. No.69/15, in all measuring 3400 Sq. ft, out of which 1700 feet is for the benefit of Sri.Mahalingappa  
 West by : Land belonging to Sri.Mahalingappa  
 North by : Land bearing No.69/15  
 South by : Land belongs to Sri.Mahalingappa

**SCHEDULE PROPERTY**

**(Description of Amalgamated / Clubbed / Composite Property of converted land bearing Sy. No.69/10, 69/11 and 69/12)**

All that piece and parcel of the Un-developed converted land bearing Sy. No.69/10, 69/11 & 69/12, total measuring 0-20  $\frac{3}{4}$  Guntas or 22596.75 Sq. ft, having BBMP Katha No.1562 / Sy. No.69/10, 69/11 and 69/12, vide conversion order bearing No. ALN(NAY)SR/214/13-14, dated 08.05.2014, issued by Deputy Commissioner, Bangalore, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP jurisdiction, Bangalore and bounded on :

East by : Road  
 West by : Land belongings to Smt.P.Rudramma, Sri.Nagaraja & Smt.Sunandamma  
 North by : Land belonging to Smt.Sunandamma  
 South by : Road & Land belongings to Sri.A.R.Sharieff

**SCHEDULE A PROPERTY  
 (SHARE OF LAND OWNER / FIRST PARTY)**

All that piece and parcel 47.5% of Super built up area constructed in the Schedule Property along with 47.5% car parking area with right to retain 47.5% Undivided right, title and interest in the land in the Schedule Property, along with common rights in respect of common areas and amenities.



*A.P. L*

**SCHEDULE B PROPERTY  
(SHARE OF LAND OWNER / FIRST PARTY)**

All that piece and parcel 52.5% of Super built up area constructed in the Schedule Property along with 52.5% car parking area with right to retain 52.5% Undivided right, title and interest in the land in the Schedule Property, along with common rights in respect of common areas and amenities.

The following documents/papers (in Photo Copies/Originals) have been placed before me for the purpose of furnishing the legal opinion and which have been perused by me for the purpose of tracing the title and on the basis of which the legal opinion is furnished by me as below:-

1. Sale deed dated 06.08.1991 executed by Sri.Ramakrishnappa and his children in favour of Smt.Manjula W/o.Sri.Nagaraj and registered as document No.1378/91-92 of book I, dated 26.10.1991 in the office of the Sub Registrar Yelahanka, Bangalore in respect of land in Sy. No.69/10 of Thindlu Village to the extent of 6 guntas.
2. MR16/93-94
3. Sale deed dated 16.03.1992 executed by Sri.Hanumanna @ Hanumegowda S/o.Late Appaji Gowda in favor of Smt.G. Poornima W/o.Sri.Suresh Babu and registered as document No.5146/91-92 of book I, Volume 226, Pages 166 to 169 dated 20.04.1992 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property bearing Sy. No.69/11 of Thindlu Village to the extent of 6 Guntas and 69/12 to the extent of 10 Guntas totally 16 Guntas.
4. MR21/91-92
5. Sale deed dated 30.12.1995 executed by G.Poornima W/o.Sri. Suresh Babu in favour of M.Narayanappa and registered as document No.6690/95-96 of book I, in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property being land in Sy. No.69/11 and 69/12 to the extent of 2 guntas.



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6. Sy. Sketch in respect of Re Sy. No.69/10, 69/11 and 69/12 of Thindlu Village.
7. RTCs for the period 2001-02 in respect of Sy. No.69/10, 69/11 and 69/12 of Thindlu Village.
8. Sale deed dated 28.11.2002 executed by Smt.G.Poornima W/o.Sri.Suresh Babu in favour of Sri.R.Mahalingappa S/o.Sri. B.C.Ramaiah and registered as document No.9232/2002-03 of book I, Stored in CD No.YNK-29 dated 16.12.2002 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property in Sy. No.69/11 and 69/12 to the extent of 4 Guntas and 10 Guntas respectively totally to the extent of 14 guntas.
9. Sale deed dated 28.11.2002 executed by Smt.Manjula W/o.Sri.Nagaraj in favour of Sri.R.Mahalingappa S/o.Sri. B.C.Ramaiah and registered as document No.9234/2002-03 of book I, Stored in CD No.YNK-29 dated 16.12.2002 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property bearing Sy. No.69/10 measuring 0-06 Guntas of Thindlu Village, Yelahanka Hobli, Bangalore North Taluk.
10. MR 19/2002-03
11. Sale deed dated 04.11.2004 executed by Sri.M.Narayanappa S/o.Late Motappa in favour of Sri.R.Mahalingappa S/o.Late B.C.Ramaiah and registered as document No.YAN-1-15410/04-05 of book I, Stored in CD No.YAND90 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property in Sy. No.69/11 of Thindlu Village to the extent of 0-3/4 Guntas (800 Sq. ft)
12. Official Memorandum dated 08.05.2014 in No.ALN(NAY) SR214/13-14 issued by the Deputy Commissioner Bangalore District, Bangalore in regard to conversion of lands in Sy. No.69/10 to the extent of 0-06 guntas, Sy. No.69/11 to the extent of 0-04.12 Guntas and Sy. No.69/12 to the extent of 10 Guntas totally to the extent of 0-20.12 Guntas in favour of R.Mahalingappa.
13. Receipt dated 03.02.2015 issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.5,25,050/- being Improvement Charges payable in respect



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of the Property bearing Nos.69/10, 69/11 and 69/12 of Thindlu Village, Bangalore.

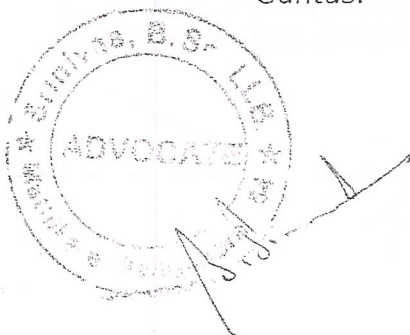
14. Receipt dated 03.02.2015 issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.5,560/- being Katha Transfer fees payable in respect of the Property bearing Nos.69/10, 69/11 and 69/12 of Thindlu Village, Bangalore.
15. Katha Nondavane dated 03.02.2015 issued by the BBMP in the name of R.Mahalingappa in respect of Sy. Nos.69/10, 69/11, 69/12 of Thindlu Village.
16. Katha Certificate dated 04.02.2015 issued by the BBMP in the name of R.Mahalingappa with Katha No.1562/ Sy. No.69/10, 69/11 and 69/12 of Thindlu Village.
17. Katha Extract dated 04.02.2015 issued by the BBMP in the name of R.Mahalingappa with Katha No.1562/ Sy. No.69/10, 69/11 and 69/12 of Thindlu Village.
18. Memorandum of Deposit of Title deeds dated 16.01.2016 executed by Sri.Mahalingappa.R S/o.Late Ramaiah.B.C in favour of Veerashaiva Sahakari Bank Ltd., Rajajinagar Branch, Bangalore and registered as document No.GAN-1-04544/15-16 of book I, Stored in CD No.GAND253 in the office of the Sub Registrar Gandhinagar, Bangalore, creating the charge by way of deposit of title deeds in respect of the Schedule Property.
19. Receipt dated 31.05.2019 executed by Veerashaiva Sahakari Bank Ltd., Rajajinagar Branch, Bangalore in favour of Sri.Mahalingappa.R and registered as document No.MLS-1-00542/19-20 of book I, Stored in CD No.MLSD256 in the office of the Sub Registrar Malleshwaram, Bangalore in view of clearance of the loan amount and final settlement of the claims under the Mortgage deed dated 16.01.2016 and registered as document No.GAN-1-04544/15-16 of book I, Stored in CD No.GAND253 in the office of the Sub Registrar Gandhinagar, Bangalore.
20. Re Constituted LLP Agreement dated 28.09.2023 in respect of the Firm HRS Sai Guru Developers LLP with 1) R.Hari Krishna 2) B.Ramesh Naidu 3) T.Srinivasulu 4) B.Satish



*S. Srinivasulu*

and 5) Sri.Tirumalesha on the terms and conditions as set out to therein.

21. Joint Development Agreement dated 20.11.2023 made and entered into in between Sri.R.Mahalingappa S/o.Late B.C. Ramaiah And M/s. HRS Sai Guru Developers LLP represented by its Managing Partners 1) Sri.R.Hari Krishna S/o.Sri.V. Rajagopal Naidu 2) Sri.B.Ramesh Naidu S/o.Sri.B.Keshavalu Naidu 3) Sri.T.Srinivasulu S/o.Sri.Muniswamy Naidu.T 4) Sri.B.Satish S/o.Sri.B.Keshavalu Naidu 5) Sri.Thirumalesha S/o.Sri.Munirathnam Naidu and registered as document No. BYP-1-11676/23-24 of book I, in the office of the Sub Registrar Byatarayanapura, Bangalore.
22. Power of Attorney dated 20.11.2023 executed by Sri.R.Mahalingappa S/o.Late B.C. Ramaiah in favour of M/s. HRS Sai Guru Developers LLP represented by its Managing Partners 1) Sri.R.Hari Krishna S/o.Sri.V. Rajagopal Naidu 2) Sri.B.Ramesh Naidu S/o.Sri.B.Keshavalu Naidu 3) Sri.T.Srinivasulu S/o.Sri.Muniswamy Naidu.T 4) Sri.B.Satish S/o.Sri.B.Keshavalu Naidu 5) Sri.Thirumalesha S/o.Sri.Munirathnam Naidu and registered as document No. BYP-4-00586/23-24 of book 4, in the office of the Sub Registrar Byatarayanapura, Bangalore.
23. Declaration of Partners / Directors of HRS Sai Guru Developers LLP dated 16.02.2024 in regard to declaring that B.Ramesh Naidu is empowered to act as the Authorized Signatory for execution of Sale deed, conveyance deed, Agreement of Sale, Declaration, Mortgage etc., and other acts in relation to Sale of Flat / Apartment put up by them over the Schedule Property.
24. NOCs issued by HAL, Karnataka State Pollution Control Board, The Director General of Police and Karnataka State Fire and Emergency Services, Airport Authority of India, BWSSB and BESCO.
25. Endorsement dated 26.03.2024 issued by the BBMP to HRS Sai Guru LLP in regard to the availability of Road being 13.50 mtrs vide connecting the Property in Sy. Nos.69/10, 69/11 and 69/12 of Thindlu Village to the extent of 0-20.12 Guntas.



26. Property Tax Receipt dated 26.04.2023 bearing No.23241680181 issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.7783/- in respect of the Schedule Property for the period 2023-24.
27. Receipt dated 25.04.2024 issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.23,85,673/- in respect of the Schedule Property.
28. Receipt dated 25.04.2024 issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.12,31,172/- in respect of the Schedule Property.
29. Building License / Sanctioned Building Plan dated 14.08.2024 in LP No.0100/23-24 issued by the BBMP towards putting up construction of Residential Building over the Schedule Property comprising of Ground + 5 upper floors and Terrace floors therein and valid for the period 2 years therein.
30. Supplemental Agreement dated 17.09.2024 made and entered into in between Sri.R.Mahalingappa S/o.Late B.C. Ramaiah And M/s. HRS Sai Guru Developers LLP represented by its Managing Partners 1) Sri.R.Hari Krishna S/o.Sri.V. Rajagopal Naidu 2) Sri.B.Ramesh Naidu S/o.Sri.B.Keshavalu Naidu 3) Sri.T.Srinivasulu S/o.Sri.Muniswamy Naidu.T 4) Sri.B.Satish S/o.Sri.B.Keshavalu Naidu 5) Sri.Thirumalesha S/o.Sri.Munirathnam Naidu and registered as document No. BYP-1-08670/2024-25 of book I, in the office of the Sub Registrar Byatarayanapura, Bangalore, the owner share and that the developer share being as below :-

a. Flats Allocated to the share of the OWNERS / FIRST PARTY

Sl. No.	Flat No.	Carpet Area	Common Area	Super built up Area	Undivided Share	Type of Flat	Facing of Main Door	Car Parking Space
Ground floor								
1.	GF001	887	275.16	1162.2	385.78	2 BHK	East	One
2.	GF002	828	256.85	1084.9	360.12	2 BHK	East	One
3.	GF007	1068	331.30	1399.3	464.50	3 BHK	North	One
4.	GF008	1133	351.47	1484.5	492.77	3 BHK	North	One
First floor								
5.	FF101	887	275.16	1162.2	385.78	2 BHK	East	One

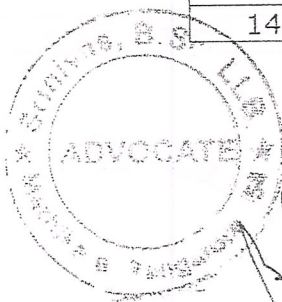


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6.	FF102	828	256.85	1084.9	360.12	2 BHK	East	One
7.	FF103	1266	392.73	1658.7	550.62	3 BHK	East	One
8.	FF104	1444	447.94	1081.9	628.04	3 BHK	East	One
9.	FF105	1329	412.27	1741.3	578.02	3 BHK	North	One
10.	FF106	1254	389.00	1643.0	545.40	3 BHK	North	One
11.	FF107	1068	331.30	1399.3	464.50	3 BHK	North	One
12.	FF108	1133	351.47	1484.5	492.77	3 BHK	North	One
13.	FF109	1182	366.67	1548.7	514.09	3 BHK	North	One
THIRD FLOOR								
14.	TF301	887	275.16	1162.2	385.78	2 BHK	East	One
15.	TF302	828	256.85	1084.9	360.12	2 BHK	East	One
16.	TF303	1266	392.73	1658.7	550.62	3 BHK	East	One
17.	TF304	1444	444.94	1891.9	628.04	3 BHK	East	One
18.	TF305	1329	412.27	1741.3	572.02	3 BHK	North	One
19.	TF306	1254	389.00	1643.0	545.40	3 BHK	North	One
20.	TF307	1068	331.30	1399.3	464.50	3 BHK	North	One
21.	TF308	1133	351.47	1484.5	492.77	3 BHK	North	One
22.	TF309	1182	366.67	1547.7	514.09	3 BHK	North	One

b. Flats Allocated to the share of the PROMOTER / BUILDER / DEVELOPER / SECOND PARTY

Sl. No.	Flat No.	Carpet Area	Common Area	Super built up Area	Undivided Share	Type of Flat	Facing of Main Door	Car Parking Space
Ground floor								
1.	GF003	1266	392.73	1658.7	550.62	3 BHK	East	One
2.	GF004	1444	447.94	1891.9	628.04	3 BHK	East	One
3.	GF005	1329	412.27	1741.3	578.02	3 BHK	North	One
4.	GF006	1254	389.00	1643.0	545.40	3 BHK	North	One
5.	GF009	1182	366.67	1548.7	514.09	3 BHK	North	One
First floor								
6.	SF201	887	275.16	1162.2	385.78	2 BHK	East	One
7.	SF202	828	256.85	1084.9	360.12	2 BHK	East	One
8.	SF203	1266	392.73	1658.7	550.62	3 BHK	East	One
9.	SF204	1444	447.94	1891.9	628.04	3 BHK	East	One
10.	SF205	1329	412.27	1741.3	578.02	3 BHK	North	One
11.	SF206	1254	389.00	1643.0	545.40	3 BHK	North	One
12.	SF207	1068	331.30	1399.3	464.50	3 BHK	North	One
13.	SF208	1133	351.47	1484.5	492.77	3 BHK	North	One
14.	SF209	1182	366.67	1548.7	514.09	3 BHK	North	One





20.04.1992 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property bearing Sy. No.69/11 of Thindlu Village to the extent of 6 Guntas and 69/12 to the extent of 10 Guntas totally 16 Guntas.

Whereas, subsequent to the above in respect of the conveyance made under the Deed of Sale dated 06.10.1991, the name of Smt.Manjula was mutated as the Kathedar thereof vide MR 16/93-94 and in respect of the Sale deed dated 16.03.1992, the name of Smt. G.Poornima was mutated as the Kathedar vide MR21/1991-92 in respect of Sy. No.69/11 to the extent of 6 guntas and Sy. No.69/12 to the extent of 10 guntas totally to the extent of 16 guntas.

Whereas, out of the Property in Sy. No.69/11 and 69/12 to the total extent of 16 guntas of Thindlu Village, the Sale deed dated 30.12.1995 was executed by G.Poornima W/o.Sri. Suresh Babu in favour of M.Narayanappa and registered as document No.6690/95-96 of book I, in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property being land in Sy. No.69/11 and 69/12 to the extent of 2 guntas.

Whereas, thereafter the Properties bearing Sy. No.69/10, 69/11 and 69/12 of Thindlu Village to the total extent of 20  $\frac{3}{4}$  Guntas were conveyed by the respective owners under the Deeds of Sale as below :-

- i. Sale deed dated 28.11.2002 executed by Smt.G.Poornima W/o.Sri.Suresh Babu in favour of Sri.R.Mahalingappa S/o.Sri. B.C.Ramaiah and registered as document No.9232/2002-03 of book I, Stored in CD No.YNK-29 dated 16.12.2002 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property in Sy. No.69/11 and 69/12 to the extent of 4 Guntas and 10 Guntas respectively totally to the extent of 14 guntas.
- ii. Sale deed dated 28.11.2002 executed by Smt.Manjula W/o.Sri.Nagaraj in favour of Sri.R.Mahalingappa S/o.Sri. B.C.Ramaiah and registered as document No.9234/2002-03 of book I, Stored in CD No.YNK-29 dated 16.12.2002 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property bearing Sy. No.69/10 measuring 0-06 Guntas of Thindlu Village, Yelahanka Hobli, Bangalore North Taluk.



- iii. Sale deed dated 04.11.2004 executed by Sri.M.Narayanappa S/o.Late Motappa in favour of Sri.R.Mahalingappa S/o.Late B.C.Ramaiah and registered as document No.YAN-1-15410/04-05 of book I, Stored in CD No.YAND90 in the office of the Sub Registrar Yelahanka, Bangalore, conveying the Property in Sy. No.69/11 of Thindlu Village to the extent of 0-3/4 Guntas (800 Sq. ft)

Whereas, Sri.R.Mahalingappa by virtue of the 3 Sale deeds executed in his favour as above thereby became the owner of the Property in Sy. No.69/10, 69/11 and 69/12 to the total extent of 20 and odd Guntas, his name having been thereafter mutated in the Revenue Records vide MR No.19/2002-03.

Whereas, the Location and right to the Properties in Sy. No.69/10, 69/11 and 69/12 of Thindlu Village is forth coming from the Sy. Sketch and the RTCs issued by the Revenue Authorities for the period 2001-02.

Whereas, thereafter upon the Application made by Sri.R.Mahalingappa, the Official Memorandum dated 08.05.2014 in No.ALN(NAY) SR214/13-14 was issued by the Deputy Commissioner Bangalore District, Bangalore in regard to conversion of lands in Sy. No.69/10 to the extent of 0-06 guntas, Sy. No.69/11 to the extent of 0-04.12 Guntas and Sy. No.69/12 to the extent of 10 Guntas totally to the extent of 0-20.12 Guntas in favour of R.Mahalingappa.

Whereas, the Properties being converted land in Sy. No.69/10, 69/11 and 69/12 of Thindlu Village to the total extent of 0-20.12 Guntas and the same coming within the administrative jurisdiction of the BBMP, the Receipt dated 03.02.2015 was issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.5,25,050/- being Improvement Charges payable in respect of the Property bearing Nos.69/10, 69/11 and 69/12 of Thindlu Village, Bangalore.

Whereas, the Receipt dated 03.02.2015 was issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.5,560/- being Katha Transfer fees payable in respect of the Property bearing Nos.69/10, 69/11 and 69/12 of Thindlu Village, Bangalore.



*S. Srinivas*

Whereas, the Katha Nondavane dated 03.02.2015 was issued by the BBMP in the name of R.Mahalingappa in respect of Sy. Nos.69/10, 69/11, 69/12 of Thindlu Village.

Whereas, the Katha Certificate dated 04.02.2015 was issued by the BBMP in the name of R.Mahalingappa with Katha No.1562/ Sy. No.69/10, 69/11 and 69/12 of Thindlu Village.

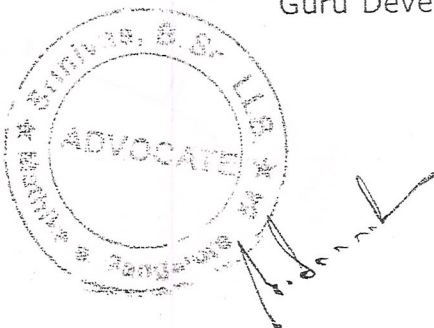
Whereas, the Katha Extract dated 04.02.2015 was issued by the BBMP in the name of R.Mahalingappa with Katha No.1562/ Sy. No.69/10, 69/11 and 69/12 of Thindlu Village.

Whereas, the Memorandum of Deposit of Title deeds dated 16.01.2016 was executed by Sri.Mahalingappa.R S/o.Late Ramaiah.B.C in favour of Veerashaiva Sahakari Bank Ltd., Rajajinagar Branch, Bangalore and registered as document No.GAN-1-04544/15-16 of book I, Stored in CD No.GAND253 in the office of the Sub Registrar Gandhinagar, Bangalore, creating the charge by way of deposit of title deeds in respect of the Schedule Property.

Whereas, the Receipt dated 31.05.2019 was executed by Veerashaiva Sahakari Bank Ltd., Rajajinagar Branch, Bangalore in favour of Sri.Mahalingappa.R and registered as document No.MLS-1-00542/19-20 of book I, Stored in CD No.MLSD256 in the office of the Sub Registrar Malleshwaram, Bangalore in view of clearance of the loan amount and final settlement of the claims under the Mortgage deed dated 16.01.2016 and registered as document No.GAN-1-04544/15-16 of book I, Stored in CD No.GAND253 in the office of the Sub Registrar Gandhinagar, Bangalore.

Whereas, the Re Constituted LLP Agreement dated 28.09.2023 was made in respect of the Firm HRS Sai Guru Developers LLP with 1) R.Hari Krishna 2) B.Ramesh Naidu 3) T.Srinivasulu 4) B.Satish and 5) Sri.Tirumalesha on the terms and conditions as set out to therein.

Whereas, the Joint Development Agreement dated 20.11.2023 is made and entered into in between Sri.R.Mahalingappa S/o.Late B.C. Ramaiah And M/s. HRS Sai Guru Developers LLP represented by its Managing Partners 1)



Sri.R.Hari Krishna S/o.Sri.V. Rajagopal Naidu 2) Sri.B.Ramesh Naidu S/o.Sri.B.Keshavalu Naidu 3) Sri.T.Srinivasulu S/o.Sri.Muniswamy Naidu.T 4) Sri.B.Satish S/o.Sri.B.Keshavalu Naidu 5) Sri.Thirumalesha S/o.Sri.Munirathnam Naidu and registered as document No. BYP-1-11676/23-24 of book I, in the office of the Sub Registrar Byatarayanapura, Bangalore, towards development of the Schedule A Property by way of putting up construction of Residential Apartment Building therein, the owner share and that of the developer in the constructed area being in the ratio of 47.5 and 52.5 respectively.

Whereas, the Power of Attorney dated 20.11.2023 was executed by Sri.R.Mahalingappa S/o.Late B.C. Ramaiah in favour of M/s. HRS Sai Guru Developers LLP represented by its Managing Partners 1) Sri.R.Hari Krishna S/o.Sri.V. Rajagopal Naidu 2) Sri.B.Ramesh Naidu S/o.Sri.B.Keshavalu Naidu 3) Sri.T.Srinivasulu S/o.Sri.Muniswamy Naidu.T 4) Sri.B.Satish S/o.Sri.B.Keshavalu Naidu 5) Sri.Thirumalesha S/o.Sri.Munirathnam Naidu and registered as document No. BYP-4-00586/23-24 of book 4, in the office of the Sub Registrar Byatarayanapura, Bangalore, to do and perform acts and things on his behalf as set out therein including to act in regard to the due conveyance of the developers 52.5% share in the constructed area.

Whereas, the Declaration of Partners / Directors of HRS Sai Guru Developers LLP dated 16.02.2024 is made in regard to declaring that B.Ramesh Naidu is empowered to act as the Authorized Signatory for execution of Sale deed, conveyance deed, Agreement of Sale, Declaration, Mortgage etc., and other acts in relation to Sale of Flat / Apartment put up by them over the Amalgamated Schedule Property.

Whereas, towards putting up construction of Residential Apartment Building over the Schedule A Property, the NOCs are issued by HAL, Karnataka State Pollution Control Board, The Director General of Police and Karnataka State Fire and Emergency Services, Airport Authority of India, BWSSB and BESCO.

Whereas, the Endorsement dated 26.03.2024 is issued by the BBMP to HRS Sai Guru LLP in regard to the availability of Road being 13.50 mtrs vide connecting the Property in Sy.



Nos.69/10, 69/11 and 69/12 of Thindlu Village to the extent of 0-20.12 Guntas.

Whereas, the Property Tax Receipt dated 26.04.2023 bearing No.23241680181 is issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.7783/- in respect of the Schedule Property for the period 2023-24.

Whereas, the Receipt dated 25.04.2024 is issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.23,85,673/- in respect of the Schedule Property.

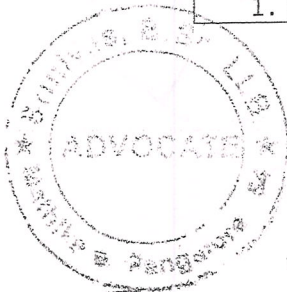
Whereas, the Receipt dated 25.04.2024 is issued by the BBMP in the name of R.Mahalingappa towards payment of sum of Rs.12,31,172/- in respect of the Schedule Property.

Whereas, the Building License / Sanctioned Building Plan dated 14.08.2024 in LP No.0100/23-24 is issued by the BBMP towards putting up construction of Residential Building over the Schedule Property comprising of Ground + 5 upper floors and Terrace floors therein and valid for the period 2 years therein.

Whereas, the Supplemental Agreement dated 17.09.2024 is made and entered into in between Sri.R.Mahalingappa S/o.Late B.C. Ramaiah And M/s. HRS Sai Guru Developers LLP represented by its Managing Partners 1) Sri.R.Hari Krishna S/o.Sri.V. Rajagopal Naidu 2) Sri.B.Ramesh Naidu S/o.Sri.B.Keshavalu Naidu 3) Sri.T.Srinivasulu S/o.Sri.Muniswamy Naidu.T 4) Sri.B.Satish S/o.Sri.B.Keshavalu Naidu 5) Sri.Thirumalesha S/o.Sri.Munirathnam Naidu and registered as document No. BYP-1-08670/2024-25 of book I, in the office of the Sub Registrar Byatarayanapura, Bangalore, the owner share and that the developer share being as below :-

c. Flats Allocated to the share of the OWNERS / FIRST PARTY

Sl. No.	Flat No.	Carpet Area	Common Area	Super built up Area	Undivided Share	Type of Flat	Facing of Main Door	Car Parking Space
Ground floor								
1.	GF001	887	275.16	1162.2	385.78	2 BHK	East	One



*(Handwritten Signature)*

2.	GF002	828	256.85	1084.9	360.12	2 BHK	East	One
3.	GF007	1068	331.30	1399.3	464.50	3 BHK	North	One
4.	GF008	1133	351.47	1484.5	492.77	3 BHK	North	One
First floor								
5.	FF101	887	275.16	1162.2	385.78	2 BHK	East	One
6.	FF102	828	256.85	1084.9	360.12	2 BHK	East	One
7.	FF103	1266	392.73	1658.7	550.62	3 BHK	East	One
8.	FF104	1444	447.94	1081.9	628.04	3 BHK	East	One
9.	FF105	1329	412.27	1741.3	578.02	3 BHK	North	One
10.	FF106	1254	389.00	1643.0	545.40	3 BHK	North	One
11.	FF107	1068	331.30	1399.3	464.50	3 BHK	North	One
12.	FF108	1133	351.47	1484.5	492.77	3 BHK	North	One
13.	FF109	1182	366.67	1548.7	514.09	3 BHK	North	One
THIRD FLOOR								
14.	TF301	887	275.16	1162.2	385.78	2 BHK	East	One
15.	TF302	828	256.85	1084.9	360.12	2 BHK	East	One
16.	TF303	1266	392.73	1658.7	550.62	3 BHK	East	One
17.	TF304	1444	444.94	1891.9	628.04	3 BHK	East	One
18.	TF305	1329	412.27	1741.3	572.02	3 BHK	North	One
19.	TF306	1254	389.00	1643.0	545.40	3 BHK	North	One
20.	TF307	1068	331.30	1399.3	464.50	3 BHK	North	One
21.	TF308	1133	351.47	1484.5	492.77	3 BHK	North	One
22.	TF309	1182	366.67	1547.7	514.09	3 BHK	North	One

d. Flats Allocated to the share of the PROMOTER / BUILDER / DEVELOPER / SECOND PARTY

Sl. No.	Flat No.	Carpet Area	Common Area	Super built up Area	Undivided Share	Type of Flat	Facing of Main Door	Car Parking Space
Ground floor								
1.	GF003	1266	392.73	1658.7	550.62	3 BHK	East	One
2.	GF004	1444	447.94	1891.9	628.04	3 BHK	East	One
3.	GF005	1329	412.27	1741.3	578.02	3 BHK	North	One
4.	GF006	1254	389.00	1643.0	545.40	3 BHK	North	One
5.	GF009	1182	366.67	1548.7	514.09	3 BHK	North	One
First floor								
6.	SF201	887	275.16	1162.2	385.78	2 BHK	East	One
7.	SF202	828	256.85	1084.9	360.12	2 BHK	East	One
8.	SF203	1266	392.73	1658.7	550.62	3 BHK	East	One
9.	SF204	1444	447.94	1891.9	628.04	3 BHK	East	One



A.S. L



Note:

1. The Legal Opinion is furnished by me based on the photo copies of documents, which is subject to the genuineness and verification of the originals of the same.

Bangalore  
Date: 19.09.2024



**SIGNATURE OF THE ADVOCATE**



