

BRITISH BARRISTERS

SHOBHARANI H. GOUDA & VIJAYANAND G.H
ADVOCATES , SOLICITORS & HON'BLE ARBITRATORS
(Co-op Societies, Government of Karnataka)

No.26, IAS Colony, 5th 'B' Cross,
16th Main, BTM Layout, 2nd Stage,
Bangalore - 560076
Contacts:080-26784670, 9483672277
9741234099, 9845088427
Email:britishbarristers@gmail.com

REF/BB/PVT/230906/2024-25

Date: 18/12/2024

To, **LEGAL SCRUTINY REPORT**
M/s. LIVING STRUCTURES
No.P1, 5th Floor, GR Galaxy Apartment
Serenity Layout, Kaikondanahalli,
Sarjapura Road, BANGALORE.

Dear Sir,

We herewith furnish our LEGAL SCRUTINY REPORT in respect of the property described hereunder:

Description of property/properties:

SCHEDULE PROPERTY

Item No.1

All that piece and parcel of the Property bearing **Sy. No.36/2** (Old Sy. No.36/1), situated at Buragunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, **Measuring: 1 Acre 5½ Guntas out of 3 Acres 17 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface.

Bounded By:

East : Land belongs to Ramaswamy Reddy,
West : Road,
North : Land in Muniveera Reddy,
South : Land in Sy. No.37/1.

Item No.2

All that piece and parcel of the Property bearing **Sy. No.37/1**, situated at Buragunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, **Measuring: 1 Acre**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface.

Bounded By:

East : Land belongs to Radhamma in Sy. No.8 of Billapura Village,
West : Road,
North : Land in Sy. No.36/2,
South : Land in Sy. No.37/2.



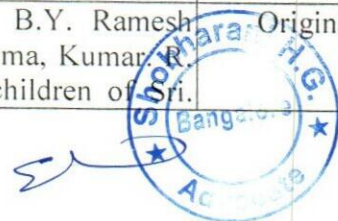
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LIST OF THE DOCUMENTS SCRUTINIZED

Sl. No.	Date of Documents	Name & Nature Of Documents	Whether Document is Original/Photo Copy/Certified
		NEW SURVEY NO.36/2, OLD NO.36/1 BEFORE 36, MEASURING 1 ACRE 5 ½ GUNTAS	
1.		Records of Rights, issued by on behalf of Thasildhar, Anekal Taluk, in respect of Sy. No.36, measuring 4 Acres 22 Guntas.	Certified Copy
2.	27/08/2007	FDP No.32/2006 for O.S. No.409/1996 issued by Civil Judge Court Senior Division, Anekal.	Photocopy
3.	21/01/2022	Family tree of Late. Bureddy.	Original
4.	23/06/2000 05/12/2000	Registered Partition Deed between into Smt. Gowramma W/o. Late. Muni Reddy S/o. Late. Muninajappa, Sri. Yella Reddy S/o. Late. Muninajappa, vide Document No.1459/2000-01, in respect of Sy. No.36.	Original
5.	23/04/2001 23/07/2001	Registered Partition Deed between into Sri. Yella Reddy S/o. Late. Muninajappa, Sri. B.Y. Muni Reddy, Sri. B.Y. Nagaraju, Sri. B.Y. Ramesh Reddy & Sri. Narayanaswamy all are sons of Sri. Yella Reddy, vide Document No.767/2001-02, in respect of Sy. No.36.	Original
6.	25/08/2015	Registered Release Deed executed by Smt. Venkatalakshamma, Smt. Shanthamma, Smt. Puttamma @ Sakamma & Smt. Padma all are daughters of Late. Yella Reddy, in favour of Sri. B.Y. Ramesh Reddy S/o. Late. Yella Reddy, vide Document No.SRJ-1-01770/2015-16, in respect of Sy. No.36/1.	Original
7.	06/05/2021	Registered Agreement of Sale between Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy and Smt. Savithamma W/o. Yella Reddy & Sri. Yella Reddy. M, S/o. Late. Muni Reddy, vide Document No.ABL-1-00755/2021-22, in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas out of 3 Acre 17 Guntas.	Original
8.	09/05/2022	Registered Deed of Cancellation of Sale Agreement between Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy and Smt. Savithamma W/o. Yella Reddy & Sri. Yella Reddy. M, S/o. Late. Muni Reddy, vide Document No.ABL-1-01497/2022-23, in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas out of 3 Acre 17 Guntas.	Original
9.	15/09/2021	Family Tree of Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy.	Photocopy
10.	12/05/2022	Registered Agreement of Sale between Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, Smt. Shanthamma, Kumar. R. Gagana, Master. R. Harshavardhana all are children of Sri.	Original



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		B.Y. Ramesh Reddy and Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, S/o. Hanumanthappa, vide Document No.SRJ-1-01311/2022-23, in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas.	
11.	23/11/2023	Registered Cancellation Agreement of Sale between Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, Smt. Shanthamma, Kumar. R. Gagana, Master. R. Harshavardhana all are children of Sri. B.Y. Ramesh Reddy and Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, S/o. Hanumanthappa, vide Document No.SRJ-1-07705/2023-24, in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas.	Original
12.	12/05/2022	Registered Release Deed executed by Smt. Shanthamma W/o. Sri. Ramesh Reddy. B.Y & Kumar. R. Gagana D/o. Sri. Ramesh Reddy. B.Y, in favour of Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, vide Document No.SRJ-1-01311/2022-23, in respect of Sy. No.36/1, measuring 1 Acre 5 ½ Guntas.	Original
13.	07/09/2023	Registered Joint Development Agreement between Sri. B.Y. Ramesh Reddy S/o. Late. Yella Reddy, Kumar. R. Gagana, Master. R. Harshavardhana both are children of Sri. B.Y. Ramesh Reddy AND M/s. Living Structures rep., by its Managing partner Sri. Nagesh. K.V, & Sri. G. Mohan Reddy, vide Documents No.ANK-1-05698/2023-24, in respect of Sy. No.36/2, (Old Sy. No.36/1), measuring 1 Acre 5 ½ Guntas out of 3 Acre 17 Guntas.	Original
14.	07/09/2023	Registered General Power of Attorney executed by Sri. B.Y. Ramesh Reddy S/o. Late. Yella Reddy, Kumar. R. Gagana, Master. R. Harshavardhana both are children of Sri. B.Y. Ramesh Reddy, in favour of M/s. Living Structures rep., by its Managing partner Sri. Nagesh. K.V, & Sri. G. Mohan Reddy, vide Document No.BNS-4-00322/2023-24, in respect of Sy. No.36/2, (Old Sy. No.36/1), measuring 1 Acre 5 ½ Guntas out of 3 Acre 17 Guntas.	Original
15.	21/09/2023	Endorsement for Non Availability of MR. No.8/94-95 & 1/97-98, T4/2014-15, in respect of Sy. No.36/1, issued by Special Thasildhar, Anekal Taluk.	Original
16.		Mutation bearing No.9/1960-61, 5/1993-94, 41/2005-06, in respect Sy. No.16, issued by Special Tahasildar, Anekal Taluk.	Photo Copy Original
17.	20/09/2023	Endorsement for Non Availability of IL, in respect of Sy. No.36 & 37, issued by on behalf of Thasildhar, Anekal Taluk.	Original
18.		Pahanies covering the period from 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2014-15, 2015-16, 2016-	Original



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		17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, in respect Sy. No.36, after 36/1 & then 36/2, issued by Shirastidhar on behalf of Tahasildha, Anekal Taluk.	
19.	09/10/2023	Official Memorandum issued for conversion of land in respect Sy. No.36/2, measuring 1 Acre 5½ Guntas, for Non-agricultural Residential Purposes, vide bearing No.539836, issued by District Commissioner, Bangalore District.	Original
20.		Hissa Tippan, Edabaga & Balabagada Hissa, Mula Tippan, Akarband & Conversion Sketch, issued by Adeekshakaru, & Land Surveyour, Anekal Taluk, in respect of Sy. No.36 & 36/2.	Certified Copy
21.	18/01/2024	Endorsement U/s.79(a)(b), issued by Sub-Divisional officer, Bangalore South Sub-Division, Bangalore, in respect of Sy. No.36/2, measuring 1 Acre 5½ Guntas.	Original
22.	18/01/2024	Endorsement U/s.PTCL, issued by Sub-Divisional officer, Bangalore South Sub-Division, Bangalore, in respect of Sy. No.36/2, measuring 1 Acre 5½ Guntas.	Original
23.	17/10/2017	Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004, S.A. No.27098/2017-18, issued by Office of the Sub-Registrar, Anekal, Bangalore.	Original
24.	22/11/2017	Encumbrance Certificate for the period from 01/04/2004 to 22/11/2017, S.A. No.SRJ-EC-A-0005747/2017-18, issued by Office of the Sub-Registrar, Sarjapura, Basavangudi, Bangalore District.	Original
25.	12/05/2022	Encumbrance Certificate for the period from 12/05/2022 to 12/05/2022, S.A. No.SRJ-EC-A-0002392/2022-23, issued by Office of the Sub-Registrar, Sarjapura, Basavangudi, Bangalore District.	Original
26.	12/05/2022	Encumbrance Certificate for the period from 12/05/2022 to 12/05/2022 S.A. No.SRJ-EC-A-0002393/2022-23, issued by Office of the Sub-Registrar, Sarjapura, Basavangudi, Bangalore District.	Original
27.	20/09/2023	Encumbrance Certificate for the period from 01/04/2004 to 16/09/2023, S.A. No.ECC-16092023-3555427, issued by Office of the Sub-Registrar, Sarjapura, Bangalore District.	Original
		SURVEY NO.37/1, MEASURING 1 ACRE	
1.		Records of Rights, issued by Shirastidhar on behalf of Thasildhar, in respect of Sy. No.37, measuring 2 Acres.	Original
2.	14/12/2024	Family tree of Late. Venkataramanappa.	Original
3.	05/11/1992	Un-Registered Partition deed between into Sri. Venkataramanappa S/o. Late. Gunduru Nanjappa, and his children Sri. B.V. Balaraj, Sri. B.V. Shankarappa, Sri. Bala Ganeshappa, Sri. B.V. Nanjappa, Sri. B.V. Ramanna and Smt. B.V. Lakshamma, in respect of Sy. No.37, measuring 2 Acres.	Original



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4.	09/09/2019	Registered Mortgage Deed executed by Smt. Lakshamma W/o. Late. Shankarappa. B.V, in favour of Silk Farmers and Raithara Seva Sahakara Sangha Niyamitha, vide Document No.SRJ-1-03189/2019-20, in respect to Sy. No.37, measuring 1 Acre.	Photocopy
5.	01/08/2022	Registered Mortgage Deed executed by Smt. Lakshamma W/o. Late. Shankarappa. B.V, in favour of Silk farmers and Raithara Seva Sahakara Sangha Niyamitha, vide document No. SRJ-1-04365/2022-23, in respect to Sy.No.37/1, measuring 1 Acre.	Photocopy
6.	14/12/2024	Family tree of Late. B.V. Shankarappa.	Original
7.	27/07/2023	Registered Joint Development Agreement between Smt. Lakshamma W/o. Late. Shankarappa, Sri. Somashekar Smt. Soumya. B.S. both are children of Late. Shankarappa AND M/s. Living Structures rep., by its Managing partner Sri. Nagesh, K.V, & Sri. Mohan Reddy. G, vide Document No.ANK-1-04016/2023-24, in respect of Sy. No.37/1, Measuring 1 Acre.	Original
8.	27/07/2023	Registered General Power of Attorney executed by Smt. Lakshamma W/o. Late. Shankarappa, Sri. Somashekar Smt. Soumya. B.S. both are children of Late. Shankarappa in favour of M/s. Living Structures rep., by its Managing partner Sri. Nagesh, K.V, & Sri. Mohan Reddy. G, vide Document No, ANK-4-00220/2023-24 in respect of Sy. No.37/1, 1 Acre.	Original
9.		Mutation bearing No.17/1996-97, 11/2000-01, T4/2020-21, T5/2022-23, in respect of Sy. No.37, and T5/202023 in respect of Sy. No. 37/1, issued by Shirastidhar, on behalf of Thasildhar, Anekal Taluk.	Original Photocopy
10.	20/09/2023	Endorsement for Non Availability of IL, in respect of Sy. No.36, 37, issued by on behalf of Thasildhar, Anekal Taluk.	Original
11.		Pahanies covering the period from 1969-70 to 1972-73, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, in respect of Sy.No.37, 2020-21, 2021-22, 2022-23, 2023-24, in respect Sy. No.37/1, issued by Shirastidhar on behalf of Tahasildhar, Anekal Taluk.	Original
12.	29/09/2023	Official Memorandum issued for conversion of land in respect Sy. No.37/1, measuring 1 Acre, for Non-agricultural Residential Purposes, issued by District Commissioner, Bangalore District.	Original
13.		Mula Tippan, Edabaga & Balabagada Hissa, Akarband, Conversion Sketch, in respect of Sy. No.37 & Sy.No.37/1.	Original



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		issued by Adeekshakaru, & Land Surveyor, Anekal Taluk.	
14.	18/01/2024	Endorsement U/s.79(a)(b), issued by Sub-Divisional officer, Bangalore South Sub-Division, Bangalore, in respect of Sy. No.37/1, measuring 1 Acre.	Original
15.	18/01/2024	Endorsement U/s.PTCL, issued by Sub-Divisional officer, Bangalore South Sub-Division, Bangalore, in respect of Sy. No.37/1, measuring 1 Acre.	Original
16.		Encumbrance Certificate for the period from 01/04/1920 to 31/03/2004, S.A. No.6469/2023-24, issued by Office of the Sub-Registrar, Anekal, Bangalore	Original
17.	24/07/2023	Encumbrance Certificate for the period from 01/04/2004 to 24/07/2023, issued by Office of the Sub-Registrar, Sarjapura, Bangalore District.	Original
18.	20/09/2023	Encumbrance Certificate for the period from 01/04/2004 to 16/09/2023, vide No.ECC-16092023-3555517, issued by Office of the Sub-Registrar, Sarjapura, Bangalore District.	Original
COMMON DOCUMENT			
1.	26/07/2023	Partnership Deed between into Sri. Nagesh. K.V, Sri. G. Mohan Reddy & Sri. Chethan. R.B, in respect of forming "LIVING STRUCTURES".	Original
2.	23/08/2023	Acknowledgement of Registration of Firm issued by Registrar of Firms, Shivajinagar in the name of "LIVING STRUCTURES".	Original
3.	04/01/2024	Registered Relinquishment Deed executed by Sri. Nagesh. K.V, Sri. G. Mohan Reddy, in favour of STRRPA, vide Document No.ANK-1-10675/2023-24.	Original
4.	18/05/2024	Panchayat E-Khatha, issued by Billapura Grama Panchayat, Anekal Taluk, in the name of Smt. Lakshmamma & Sri. B.Y. Ramesh Reddy and Living Structures rep., by its partners Sri. Nagesh. K.V, and Sri. Mohan Reddy. G, in respect of Khatha No.91, PID No.150200102700520206, Sy. Nos. 36/2 & 37/1.	Original
5.	16/01/2024	Encumbrance Certificate for the period from 01/01/2023 to 09/01/2024, vide No.ECC-09012024-6428760, issued by the office of the Sub-Registrar, Sarjapura, Bangalore District.	Original
6.	17/02/2024	No Objection Certificate Issued by Bangalore Electricity Supply Company Limited, in respect of Sy. Nos.36/2 & 37/1, vide No.EEE/CDP/AEE (O)/AE (T)/13586-87.	Original
7.	14/03/2024	No Objection Certificate issued by Karnataka State Pollution Control Board, in respect of Sy. Nos.36/2 & 37/1, vide No.CTE-342435.	Original
8.	05/04/2024	No Objection Certificate issued by Office of the Director General of Police & Director General Karnataka State Fire & Emergency Services, in respect of Sy. Nos.36/2 & 37/1, vide No.KSFES/GBC(1)/100.	Original



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9.	17/04/2024	No Objection Certificate issued by Airports Authority of India, in respect of Sy. Nos.36/2 & 37/1, vide No.HOSU/SOUTH/B/030924/939905.	Original
10.	19/07/2024	No Objection Certificate issued by State Level Environment Impact Assessment Authority, Karnataka, in respect of Sy. Nos.36/2 & 37/1, vide File No.21/123/2024-IA.III.	Original
11.	22/08/2024	No Objection Certificate issued by Billa Pura Village Panchayat, Anekal Taluk, vide No.BP/2024-25, in respect of Sy. Nos.36/2 & 37/1.	Original
12.	13/12/2024	Approved Building Plan issued by STRRPA, in the name of M/s. Living Structures rep., by its partners Sri. Nagesh. K.V, & Sri. Mohan Reddy. G, in respect of Khatha No.91, PID No.150200102700520206, Sy. Nos. 36/2 & 37/1, vide No.STRRPA/TP/SP-LAO/28/2023-24.	Original
13.	13/12/2024	Commencement Certificate issued by STRRPA, in respect of Sy. Nos. 36/2 & 37/1, vide No.STRRPA/TP/CC/24/2024-25.	Original

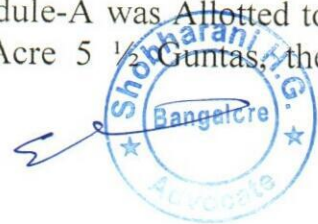
TRACING OF TITLE:-

On perusal of the aforesaid Original, Certified Copy and Photostat Documents, it is clear that, the Apartment project known as "-----" is being constructed on undeveloped Converted Survey No.36/2, Measuring: 1 Acre 5½ Guntas out of 3 Acres 17 Guntas & Sy. No.37/1, Measuring: 1 Acre, situated at Buragunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

NEW SURVEY NO.36/2, OLD NO.36/1 BEFORE 36, MEASURING 1 ACRE 5 ½ GUNTAS

Originally, the land bearing Sy. No.36, measuring 4 Acres 22 Guntas of Buragunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned and possessed by Sri. Muni Nanjappa S/o. Bureddy, which is evident from Records of Rights bearing No.67, issued by Shirastidhar on behalf of Thasildhar, Anekal Taluk, as per **Document No.1.**

Sri. T. Bureddy had filed a Case in the Civil Judge Court Senior Division, Anekal in O.S. No.409/1996 against his brother Sri. T. Rama Reddy, for partition and separate possession of the joint family properties, the Hon'ble Judge of Civil Judge Court Senior Division, Anekal has ordered accordingly. And subsequently has filed FDP No.32/2006, and subsequently at the instance of well wishers and elderly persons of both the parties to the case have compromised and settled with each other and divided the property and taken the possession of the same. And Schedule-A was Allotted to Sri. T. Bureddy in land bearing Sy. No.36, measuring 1 Acre 5 ½ Guntas, the



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Schedule-B was Allotted to Sri. T. Rama Reddy in land bearing Sy. No.36, measuring 1 Acre 5 ½ Guntas, accordingly Hon'ble Judge Decreed in terms of the Compromise Petition, which is evident from **Document No.2**.

Family tree of Late. Bureddy shows that Late. Bureddy died behind his legal heirs namely;

- I. Late. Muni Nanjappa & Late. Yellamma & their legal heirs namely;
 - a. Late. Annaiah Reddy @ Muni Reddy & Late. Gowramma & their legal heirs namely;
 - i. Late. Parvathamma,
 - ii. Sri. Muni Veera Reddy @ Srinivasa Reddy & Late Savithramma,
 - iii. Smt. Saraswathamma,
 - iv. Smt. Sunandamma,
 - v. Smt. Savithramma,
 - vi. Sri. Nanja Reddy,
 - vii. Smt. Radhamma,
 - b. Late. Yella Reddy & Late. Gowramma & their legal heirs namely;
 - i. Smt. Venkalakshmamma,
 - ii. Smt. Shanthamma,
 - iii. Smt. Puttamma (Sakamma),
 - iv. Sri. Muni Veera Reddy,
 - v. Sri. Nagaraj,
 - vi. Sri. Ramesh Reddy,
 - vii. Sri. Narayanaswamy,
 - viii. Smt. Padmamma,
2. Late. Thippa Reddy & Late. Muniyamma & Late. Balamma and their legal heirs namely;
 - i. Late. Gowramma,
 - ii. Late. Sakamma,
 - iii. Sri. Bur Reddy & Smt. Gowramma,
 - iv. Late. Venkataswamy Reddy & Smt. Narayanamma,
 - v. Late. Muniswamy Reddy & Smt. Saraswathamma,
 - vi. Sri. Rama Reddy & Smt. Dhanalakshmamma,
 - vii. Sri. Rudra Reddy & Smt. Shanthamma,
 - viii. Smt. Shanthamma,
 - ix. Smt. Sarojamma,
 - x. Late. Venkatesh Reddy & Smt. Shaylamma,
3. Late. Muni Veerappa & Late. Muniyamma & Late. Pillamma (No Children), which is evident from **Document No.3**.



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Subsequently, Smt. Gowramma W/o. Late. Muni Reddy S/o. Late. Muninajappa, Sri. Yella Reddy S/o. Late. Muninajappa, entered into Registered Partition Deed dated 23/06/2000, partitioning the joint family properties among themselves. the first & second parties have agreed to take the schedule "A" & "B" properties. The "B" Schedule was allotted to Sri. Yella Reddy S/o. Late. Muninajappa, in respect of land bearing Sy. No.36, measuring 1 Acre 5 ½ Guntas, and the same was registered in Document No.1459/2000-01, of Book-1, Volume No.2205, at pages 236-241, the same was Registered on 05/12/2000, in the office of the Sub-Registrar, Anekal, Bangalore, which is evident from **Document No.4.**

Sri. Yella Reddy S/o. Late. Muninajappa, Sri. B.Y. Muni Reddy, Sri. B.Y. Nagaraju, Sri. B.Y. Ramesh Reddy & Sri. Narayanaswamy all are sons of Sri. Yella Reddy, entered into Registered Partition Deed dated 23/04/2001, partitioning the joint family properties among themselves. the first, second, Third, Fourth & Fifth parties have agreed to take the schedule "A", "B", "C", "D" & "E" properties. The Schedule-'D' was allotted to Sri. B.Y. Ramesh Reddy, in respect of land bearing Sy. No.36, measuring 1 Acre 5 ½ Guntas, and the same was registered in Document No. 767/2001-02, of Book-1, Volume No.2364, at pages 90-96, the same was Registered on 23/07/2001, in the office of the Sub-Registrar, Anekal, Bangalore, which is evident from **Document No.5.**

Subsequently, Smt. Venkatalakshamma, Smt. Shanthamma, Smt. Puttamma @ Sakamma & Smt. Padma all are daughters of Late. Yella Reddy have released all their rights, title and interest in respect of the Sy. No.36/1 measuring 1 Acre 5 ½ Guntas and has executed Registered Release Deed on 25/08/2015 in favour of Sri. B.Y. Ramesh Reddy S/o. Late. Yella Reddy, vide Document No.SRJ-1-01770/2015-16, of Book-I and is stored in C.D No.SRJD182, in the office of the Sub-Registrar, Basavangudi (Sarjapura), which is evident from **Document No.6.**

Sri. B.Y. Ramesh Reddy S/o. Late. Yella Reddy entered into Registered Sale Agreement on 06/05/2021 with Smt. Savithramma W/o. Yella Reddy & Sri. Yella Reddy. M, S/o. Late. Muni Reddy and has agreed to Sell & the purchaser has agreed to purchase the in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas, for sale consideration of Rs.60,00,000/- whereas the purchaser has paid the advance of Rs.40,00,000/- & remaining balance Rs.20,00,000/- shall be paid at the time of registration of Sale Deed, vide Document No. ABL-1-00755/2021-22, of Book-1, is stored in CD No.ABLD920, Registered in the office of the Sub-Registrar, Basavangudi (Attibele), Anekal Taluk, as per **Document No.7.**



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Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy entered into Registered Agreement For Sale with Smt. Savithramma W/o. Yella Reddy & Sri. Yella Reddy. M, S/o. Late. Muni Reddy on 06/05/2021, he had agreed to sell all his rights and title to the purchaser for the valuable consideration, and the same was registered vide Document No.ABL-1-00755/2021-22, of Book-I and is stored in CD No.ABLD920, in the office of the Sub-Registrar, Basavangudi (Attibele), Anekal Taluk. Smt. Savithramma W/o. Yella Reddy & Sri. Yella Reddy. M, S/o. Late. Muni Reddy are not ready to get the register the sale deed in their favour due to her personal inconvenience, hence the parties have by mutual consent agreed to cancel the said deed and treat it cancelled and have agreed to executed a Registered Cancellation of Agreement of Sale on 09/05/2022 in favour of Smt. Savithramma W/o. Yella Reddy & Sri. Yella Reddy. M, S/o. Late. Muni Reddy, and registered as Document No. ABL-1-01497/2022-23, of Book-I & is stored in CD No.ABLD1166, in the office of the Sub-Registrar, Basavangudi (Attibele), Anekal Taluk, which is evident from **Document No.8.**

Family Tree of Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy and his legal heirs namely;

1. Smt. Shanthamma W/o. Sri. B.Y. Ramesh Reddy,
2. Kumari. R. Gagana,
3. Master. R. Harshavardhana, which is evident from **Document No.9.**

Subsequently, Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, Smt. Shanthamma, Kumar. R. Gagana, Master. R. Harshavardhana all are children of Sri. B.Y. Ramesh Reddy entered into Registered Sale Agreement on 12/05/2022 with Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, S/o. Hanumanthappa and has agreed to Sell & the purchaser has agreed to purchase the in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas for sale consideration of Rs.1,37,00,000/- whereas the purchaser has paid the full amount of Rs.1,37,00,000/- vide Document No.SRJ-1-01312/2022-23, of Book-1, is stored in CD No.SRJD1110, Registered in the office of the Sub-Registrar, Basavangudi (Sarjapura), as per **Document No.10.**

Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, Smt. Shanthamma, Kumar. R. Gagana, Master. R. Harshavardhana all are children of Sri. B.Y. Ramesh Reddy entered into Registered Agreement for Sale with Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, S/o. Hanumanthappa, on 12/05/2022, they had agreed to sell all his rights and title to the purchaser for the valuable consideration, and the same was registered vide Document No.SRJ-1-01312/2022-23, of Book-I and is stored in CD No.SRJD1110, in the office of the Sub-Registrar, Basavangudi



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(Sarjapura), Anekal Taluk, Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, are not ready to get the register the sale deed in their favour due to her personal inconvenience, hence the parties have by mutual consent agreed to cancel the said deed and treat it cancelled and have agreed to executed a Registered Cancellation of Agreement of Sale on 23/11/2023 in favour of Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, S/o. Hanumanthappa, and registered as Document No.SRJ-1-07705/2023-24, of Book-I & in the office of the Sub-Registrar, Basavangudi (Sarjapura), Anekal Taluk, which is evident from **Document No.11**.

Subsequently, Smt. Shanthamma W/o. Sri. Ramesh Reddy. B.Y & Kumari. R. Gagana D/o. Sri. Ramesh Reddy. B.Y, have released all their rights, title and interest in respect of the Sy. No.36/1 measuring 1 Acre 5 ½ Guntas and has executed Registered Release Deed on 12/05/2022 in favour of Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, vide Document No.SRJ-1-01311/2022-23, of Book-I and is stored in C.D. No.SRJD1110, Registered in the office of the Sub-Registrar, Basavangudi (Sarjapura), which is evident from **Document No.12**.

Sri. B.Y. Ramesh Reddy S/o. Late, Yella Reddy, Miss. R. Gagana D/o. Sri. B.Y. Ramesh Reddy and Master. R. Harshavardhana being minor rep., by his father and natural Guardian Sri. B.Y. Ramesh Reddy (Owners) entered into a Joint Development Agreement dated 07/09/2023 with M/s. Living Structures (Developer) represented by its Managing Partners, Sri. Nagesh. K.V, & Sri. G. Mohan Reddy, the Owners hereby permit the Developer/s to enter upon the land and form/commence Residential Plots/Villas/Row Houses/Apartments thereon. That the Developer herein have agreed to develop the land after obtaining the plan sanction from BMRDA or from any other competent authority and other sanction/permission/consent/NOC from the various competent authorities ie., from BMRDA, KIADB, State Pollution Control board, KHB, BSNL, National Highway authorities and state highway authorities, or any other authorities in force etc. To prepare and finalize the plans and applications required for the formation of the RESIDENTIAL PLOTS/VILLAS/ROW HOUSES/APARTMENTS. To take all steps to obtain the layout plan sanctioned by the BMRDA or any other competent Statutory authority for development. To construct at their cost the RESIDENTIAL PLOTS/VILLAS/ROW HOUSES/APARTMENTS hand over 20% of the Owners share. The Developer/s will be entitled to engage Architects, Engineers, Contractors, consultants and get a plan drawn up and present the same to the concerned authority. The Owners shall have no claim or lien whatsoever on any such items of equipment and machinery, tools and implements, stores and materials at any time. The Developer shall deliver The



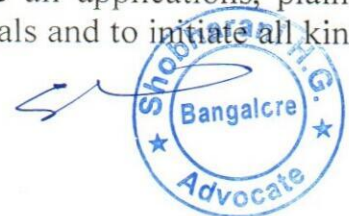
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Owner's Share of saleable area by constructing VILLA to The Owners and The Owners, shall deliver the DEVELOPER share in the Land. Since Villa cannot be fragmented to enable The Owners, and the Developer/s to retain exactly 20% and 80% of the saleable/Developed area, The Owners, and the Developer/s shall be entitled to such number of houses whose saleable villa will be nearer to (rounded off to lower) 20%, 80% of the total saleable/Developed area respectively. If the saleable/Developed area of the layout of The Owner, and the DEVELOPER falls short of 20%, 80% of the saleable/Developed area, the Parties have agreed to compensate the other Party monetarily and the same is registered vide Document No.ANK-1-05698/2023-24, of Book-I, and Registered in the office of the Sub-Registrar, Anekal, which is evident from **Document No.13**.

Sri. B.Y. Ramesh Reddy S/o. Late, Yella Reddy, Kumar. R. Gagana, Master. R. Harshavardhana both are children of Sri. B.Y. Ramesh Reddy, executed Registered General Power of Attorney dated on 07/09/2023, in respect of Lands bearing Sy. No.36/2, in favour of M/s. Living Structures Represented by its Managing partner Sri. Nagesh. K.V, & Sri. G. Mohan Reddy, appointing, nominating, them as their true and lawful attorney on their behalf to do and execute the following acts in respect of which are follows: To represent us before and to deal and correspond with all the departments and officers of the Corporation of the City of Bangalore or BMRDA, Karnataka Industrial Areas Development Board, or any statutory body or authority or authorities under the Karnataka Land Revenue Act, Karnataka Land Reforms Act, Karnataka Town and Country Planning Act, and /or under any other law, rule or regulation and/or the State Government and /or Central Government and/or any of its departments and officers and/or companies, firms and individuals in connection with, or relating to, or touching upon, the development of the land. To apply for and obtain sanction of development plans and/or building plans. To apply for and obtain commencement certificate/s, occupation certificate/s and/or completion certificate/s in respect of the building or buildings to be constructed and completed on the Land. To put up Residential Villas/Row Houses/Apartments. To represent us before and to deal and correspond with the Karnataka Power Transmission Corporation Ltd. (KPTCL) and BMRDA, Karnataka Industrial Areas Development Board (KIADB), Fire Force, and/or other companies or authorities and/or officers for obtaining electric, water, sewerage and drainage connections the buildings to be constructed on the Land. To appoint, at the cost of the said attorneys, solicitors, advocates, chartered accountants, architects and other professionals and agents and sub-agents, as may from time to time. To represent us in any court or courts of law and all tribunals and authorities and arbitrators and to sign and verify and file all applications, plaints, written statements, affidavits, petitions, writ petitions, appeals and to initiate all kinds



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of proceedings, both criminal and civil in all courts of law. To execute, lease, mortgage or in any way alienate and/or part with the possession of the Residential Villas/Row Houses/Apartments and/or car parking spaces to be put up on the schedule property to an extent of 80% (Eighty percent) and execute sale deeds, mortgage deeds, lease deed and/or any other deeds in favor of Second party and/or their nominees conveying absolutely and parting with possession of Residential Villas/Row Houses/Apartments and/or car park to an extent of 80%. To present all such agreements of sale, mortgage deeds etc. Generally, to do and execute all acts, deeds, matters and things relating to or concerning or touching upon the Land and the Residential Villas/Row Houses/Apartments to be constructed thereon as fully and effectively as we ourselves. And we hereby agree and undertake to ratify and confirm all and whatsoever said attorneys shall lawfully do or cause to be done by virtue of these presents, vide Document No.BNS-4-00322/2023-24 of Book-IV and Registered in the Office of the Sub-Registrar, Anekal, which is evident from **Document No.14.**

Endorsement dated 21/09/2023, issued by Special Thasildhar, Anekal Taluk, stating that MR. No.8/94-95 & 1/97-98, T4/2014-15 not available in their records maintained by them in their office, bearing No.RRT/Nakalu/CR/2023-24, as per **Document No.15.**

Mutation bearing Nos.44/9/1960-61, 5/1993-94, 41/2005-06 & T4/2014-15, issued by Special Thasildhar, Anekal Taluk, in respect of Sy. No.36 & 36/1, confirms the ownership and possession of from Special Deputy Commissioner to Sri. Muni Nanjappa, Sri. Bureddy, Sri. Rama Reddy and Sri. B.Y. Ramesh Reddy, which is evident from **Document No.16.**

Endorsement dated 20/09/2023, issued by on behalf of Thasildhar, Anekal Taluk, stating that IL not available in their records maintained by them in their office, bearing No.RK/CR/2023-24, in respect of Sy. No.36 & 37, as per **Document No.17.**

Pahanies covering the period from Pahanies covering the period from 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, in respect Sy. No.36, after 36/1 & then 36/2, issued by Shirastidhar on behalf of Tahasildha, Anekal Taluk, confirms the ownerships of Sri. Muni Nanjappa, Sri. Rama Reddy and Sri. B.Y. Ramesh Reddy, as per **Document No.18.**



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Official Memorandum dated 09/10/2023 regarding the Conversion in respect of Sy. No.36/2, measuring 1 Acre 5½ Guntas, from agricultural to non-agricultural Residential purpose, vide bearing No.539836, issued by the District Commissioner, Bangalore District, Bangalore, which is evident from Document No.19.

Hissa Tippan, Edabaga & Balabagada Hissa, Mula Tippan, Akarband & Conversion Sketch, confirms the extent & shape, issued by Adeekshakaru, & Land Surveyour, Anekal Taluk, in respect of Sy. No.36 & 36/2, as per **Document No.20.**

Endorsements U/s.79(a)(b), dated 18/01/2024, vide No.LRF/CR/781/2023-24, issued by Sub-Divisional officer, Bangalore South Sub-Division, states that there is no claims pending in respect of Sy. No.36/2, measuring 1 Acre 5 ½ Guntas, as per **Document No.21.**

Endorsement dated 18/01/2024, bearing No.PTCL/(A)CR/779/2023-24, issued by Sub-Divisional officer, Bangalore South Sub-Division, Bangalore, confirms that there are no cases pending under the said Act in respect of Sy. No.36/2, measuring 1 Acre 5 ½ Guntas, as per **Document No.22.**

Encumbrance Certificate dated 17/10/2017, S.A. No.27098/2017-18, for the period from 01/04/1950 to 31/03/2004, reflects the transactions of;

1. Registered Partition Deed between into Smt. Gowramma W/o. Late. Muni Reddy S/o. Late. Muninajappa, Sri. Yella Reddy S/o. Late. Muninajappa, vide Document No.1459/2000-01.
2. Registered Partition Deed between into Sri. Yella Reddy S/o. Late. Muninajappa, Sri. B.Y. Muni Reddy, Sri. B.Y. Nagaraju, Sri. B.Y. Ramesh Reddy & Sri. Narayanaswamy all are sons of Sri. Yella Reddy, vide Document No.767/2001-02, in respect of Sy. No.36, issued in the Office of the Sub-Registrar, Anekal, Bangalore as per **Document No.23.**

Encumbrance Certificate dated 22/11/2017, S.A. No. SRJ-EC-A-0005747/2017-18, for the period from 01/04/2004 to 22/11/2017, reflects the transactions of Registered Release Deed executed by Smt. Venkatalakshamma, Smt. Shanthamma, Smt. Puttamma @ Sakamma & Smt. Padma all are daughters of Late. Yella Reddy, in favour of Sri. B.Y. Ramesh Reddy S/o. Late. Yella Reddy, vide Document No.SRJ-1-01770/2015-16, in respect of Sy. No.36/1, issued in the Office of the Sub-Registrar, Anekal, Bangalore as per **Document No.24.**



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Encumbrance Certificate dated 12/05/2022, S.A. No. SRJ-EC-A-0002392/2022-23, for the period from 12/05/2022 to 12/05/2022, reflects the transactions of Registered Release Deed executed by Smt. Shanthamma W/o. Sri. Ramesh Reddy. B.Y & Kumari. R. Gagana D/o. Sri. Ramesh Reddy. B.Y, in favour of Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, vide Document No.SRJ-1-01311/2022-23, in respect of Sy. No.36/1, measuring 1 Acre 5 ½ Guntas, issued in the Office of the Sub-Registrar, Sarjapura, Basavangudi, Bangalore District, as per **Document No.25**.

Encumbrance Certificate dated 12/05/2022, S.A. No.SRJ-EC-A-0002393/2022-23, for the period from 12/05/2022 to 12/05/2022, reflects the transactions of Registered Agreement of Sale between Sri. B.Y. Ramesh Reddy S/o. Late. Yalla Reddy, Smt. Shanthamma, Kumari. R. Gagana, Master. R. Harshavardhana all are children of Sri. B.Y. Ramesh Reddy and Sri. K.C. Jayaprakash S/o. Late. C. Chowda Reddy & Sri. Nagesh. H, S/o. Hanumanthappa, vide Document No.SRJ-1-01312/2022-23, in respect of New Sy. No.36/1, old No.36, measuring 1 Acre 5 ½ Guntas, issued in the Office of the Sub-Registrar, Sarjapura, Basavangudi, Bangalore District, as per **Document No.26**.

Encumbrance Certificate dated 20/09/2023, S.A. No. ECC-16092023-3555427, for the period from 01/04/2004 to 16/09/2023, reflects the transactions of Registered Joint Development Agreement between Sri. B.Y. Ramesh Reddy S/o. Late, Yella Reddy, Kumari. R. Gagana, Master. R. Harshavardhana both are children of Sri. B.Y. Ramesh Reddy AND M/s. Living Structures rep., by its Managing partner Sri. Nagesh. K.V, & Sri. G. Mohan Reddy, vide Documents No.ANK-1-05698/2023-24, in respect of Sy. No.36/2, (Old Sy. No.36/1), measuring 1 Acre 5 ½ Guntas out of 3 Acre 17 Guntas, issued in the Office of the Sub-Registrar, Sarjapura, Bangalore District, as per **Document No.27**.

SURVEY NO.37/1, MEASURING 1 ACRE

Originally, the land bearing Sy. No.37, measuring 2 Acres of Buragunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned and possessed by Sri. Venkataramanappa S/o. Gunduru Nanjappa, which is evident from Records of Rights bearing No.68, issued by Shirastidhar on behalf of Thasildhar, Anekal Taluk, as per **Document No.1**.

Family Tree of late. Venkataramanappa and behind their legal heirs namely:

1. Smt. Nagamma (Wife)
2. Sri. B.V. Balaraju (Son)



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3. Sri. Ramanna B.V. (Son)
4. Late. B.V. Shankarappa (Son)
5. Smt. Lakshmamma (Daughter)
6. Sri. V. BalaGanesha (Son)
7. Sri. Nanjappa B.V. (Son), which is evident from **Document No.2**

Sri. Venkataramanappa S/o, Late. Gunduru Nanjappa, and his children Sri. B.V. Balaraj, Sri. B.V. Shankarappa, Sri. Bala Ganeshappa, Sri. B.V. Nanjappa, Sri. B.V. Ramanna and Smt. B.V. Lakshmamma entered into Un-Registered Partition Deed dated 05/11/1992, partitioning the joint family properties among themselves. The first, second, third, fourth, fifth, sixth, seventh parties have agreed to take the schedule "A", "B", "C", "D", "E", "F", "G", properties. The "B" Schedule was allotted to Sri. B.V. Shankarappa S/o. Sri. Venkataramanapp, in respect of land bearing Sy. No.37, measuring 1 Acre, under Item No.2. which is evident from **Document No.3.**

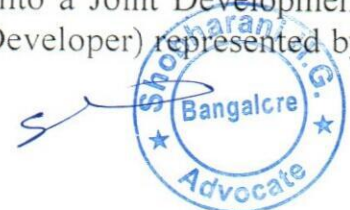
Smt. Lakshmamma W/o. Late. Shankarappa. B.V has availed loan from Silk Farmers and Raithara Seva Sahakara Sangha Niyamitha by Mortgaging in respect to Sy. No.37, measuring 1 Acre, under a Registered Mortgaged Deed dated 09/09/2019, vide Document No. SRJ-1-03189/2019-20, of Book I, is stored in CD No.SRJD451, in the Office of the Sub-Registrar, Basavangudi (Sarjapura), Bangalore, as per **Document No.4.**

Smt. Lakshmamma W/o. Late. Shankarappa. B.V again has availed loan from Silk Farmers and Raithara Seva Sahakara Sangha Niyamitha by Mortgaging in respect to Sy. No.37/1, measuring 1 Acre, under a Registered Mortgaged Deed dated 01/08/2022, vide Document No.SRJ-1-04365/2022-23, of Book I, is stored in CD No.SRJD1189, in the Office of the Sub-Registrar, Basavangudi (Sarjapura), Bangalore, as per **Document No.5.**

Family Tree of Late. B.V. Shankarappa shows that Late. B.V. Shankarappa died behind his legal heirs namely:

- 1) Smt. Lakshmamma (Wife)
- 2) Smt. Soumya. B.S. (Daughter)
- 3) Sri. Somashekar. B.S. (Son), which is evident from **Document No.6.**

Smt. Lakshmamma W/o. Late. Shankarappa, Sri. Somashekar Smt. Soumya. B.S. both are children of Late. Shankarappa (Owners) entered into a Joint Development Agreement dated 27/07/2023 with M/s. Living Structures (Developer) represented by



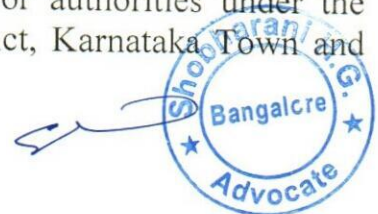
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its Managing Partners, Sri. Nagesh. K.V & Sri. G. Mohan Reddy, the Owners hereby permit the Developer/s to enter upon the land and form/commence Residential Plots/Villas/Row Houses/Apartments thereon. That the Developer herein have agreed to develop the land after obtaining the plan sanction from BMRDA or from any other competent authority and other sanction/permission/consent/NOC from the various competent authorities ie., from BMRDA, KIADB, State Pollution Control board, KHB, BSNL, National Highway authorities and state highway authorities, or any other authorities in force etc. To prepare and finalize the plans and applications required for the formation of the RESIDENTIAL PLOTS/VILLAS/ROW HOUSES/APARTMENTS. To take all steps to obtain the layout plan sanctioned by the BMRDA or any other competent Statutory authority for development. To construct at their cost the RESIDENTIAL PLOTS/VILLAS/ROW HOUSES/APARTMENTS hand over 33% of the Owners share. The Developer/s will be entitled to engage Architects, Engineers, Contractors, consultants and get a plan drawn up and present the same to the concerned authority. The Owners shall have no claim or lien whatsoever on any such items of equipment and machinery, tools and implements, stores and materials at any time. The Developer shall deliver the Owner's Share of saleable area by constructing VILLA to The Owners and The Owners, shall deliver the DEVELOPER share in the Land. Since Villa cannot be fragmented to enable The Owners, and the Developer/s to retain exactly 33% and 67% of the saleable/Developed area, The Owners, and the Developer/s shall be entitled to such number of houses whose saleable villa will be nearer to (rounded off to lower) 33%, 67% of the total saleable/Developed area. If the saleable/Developed area of the layout of The Owner, and the DEVELOPER falls short of 33%, 67% of the saleable/Developed area, the Parties have agreed to compensate the other party monetarily, and the same is registered vide Document No.ANK-1-04016/2023-24, of Book-I, and Registered in the office of the Sub-Registrar, Anekal, which is evident from **Document No.7.**

Smt. Lakshamma W/o. Late. Shankarappa, Sri. Somashekar Smt. Soumya. B.S. both are children of Late. Shankarappa, executed Registered General Power of Attorney dated on 27/07/2023, in respect of Lands bearing Sy. No.37/1, in favour of M/s. Living Structures Represented by its Managing partner Sri. Nagesh. K.V, & Sri. G. Mohan Reddy, appointing, nominating, them as their true and lawful attorney on their behalf to do and execute the following acts in respect of which are follows: To represent us before and to deal and correspond with all the departments and officers of the Corporation of the City of Bangalore or BMRDA, Karnataka Industrial Areas Development Board, or any statutory body or authority or authorities under the Karnataka Land Revenue Act, Karnataka Land Reforms Act, Karnataka Town and



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Country Planning Act, and /or under any other law, rule or regulation and/or the State Government and /or Central Government and/or any of its departments and officers and/or companies, firms and individuals in connection with, or relating to, or touching upon, the development of the land. To apply for and obtain sanction of development plans and/or building plans. To apply for and obtain commencement certificate/s, occupation certificate/s and/or completion certificate/s in respect of the building or buildings to be constructed and completed on the Land. To put up Residential Villas/Row Houses/Apartments. To represent us before and to deal and correspond with the Karnataka Power Transmission Corporation Ltd. (KPTCL) and BMRDA, Karnataka Industrial Areas Development Board (KIADB), Fire Force, and/or other companies or authorities and/or officers for obtaining electric, water, sewerage and drainage connections the buildings to be constructed on the Land. To appoint, at the cost of the said attorneys, solicitors, advocates, chartered accountants, architects and other professionals and agents and sub-agents, as may from time to time. To represent us in any court or courts of law and all tribunals and authorities and arbitrators and to sign and verify and file all applications, plaints, written statements, affidavits, petitions, writ petitions, appeals and to initiate all kinds of proceedings, both criminal and civil in all courts of law. To execute, lease, mortgage or in any way alienate and/or part with the possession of the Residential Villas/Row Houses/Apartments and/or car parking spaces to be put up on the schedule property to an extent of 67% and execute sale deeds, mortgage deeds, lease deed and/or any other deeds in favor of Second party and/or their nominees conveying absolutely and parting with possession of Residential Villas/Row Houses/Apartments and/or car park to an extent of 67%. To present all such agreements of sale, mortgage deeds etc., before the jurisdictional Sub-Registrar. Generally, to do and execute all acts, deeds, matters and things relating to or concerning or touching upon the Land and the Residential Villas/Row Houses/Apartments to be constructed thereon as fully and effectively as we ourselves. And we hereby agree and undertake to ratify and confirm all and whatsoever said attorneys shall lawfully do or cause to be done by virtue of these presents, vide Document No.BNS-4-00220/2023-24 of Book-IV and Registered in the Office of the Sub-Registrar, Anekal, which is evident from Document No.8.

Mutation bearing Nos.17/1996-97, 11/2000-01, T4/2020-21, T5/2022-23, in respect of Sy. No.37, and T5/2022-23 in respect of Sy. No.37/1, issued by Shirastidhar, on behalf of Thasildhar, Anekal Taluk, confirms the ownership and possession of Venkataramanappa S/o. Late. Gunduru Nanjappa, Sri. B.V. Balaraj, Sri. B.V. Shankarappa, Sri. Bala Ganeshappa, Sri. B.V. Nanjappa, Sri. B.V. Ramanna and Smt.



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B.V. Lakshamma, Smt. Lakshamma W/o. Late. Shankarappa, which is evident from **Document No.9**.

Endorsement dated 20/09/2023, issued by on behalf of Thasildhar, Anekal Taluk, stating that IL not available in their records maintained by them in their office, bearing No.RK/CR/2023-24, in respect of Sy. No.36 & 37, as per **Document No.10**.

Pahanies covering the period from 1969-70 to 1972-73, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, in respect of Sy.No.37, 2020-21, 2021-22, 2022-23, 2023-24, in respect Sy. No.37/1, issued by Shirastidhar on behalf of Tahasildhar, Anekal Taluk, confirms the ownerships of Sri. Venkataramanappa, Sri. B.V. Shankarappa, Sri. Bala Ganeshappa, Smt. Lakshamma W/o. Late. Shankarappa, as per **Document No.11**.

Official Memorandum dated 29/09/2023 regarding the Conversion in respect of Sy. No.37/1, measuring 1 Acre, from agricultural to non-agricultural Residential purpose, vide bearing No.537131, issued by the District Commissioner, Bangalore District, Bangalore, which is evident from **Document No.12**.

Mula Tippan, Edabaga & Balabagada Hissa, Akarband, Conversion Sketch, in respect of Sy. No.37 & Sy. No.37/1, confirms the extent & shape, issued by Adeekshakaru, & Land Surveyor, Anekal Taluk, as per **Document No.13**.

Endorsements U/s.79(a)(b), dated 18/01/2024, vide No.LRF/CR/782/2023-24, issued by Sub-Divisional officer, Bangalore South Sub-Division, states that there is no claims pending in respect of Sy. No.37/1, measuring 1 Acre, as per **Document No.14**.

Endorsement dated 18/01/2024, bearing No.PTCL/(A)CR/780/2023-24, issued by Sub-Divisional officer, Bangalore South Sub-Division, Bangalore, confirms that there are no cases pending under the said Act in respect of Sy. No.37/1, measuring 1 Acre, as per **Document No.15**.

Encumbrance Certificate S.A. No.6469/2023-24, for the period from 01/04/1920 to 31/03/2004, reflects the transactions of;

1. Registered Mortgage Deed executed by Sri. Venkataramanappa in favour of BDO Anekal, vide Document No.1204/1965-66.



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2. Registered Mortgage Deed executed by Sri. Venkataramanappa in favour of BDO Anekal, vide Document No.5/1967-68, in respect of Sy. No.37, measuring 2 Acres, issued in the Office of the Sub-Registrar, Anekal, Bangalore, as per **Document No.16.**

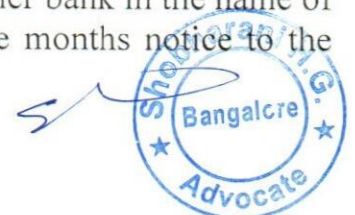
Encumbrance Certificate dated 24/07/2023 for the period from 01/04/2004 to 24/07/2023, reflects the transactions of;

1. Registered Mortgage Deed executed by Smt. Lakshamma W/o. Late. Shankarappa. B.V, in favour of Silk Farmers and Raithara Seva Sahakara Sangha Niyamitha, vide Document No.SRJ-1-03189/2019-20, in respect to Sy. No.37, measuring 1 Acre.
2. Registered Mortgage Deed executed by Smt. Lakshamma W/o. Late. Shankarappa. B.V, in favour of Silk farmers and Raithara Seva Sahakara Sangha Niyamitha, vide document No. SRJ-1-04365/2022-23, in respect to Sy.No.37/1, measuring 1 Acre, issued in the Office of the Sub-Registrar, Sarjapura, Bangalore District, as per **Document No.17.**

Encumbrance Certificate dated 20/09/2023 for the period from 01/04/2004 to 16/09/2023, vide No.ECC-16092023-3555517, reflects the transactions of Registered Joint Development Agreement between Smt. Lakshamma W/o. Late. Shankarappa, Sri. Somashekar Smt. Soumya. B.S. both are children of Late. Shankarappa AND M/s. Living Structures rep., by its Managing partner Sri. Nagesh, K.V, & Sri. Mohan Reddy. G, vide Document No.ANK-1-04016/2023-24, in respect of Sy. No.37/1, Measuring 1 Acre, issued by Office of the Sub-Registrar, Sarjapura, Bangalore District, as per **Document No.18.**

COMMON DOCUMENTS

Sri. Nagesh. K.V, Sri. G. Mohan Reddy & Sri. Chethan. R.B, entered into Deed of Partnership on 26/07/2023, under the name and style of "**LIVING STRUCTURES**". **That** the business of partnership shall be to purchase the Immovable Properties and to deal with the same, in regard to construction, development, interior, marketing, sale, maintenance, owning, letting, etc., and dealing in real estate of Immovable Properties, commercial, industrial and residential Properties and to develop the immovable property through joint venture basis and to carry on such incidental act/s to fulfill the object of the business of the firm as the partners may deem it fit to do from time to time and to do any other activity/ies which Partners deem fit. The First & Second shall be entitled to open Bank/s account with any of the Schedule Bank, Nationalized Bank, Co-Operative Bank, MNC Bank, or any other bank in the name of the firm, any partner can retire from the firm by giving three months notice to the



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other partner/s intimating the intention to sever his/her connection with the firm. as per **Document No.1.**

The registrar of firms, Karnataka, hereby acknowledges the receipt of the statement prescribed by Section 58(1) of the Indian Partnership Act, 1932. The statement has been filed and the name of firm "**LIVING STUCTURES**", has been entered in the Registrar of Firms, as No.SJN-F520/2023-24, which is evident from **Document No.2.**

Subsequently, Relinquishment Deed dated 04/01/2024, was executed by Sri. Nagesh. K.V and Sri. G. Mohan Reddy in favour of the Secretary of STRRPA, whereas the Owners has voluntarily handed over an extent of 306.64 Sq. Mtrs., in Sy. Nos.36/2 & 37/1, of Burugunte village, Sarjapura Hobli, Anekal Taluk, Bangalore District, for the formation of Road, and has resolved to accept and take over the property subject to the Owners agreeing to all the terms & conditions imposed by the Second party in this behalf. The Owners has accordingly released and relinquished all their right title and possession of the said land through this Relinquishment Deed registered as vide Document No.ANK-1-10675/2023-24, of Book-1 and in the Office of the Sub-Registrar, Sarjapura, Bangalore, which is evident from **Document No.3.**

The Panchayat E-khatha dated 18/05/2024, issued by Billapura Grama Panchayat, Anekal Taluk, in respect of Khatha No.91, PID No.150200102700520206, Sy. Nos. 36/2 & 37/1 was transferred in the name of Smt. Lakshmamma & Sri. B.Y. Ramesh Reddy and Living Structures rep., by its partners Sri. Nagesh. K.V, and Sri. Mohan Reddy. G, as per **Document No.4.**

Encumbrance Certificate dated 16/01/2024, for the period from 01/01/2023 to 09/01/2024, vide No.ECC-09012024-6428760, reflects the transaction of Registered Relinquishment Deed executed by Sri. Nagesh. K.V, Sri. G. Mohan Reddy in favour of STRRPA, vide Document No.ANK-1-10675/2023-24, issued by the office of the Sub-Registrar, Sarjapura, Bangalore Dicstrict, as per **Document No.5.**

Bangalore Electrical Supply Company Ltd., Bangalore has issued No Objection Certificate for arranging power supply of residential Apartment in respect of Sy. Nos. 36/2 & 37/1, of Burugunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide letter dated 17/02/2024, reference No. EEE/CDP/AEE (O)/AE (T)/13586-87, as per **Document No.6.**

Karnataka State Pollution Control Board, Bangalore has issued No Objection Certificate for Consent to Establish for new Activity under Water & Air at the



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location indicated in respect of Sy. Nos.36/2 & 37/1, of Burugunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide its letter dated 14/03/2024, reference No. CTE-342435, as per **Document No.7.**

Office of the Director General of Police Bangalore has issued No Objection Certificate for construction of residential building in respect of Sy. Nos.36/2 & 37/1, of Burugunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide letter dated 05/04/2024, reference No. KSFES/GBC(1)/100, as per **Document No.8.**

Airport Authority of India, Bangalore has issued No Objection Certificate for residential apartment in respect of Sy. Nos.36/2 & 37/1, of Burugunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide letter dated 17/04/2024, reference No. HOSU/SOUTH/B/030924/939905, as per **Document.9.**

State Level Environment Impact Assessment Authority, Karnataka has issued No Objection Certificate for Environmental Clearance for construction of residential apartment in respect of Sy. Nos.36/2 & 37/1, of Burugunte Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide its letter dated 19/07/2024, reference vide File No.21/123/2024-IA.III, which is evident from **Document No.10.**

No-Objection Certificate dated 22/08/2024 issued by Billa Pura Village Panchayat, Anekal Taluk, vide No. BP/2024-25, in respect of Sy. Nos.36/2 & 37/1, stating that there will be no objections for the supply of the drinking water to the Apartment, as per **Document No.11.**

Approved Building Plan issued by STRRPA, giving permission for the construction of the Residential Building in Wing 1 and Wing 2, 132 Units, consisting of Stilt + Ground Floor + 11 Upper Floors + Terrace Floor, in respect of Khatha No.91, PID No.150200102700520206, Sy. Nos.36/2 & 37/1, vide No.STRRPA/TP/SP-LAO/28/2023-24, which is evident from **Document No.12.**

Commencement Certificate dated 13/12/2024, issued by STRRPA giving permission for the Construct a Residential Building in Wing 1 and Wing 2, 132 Units, consisting of Stilt + Ground Floor + 11 Upper Floors + Terrace Floor, in respect of Khatha No.91, PID No.150200102700520206, Sy. Nos.36/2 & 37/1, vide No.STRRPA/TP/SP-LAO/28/2023-24, as per **Document No.13.**



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CERTIFICATE OF TITLE

After careful perusal of above said papers, I am of the opinion that **SRI. RAMESH REDDY & OTHERS & SMT. LAKSHMAMMA & OTHERS & M/S. LIVING STRUCTURES REP., BY ITS MANAGING PARTNER SRI. NAGESH. K.V, & SRI. MOHAN REDDY. G**, holds the developmental rights over the Schedule Properties and Power to Sell its share of the Residential Apartment as per Sharing Agreement and Prospective Purchaser of the Flats will get absolute ownership & possession of the Flats & will get marketable title after the registration of the Sale Deed in their names.

Place: Bangalore

Date: 18/12/2024

Signature of the Advocate



