



To,

Date: 01.07.2026

M/s. ABHEE VENTURES PRIVATE LIMITED,

No. 393, 1st Floor, 15th Cross,
5th Main Road, Sector-6,
HSR Layout, Bangalore-560102,
Rep by its Managing Director
R. NAGARAJA REDDY.

Sir,

Sub: Legal Scrutiny Report

* * *

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of the Residentially converted land bearing survey No. 129/1, measuring to an extent of 29 Guntas and 03 Guntas kharab, situated at Thigalachowdanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, duly converted from agricultural to non-agricultural Residential purpose on 29.09.2023, vide Official memorandum bearing No. ALN (ASH) SR/93/2023-23 (516479), issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Sy. No. 129/5	Sy. No. 124	Ramanayakanahalli Village Boundary	Sy. No. 129/s

Item No.2:

All that piece and parcel of the Residentially converted land bearing Survey Number 129/4 (Old Survey Number 129), measuring 20 Guntas, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to residential purpose on 29.09.2023, vide Official Memorandum bearing No. ALN (ASH) SR 95/2023-24 (516488), issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Sy. No. 129/2	Land in Sy. No. 124	Land in Sy. No. 129/1 & 129/5	Land in Sy. No. 130



**Item No.3:**

All that piece and parcel of the Residentially converted land bearing 129/5 (Old Survey Number 129/1), measuring 20 Guntas, situated at Thigalachowdenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly from agricultural to non-agricultural Residential purpose on 21.05.2024, vide Official memorandum bearing No.598049, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Sy. No. 129/2	Land in Sy. No. 129/1	Ramanayakanahalli Village Boundary	Land in Sy. No. 129/4

II. DESCRIPTION OF TITLE:

Sl No	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	29.09.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.129/1.	516479
2.	29.09.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.129/4.	516488
3.	29.09.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.129/5.	598049
TITLE DEEDS			
4.	15.11.2024	Joint Development Agreement executed by N. Shivaram Reddy and his family members in favour of M/s. Abhee Ventures Private Limited represented by its Managing Director R. Nagaraja Reddy in respect of Sy. No.129/1.	Doc.No.7455/2024-25





5.	15.11.2024	General Power of Attorney executed by N. Shivaram Reddy and his family members in favour of M/s. Abhee Ventures Private Limited represented by its Managing Director R. Nagaraja Reddy in respect of Sy. No.129/1.	Doc.No.602/2024-25
6.	15.11.2024	General Power of Attorney executed by N. Shivaram Reddy and his family members in favour of S.Uma.	Doc.No.603/2024-25
7.	15.11.2024	Cancellation of JDA executed by N. Shivaram Reddy and his family members in favour of S. Uma.	Doc.No.7447/2024-25
8.	15.11.2024	Cancellation of GPA executed by N. Shivaram Reddy and his family members in favour of S. Uma.	Doc.No.599/2024-25
9.	14.05.2018	Joint Development Agreement executed by N. Shivaram Reddy and his family members in favour of S. Uma	Doc.No.1132/2018-19
10.	14.05.2018	General Power of Attorney executed by N. Shivaram Reddy and his family members in favour of S. Uma	Doc.No.42/2018-19
11.	11.11.2024	Joint Development Agreement executed by T.N. Prakash and others in favour of M/s. Abhee Ventures Private Limited represented by its Managing Director R. Nagaraja Reddy in respect of Sy. No.129/4.	Doc.No.7278/2024-25
12.	11.11.2024	General Power of Attorney executed by T.N. Prakash and others in favour of M/s. Abhee Ventures Private Limited represented by its Managing Director R. Nagaraja Reddy in respect of Sy. No.129/4.	Doc. No.591/2024-25





13.	11.11.2024	Irrevocable General Power of Attorney executed by T.N. Prakash and others in favour of S. Uma in respect of Sy. No.129/4.	Doc.No.592/2024-25
14.	11.11.2024	Cancellation of Joint Development Agreement executed by T.N. Prakash and others in favour of S. Uma in respect of Sy. No.129/4.	Doc.No.7271/2024-25
15.	11.11.2024	Cancellation of General Power of Attorney by T.N. Prakash and others in favour of S. Uma in respect of Sy. No.129/4.	Doc.No.584/2024-25
16.	21.02.2018	Joint Development Agreement executed by T.N. Prakash and others in favour of S. Uma.	Doc.No.8585/2017-18
17.	21.02.2018	General Power of Attorney executed by T.N. Prakash and others in favour of S. Uma.	Doc.No.181/2017-18
18.	21.11.2024	Joint Development Agreement executed by M. Chandra Reddy and his family members in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.129/5.	Doc.No.7863/2024-25
19.	21.11.2024	General Power of Attorney executed by M. Chandra Reddy and his family members in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.129/5.	Doc.No.660/2024-25
20.	21.11.2024	General Power of Attorney executed by M. Chandra Reddy and his family members in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.129/5.	Doc.No.661/2024-25
21.	21.11.2024	Cancellation of JDA executed by M. Chandra Reddy in favour of S. Uma.	Doc.No.7621/2024-25





22.	21.11.2024	Cancellation of GPA executed by M. Chandra Reddy in favour of S. Uma.	Doc.No.628/2024-25
23.	24.02.2018	Joint Development Agreement executed by M. Chandra Reddy in favour of S. Uma.	Doc.No.8714/2017-18
24.	24.02.2018	General Power of Attorney executed by M. Chandra Reddy in favour of S. Uma.	Doc.No.195/2017-18
25.	21.01.2010	Sale Deed executed by N. Shivaram Reddy and his family members in favour of M. Chandra Reddy.	Doc.No.3322/2009-10
26.	09.04.2007	Partition Deed entered into between Nanjundappa and his family members.	Doc.No.128/2007-08
27.	18.02.1969	Mortgage Deed executed by Nanjundappa in favour of BDO, Anekal	Doc.No.335/1969-70
28.	26.03.1963	Sale Deed executed by Sampangireddy in favour of Nanjundappa.	Doc.No.3157/1962-63
29.		Family Tree of Shivarama Reddy issued by the Tahasildar	
30.		Family Tree of N. Srinivas Reddy issued by the Tahasildar	
31.		Family Tree of Eshwar Reddy T.N issued by the Tahasildar	
REVENUE DOCUMENTS			
32.	04.07.2023	Endorsement issued by the Tahasildar, Anekal stating the non-availability of Preliminary Record in respect of Sy.No.129/1	
33.	04.07.2023	Endorsement issued by the Tahasildar, Anekal stating the non-availability of RR in respect of Sy.No.129/1	





34.		RTC for the period from 1969-70 to 2025-26 for Sy.No.129/1.	
35.	26.08.2008	Mutation Register Extract	M.R No.2/1969-70
36.	23.09.2008	Mutation Register Extract	M.R No.43/2007-08
37.		Mutation Register Extract	M.R No.166/2006-07
38.		Mutation Register Extract	M.R No.27/2009-10
SURVEY DOCUMENTS			
39.		Mula Tippani	
40.		Hissa Tippani	
41.		Atlas	
42.		RR balabag	
43.		Akaraband for Sy.No.130/8	
MISCELLANEOUS			
44.	08.05.2026	Sanctioned building Plan issued by the Bangalore Development Authority.	No.5/2026-27
ENCUMBRANCE CERTIFICATE			
45.	08.02.2018	Encumbrance Certificate for the period of 01.04.1960 to 31.03.2004 for Sy no.129/1.	SA. No.45085/2017-18
46.	07.02.2014	Encumbrance Certificate for the period of 01.04.2004 to 07.02.2018 for Sy no.129/1.	SA. No.45060/2017-18
47.	15.03.2023	Encumbrance Certificate for the period of 07.02.2018 to 15.03.2023 for Sy no.129/1.	SA. No.16134/2022-23
48.	01.07.2023	Encumbrance Certificate for the period of 01.03.2023 to 22.06.2023 for Sy no.129/1.	SRJ-EC-A-349437/2023-24
49.	29.11.2023	Encumbrance Certificate for the period of 01.06.2023 to 27.11.2023 for Sy no.129/1.	SRJ-EC-A-185506/2023-24
50.	07.02.2018	Encumbrance Certificate for the period of 01.04.2004 to 07.02.2018 for Sy no.129/4.	SA.No.45063/2017-18
51.	14.03.2023	Encumbrance Certificate for the period of 07.02.2018 to 14.03.2023 for Sy no.129/4.	SA.No.16133/2022-23





52.	28.06.2023	Encumbrance Certificate for the period of 01.03.2023 to 22.06.2023 for Sy no.129/4.	SA.No.SRJ-EC-A-319396-2023-24
53.	02.12.2023	Encumbrance Certificate for the period of 01.06.2023 to 27.11.2023 for Sy no.129/4.	SA.No.SRJ-EC-A-187535-2023-24
54.	14.03.2023	Encumbrance Certificate for the period of 01.04.2004 to 14.03.2023 for Sy no.129/5.	SA.No.16109/2022-23
55.	28.06.2023	Encumbrance Certificate for the period of 03.01.2023 to 22.06.2023 for Sy no.129/5.	SA.No.SRJ-EC-A-319443-2023-24

III. DESCRIPTION OF TITLE:

1. All that piece and parcel of the Residentially converted land bearing survey No. 129/1, measuring to an extent of 29 Guntas and 03 Guntas kharab, duly converted from agricultural to non-agricultural Residential purpose on 29.09.2023, vide Official memorandum bearing No. ALN (ASH) SR/93/2023-23 (516479), issued by the Deputy Commissioner, Bangalore District, Residentially converted land bearing Survey Number 129/4 (Old Survey Number 129), measuring 20 Guntas, duly converted from agricultural to residential purpose on 29.09.2023, vide Official Memorandum bearing No. ALN (ASH) SR 95/2023-24 (516488), issued by the Deputy Commissioner, Bangalore District and Residentially converted land bearing 129/5 (Old Survey Number 129/1), measuring 20 Guntas, situated at Thigalachowdenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly from agricultural to non-agricultural Residential purpose on 21.05.2024, vide Official memorandum bearing No.598049, issued by the Deputy Commissioner, Bangalore District, all are situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which are more fully described in the **Item No.1 to 3 to the Schedule** hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.





2. Originally the land in land bearing Survey Number 129, measuring 01 Acre 30 Guntas, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Nanjudappa son of Pilla Reddy, having acquired the same through registered sale deed dated 28.03.1963, vide Document No. 3157/1962-63.
3. Thereafter the land in Survey No. 129 purchased by Nanjudappa was phoded and re-numbered as Survey No. 129/1, measuring 1 Acre 29 Guntas and 5 Guntas karab.
4. Thereafter above said Nanjudappa, along with his children entered into partition deed on 09.04.2007, vide Document No. 128/2007-08. As per the said partition, land in Survey No. 129/1, measuring 1 Acre 09 Guntas was allotted to the share of Shivarama Reddy and 20 Guntas was allotted to the share of T.N. Prakash. The Shivrama Reddy got mutated the katha in his name vide MR No.43/2007-08.
5. Thereafter the above said Shivarama Reddy along with his family members conveyed portion of the land in Survey No. 129/1, measuring 20 Guntas out of 1 Acre 09 Guntas to one M. Chandra Reddy on 21.01.2010, vide Document No. 3322/2009-10. He got mutated the katha in his name vide MR No. 27/2009-10.
6. Thereafter the land in Survey Number 129/1, measuring 20 Guntas purchased by the said M. Chandra Reddy is phoded and renumbered as **Survey Number 129/5**, the remaining extent of land in Survey Number 129/1, measuring 29 Guntas retained by N. Shivaramareddy is remained as **Survey Number 129/1** and the land in Survey Number 129/1, measuring 20 Guntas allotted to the share of T.N. Prakash is phoded and renumbered as **Survey Number 129/4**.





7. Thereafter the above said N. Shivaramareddy along with his children had executed a Joint Development Agreement on 14.05.2018, vide document bearing No.JGN-1-01132/2018-19 and also executed a General Power of Attorney on 14.05.2018, Vide Document No. JGN-4-00042-2018-19, both stored in CD.No.JGND522, registered in the office of the Sub-Registrar, Jigani in favour of one Uma S for the development of the land bearing Survey Number 129/1, measuring 29 Guntas and 03 Guntas kharab.
8. Thereafter the above said N. Shivaram Reddy obtained the conversion of the land in Survey Number 129/1, measuring 29 Guntas from agricultural to residential purpose on 29.09.2023, vide Official Memorandum bearing No. ALN (ASH) SR 93/2023-24 (516487), issued by the Deputy Commissioner, Bangalore District, **the Item No.1 to the Schedule Property herein. As such the above said Sri. N. Shivarama Reddy and his family members became the owners of the Item No.1 to the Schedule Property.**
9. Thereafter the said N. Shivaram Reddy along with his sisters and legal heirs of Late Nagamma, pre-deceased sister of the said N. Shivaram Reddy have executed a Release Deed on 08.10.2024, vide document bearing No.6401/2024-25 in favour of their brothers thereby releasing all their right, title and interest over their respective shares in their respective names.
10. Thereafter the above said JDA and GPA were cancelled on 15.11.2024, vide document bearing No.7447/2024-25 and 599/2024-25 respectively.
11. Thereafter the above said N. Shivaramareddy and his family members as an Owners and the above said N. Uma as a Confirming Party have executed a Joint Development Agreement on 15.11.2024, vide document bearing No.7455/2024-25 in favour of M/s. Abhee Ventures





Private Limited (**Developer**) for the mixed development of residential layout/row houses /villas /Apartment /Group Housing or as decided and planned by the developer in Item No.1 to the Schedule Property, executed a General Power of Attorney on 15.11.2024, vide document bearing No.602/2024-25 in favour of M/s. Abhee Ventures Private Limited (**Developer**) to sell its share of Villas and also executed a General Power of Attorney on 15.11.2024, vide document bearing No.603/2024-25 in favour of the Confirming Party to sell his share of Villas.

12. Thereafter the above said T.N. Prakash along with his children had executed a Joint Development Agreement on 21.02.2018, vide document bearing No.8585/2017-18 and also executed a General Power of Attorney on 21.02.2018, Vide Document No. 181/2017-18 in favour of one Uma S for the development of the land bearing Survey Number 129/4, measuring 20 Guntas.
13. Thereafter the above said N. Shivaram Reddy obtained the conversion of the land in Survey Number 129/4, measuring 20 Guntas from agricultural to residential purpose on 29.09.2023, vide Official Memorandum bearing No. ALN (ASH) SR 95/2023-24 (516488), issued by the Deputy Commissioner, Bangalore District, **the Item No.2 to the Schedule Property herein.**
14. Thereafter the above said JDA and GPA were cancelled on 11.11.2024, vide document bearing No.7271/2024-25 and 584/2024-25 respectively.
15. Thereafter the above said T.N. Prakash and his family members as Owners and the above said N. Uma as a Confirming Party have executed a Joint Development Agreement on 11.11.2024, vide document bearing No.7278/2024-25 in favour of M/s. Abhee Ventures Private Limited (**Developer**) for the mixed development of residential





layout/row houses /villas /Apartment /Group Housing or as decided and planned by the developer in the Item No.2 to the Schedule Property, executed a General Power of Attorney on 11.11.2024, vide document bearing No.591/2024-25 in favour of M/s. Abhee Ventures Private Limited (**Developer**) to sell its share of Villas and also executed a General Power of Attorney on 11.11.2024, vide document bearing No.592/2024-25 in favour of the Confirming Party to sell her share of Villas. **As such the above said Sri. T.N. Prakash and his family members became the owners of the Item No.2 to the Schedule Property.**

16. Thereafter the above said M. Chandra Reddy had executed a Joint Development Agreement on 24.02.2018, vide document bearing No.JGN-1-08714/2017-18 and also executed a General Power of Attorney on 24.02.2018, Vide Document No. JGN-4-00195-2017-18, both stored in CD.No.JGND518, registered in the office of the Sub-Registrar, Jigan in favour of one Uma S for the development of the land bearing Survey Number 129/5 (Old Survey Number 129/1), measuring 20 Guntas and 02 Guntas kharab, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
17. Thereafter the above said M. Chandra Reddy obtained the conversion of the land in Survey Number 129/5, measuring 20 Guntas from agricultural to residential purpose on 29.09.2023, vide Official Memorandum bearing No. 598049, issued by the Deputy Commissioner, Bangalore District, **the Item No.3 to the Schedule Property herein. As such the above said M. Chandra Reddy and his family members became the owners of the Item No.3 to the Schedule Property.**





18. Thereafter the above said JDA and GPA were cancelled on 21.11.2024, vide document bearing No.7621/2024-25 and 628/2024-25 respectively.
19. Thereafter the above said M. Chandra Reddy and his family members as an Owners and the above said S. Uma as a Confirming Party have executed a Joint Development Agreement on 21.11.2024, vide document bearing No.7863/2024-25 in favour of M/s. Abhee Ventures Private Limited (**Developer**) for the mixed development of residential layout/row houses /villas /Apartment /Group Housing or as decided and planned by the developer in the Item No.3 to the Schedule Property, executed a General Power of Attorney on 21.11.2024, vide document bearing No.660/2024-25 in favour of M/s. Abhee Ventures Private Limited (**Developer**) to sell its share of Villas and also executed a General Power of Attorney on 21.11.2024, vide document bearing No.661/2024-25 in favour of the Confirming Party to sell his share of Villas.
20. Thereafter the Developer has obtained the sanctioned Building Plan on **08.05.2026**, vide No. 5/2026-27, issued by the Bangalore Development Authority for the development of Schedule Property for the construction of Residential Apartment in the **Schedule Property** along with other adjacent lands.
21. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2025-26 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
22. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.





23. The Akaraband in respect of the Schedule Property confirms the extent of the Schedule Property.
24. The Encumbrance Certificate for the period of 01.04.1960 to 31.03.2004 in respect of Survey Number 129/1 reflects the nil transactions.
25. The Encumbrance Certificate for the period of 01.04.2004 to 07.02.2018 in respect of Survey Number 129/1 reflects the following transactions:
 - a. Sale Deed dated 21.01.2010
 - b. Partition Deed dated 09.04.2007
26. The Encumbrance Certificate for the period of 07.02.2018 to 15.03.2023 in respect of Survey Number 129/1 reflects the JDA dated 14.05.2018.
27. The Encumbrance Certificate for the period of 01.03.2023 to 22.06.2023 in respect of Survey Number 129/1 reflects the nil transactions.
28. The Encumbrance Certificate for the period of 01.06.2023 to 17.11.2023 in respect of Survey Number 129/1 reflects the nil transactions.
29. The Encumbrance Certificate for the period of 01.04.2004 to 07.02.2018 in respect of Survey Number 129/4 reflects the nil transactions.
30. The Encumbrance Certificate for the period of 07.02.2018 to 14.03.2023 in respect of Survey Number 129/4 reflects the JDA dated 21.02.2018.
31. The Encumbrance Certificate for the period of 01.03.2023 to 22.06.2023 in respect of Survey Number 129/4 reflects the nil transactions.
32. The Encumbrance Certificate for the period of 01.06.2023 to 27.11.2023 in respect of Survey Number 129/4 reflects the nil transactions.
33. The Encumbrance Certificate for the period of 01.04.2004 to 14.03.2023 in respect of Survey Number 129/5 reflects the following transactions:
 - a. JDA dated 24.02.2018





- b. JDA dated 21.02.2018
- c. Sale Deed dated 21.01.2010
- d. Partition Deed dated 09.04.2007

34. The Encumbrance Certificate for the period of 03.01.2023 to 22.06.2023 in respect of Survey Number 129/5 reflects the nil transactions.

CERTIFICATE OF TITLE

We hereby certify **Sri. N. Shivarama Reddy** and his family members hold good, valid marketable title over the **Item No.1 to the Schedule Property, Sri. M. Chandra Reddy** and his family members holds good, valid marketable title over the **Item No.2 to the Schedule Property, Sri. T.N. Prakash** and his family members hold good, valid marketable title over the **Item No.3 to the Schedule Property, M/s. Abhee Ventures Pvt Ltd** the developmental Rights over the Item No.1 to 3 to the Schedule Property and power to sell its share of Flats and **Smt. S. Uma** as Confirming Party has right to sell her share of Flats in the Schedule Property, subject to obtaining of up-to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate

