C.R.PRATHIMA
ADVOCATE

#36, Nele, 2nd Floor, 2nd cross,
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Bangalore-560 061

Mobile: 9880102120
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TITLE SCRUTINY REPORT

To, **Date:01-01-2025**

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of **immovable Property being Converted Land bearing Survey No.24 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 32 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:31/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the **immovable Property being Converted Land bearing Survey No.24 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 32 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:31/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Shyanuboganahalli Border
West By	:	Land bearing Sy.no.25
North By	:	Budamanahallikere
South By	:	Land belonging to B.N.Obalesh

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map

c.r.p

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2		Mysore settlement register
3		Tippani fo Sy. No. 24
4		Akarband in respect of Sy.No.24
5		MR.No.11/94-95 in respect of inheritance of land by sons of late Chinannaiah i..e, Sri.Shambaiah and Sri.Ramaiah,
6	13.02.1995	Sale deed dated 13.02.1995 entered by Sri.Shambaiah and Sri.Ramaiah, both sons of Chinannaiah in favour Sri.Veere Gowda S/o. Jayaram Gowda registered on 14.02.1995 document No.7538/94-95, Book-1, volume 647, at pages-57- 60, the said land bearing Sy.24
7		MR.No.14/1994-95 reflects the said sale deed.
8	15.11.1998	Sale deed dated 05-11-1998 executed by Sri.Veere Gowda in favour of Smt.Dilshad Begum registered as Document Bearing No.4144/98-99, Book-1,
9		MR.No. 4/98-99 reflects the said sale deed
10	19.07.2008	Sale deed dated 19-07-2008 executed by Smt.Dilshad Begum W/o.Mahboob Khan in favour of C.Gangadharaiah registered as document HSR-1-00741-2008-09, Book-I, CD No.HSRD19 in the Office of Sub-registrar, Bangalore north taluk in respect of Sy.No.24 measuring 32 guntas and 1 guntas of kharab land.
11		MR.No.4/2008-09 reflects the sale deed dated 19-07-2008
12	22.03.2010	Mortgage deed dated 22-03-2010 executed by C.Gangadharaiah S/o.Chandan Chinnappa Setty in faovur of AXIS Bank registered as Document bearing No.HSR-1-02910-2009-10, Book-1, CD.No.HSRD41, in the office of the Sub-Registrar, Hesaraghatta Bangalore in respect of Sy.No.24, 25, 26, 28, 29.
13		MR.No.16/2009-2010 reflects the said mortgage deed
14	24.01.2013	Gift deed dated 24/01/2013 executed by C. Gangahariah S/o Chandachinnappa Shetty in favour his daughter G. Pushpa D/o Gangadhariah (and W/o B.N. Oblesh) registered as document No. YAN-1-08990-

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		2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land measuring 32 guntas of Sy.No.24, 25, 26, 28/2
15		MR.No.H15/2012-2013 reflects Gift deed No. 8990/ 12-13 dated 24/01/2013.
16	23-12-2013	Reconveyance deed dated 23/12/2013 executed by Axis Bank in favour KB Mudappa S/o Basappa Shetty, C. Gangahariah S/o Chandachinnappa Shetty and G. Shankara S/o C. Gangahariah registered as document No. YAN-1-09232-2013-14 stored in CD No. YAND525 registered on 26-12-2013 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land measuring 32 Guntas in Sy.No. 24, and Sy.no.25, 26, 28/1, 29
17		MR No. T1/ 2013-14 reflects Reconveyance deed No. 9232/ 13-14 dated 29/01/2014.
18	29.03.2014	Mortgage deed dated 29/03/2014 executed by G. Pushpa W/o Oblesh in favour of HDFC Bank registered as document No. YAN-1-00045-2014-15 stored in CD No. YAND540 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
19		MR No. T3/ 2013-14 reflects Mortgage deed No. 45/ 14-15 dated 22/04/2014.
20	28/05/2019	Mortgage deed dated 28/05/2019 executed by G. Pushpa W/o Oblesh and others in favour of HDFC Bank registered as document No.YAN-1-01809-2019-20 stored in CD No. YAND777 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
21		MR No. T2/ 2019-20 reflects Mortgage deed No. 1809/ 19-20 dated 16/07/2019.
22		Nil Tenancy Certificate with respect to Sy.No.24 measuring 32 guntas dated 19/11/2021 issued by the Thasildar, Anekal Taluk.
23		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 24 measuring 32 guntas
24		MR T9/2023-24 reflects about conversion

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25	17-02-2021,	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
26	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
27	03.08.2023	Release deed dated 03-08-2023 executed by HDFC Bank in favour of Smt. Pushpa and others registered as document bearing No.YAN-1-06198-2022-23,CD No. YAND1581, dated: 05.08.2023 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
28	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
29	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
30	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
31	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
32	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
33	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
34		Tax paid receipts
35	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
36		Approved Layout Plan
37	21-09-2024	Supplementary sharing agreement dated 21-09-2024

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		RTC
38	1982-1983 To 1992-1993	Reflects the name of Chenanaiah having acquired through ancestors in respect of Sy.no.24 measuring 33 guntas and 1 gunta of kharab land.
39	1993-1994 To 2000-2001	Reflects the transfer of ownership to the name of Shambaiah and Ramaiah sons of Chenanaiah and later in the name of Veere Gowda S/o.H.Narashimhaiah and thereafter to the name of Mrs.Dilshad Begam W/o.Mahboob Khan.
40	2001 -2002 To 2007-2008	Reflects the transfer of ownership to the name of Mrs.Dilshad Begam W/o.Mahboob Khan
41	2008-2009 To 2011-2012	Reflects the transfer of ownership to the name of C.Gangadharaiah S/o. Late.Chandan Chinnappa shetty
42	2012-2013 To 2024-2025	Reflects the transfer of ownership to the name of Smt.G.Pushpa W/o.B.N.Obalesh D/o. C.Gangadharaiah
		ENCUMBRANCE CERTIFICATE
43	01-04-1940 To 31-05-1989	Nil Encumbrance in respect of Schedule Property
44	01.06.1989 to 31-03-2004	Encumbrance certificate reflects the sale deeds dated 14-02-1995 and 15-11-1998 in respect of Schedule Property

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45	01-04-2004 to 18-04-2023	Encumbrance certificate in respect of Schedule Property reflects the above transactions i.e., release deed, gift deed, sale deed. Mortgage and discharge deeds, joint development agreement
46	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of the Schedule Property.

III TRACING OF TITLE

As noticed in the revenue records i.e. RTC/Phani that the land bearing Sy.no.24 was totally measuring 32 guntas and 1 gunta of kharab land which originally belonged to Chinnaiah S/o.Narasimhaiah having acquired through ancestors. Later as noticed in MR.No.11/94-95 that after the death of Chinanaiah, the said land was inherited by his sons Sri.Shambaiah and Sri.Ramaiah, later the said Sri.Shambaiah and Sri.Ramaiah, both sons of Chinannaiah sold the said land in favour of Sri.Veere Gowda S/o. Jayaram Gowda vide Sale deed dated 13.02.1995 registered on 14.02.1995, as document No.7538/94-95, Book-1, volume 647, at pages-57- 60 and the same is mutated in MR.No.14/1994-95.

The said Sri.Veere Gowda in turn sold the said land in favour of Smt.Dilshad Begum vide sale deed dated 05-11-1998 registered as Document Bearing No.4144/98-99, Book-1, CD No.ICD 06 in the office of the Sub-Registrar, and the same is mutated in MR.No.4/98-99.

The said Smt.Dilshad Begum W/o.Mahboob Khan inturn executed Sale deed dated 19-07-2008 in favour of Sri.C.Gangadharaiah registered as document HSR-1-00741-2008-09, Book-I, CD No.HSRD19 in the Office of Sub-registrar, Bangalore north taluk in respect of Sy.No.24 measuring 32 guntas and the same is mutated in MR.No.4/2008-09

The sad C. Gangahariah S/o Chandachinnappa Shetty who became the absolute owner of the said land gifted the same to his daughter G. Pushpa D/o Gangadhariah vide Gift deed dated 24/01/2013 registered as document No. YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land measuring 32 guntas of Sy.No.24 and the same is mutated in MR.No.H15/2012-2013.

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Thus Smt.G.Pushpa became the absolute owner of the land bearing Sy. No. 24 measuring 32 Guntas. And they along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm**,** Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:31/23-24 Dt.26/06/2023 in respect of the land bearing Sy No 24 measuring 32 Guntas and the same is mutated in MR T9/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Smt.G.Pushpa

c.r.p

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V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner Smt.G.Pushpa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

C.R.P

C.R.Prathima
Advocate

C.R.PRATHIMA
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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being Converted Land bearing Survey No.25 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 3 acres 20 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:32/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.25 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 3 acres 20 guntas converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:32/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land bearing Sy.no.25
West By	:	Land belonging to B.Muddappa
North By	:	Budamanahallikere
South By	:	Land belonging to G.Pushpa and B.Mudappa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document

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1		Village Map
2		Tippani
3		Akarband
4	18.05.1951	Mortgage deed dated 18.05.1951executed by Masthan Khan Sabi in favour of Doddalakkappa Registered as document No.4042/1951-52, Book I, volume 1233 pages 237-239, on 17.09.1951 in the Office of Sub-registrar, Bangalore North Taluk in respect of Sy.No.25 measuring 1 acre 30 guntas.
5	14.07.1955	Sale deed dated 14-07-1955 executed by Masthan Khan Sabi in favour of Doddalakkappa Registered as document No.2319/1955-56, Book-I volume 1478 at pages 247-248, on 22.07.1955 in the Office of Sub-registrar, Bangalore North Taluk in respect of Sy.No.25 measuring 1 acre 30 guntas.
6	31-07-1967	Sale deed dated 31-07-1967 registered as document bearing No.1182/1967-68, Book-1, Volume 2628 at pages 45 to 48 executed in favour of Chhikkalakappa
7	22-01-1969	Partition deed dated 22-01-1969 entered between Masthan khan and his family members registered as document bearing No.3005, volume 2677 at pages 178 to 181 in the office of the Sub-Registrar Bangalore North Tauk.
8	14.11.1969	Sale deed dated 14.11.1969 executed by Chikkalakkappa in favour of Sabdhar khan saheb S/o.Masthan Khan Sabi Registered as document No.2727/1969-70, of Book I, volume 2705, at pages 176 to 177, dated 14.11.1969 in the Office of Sub-registrar, Bangalore North Taluk in respect of Sy.No.25 measuring 1 acre 30 guntas.
9	26.09.2005	Sale deed dated 26-09-2005 executed by Sri. Shabdar Khan @Safdar Khan S/o.Late Mastan khan and Sri Arshad Khan S/o.Mastan khan in favour of Smt.Dilshad begum registered as document bearing No.YAN-1-06671-2005-06 in Book I, stored in CD No.YAND 147 in the Office of Sub-registrar Yalahanka in respect of

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		Sy.No.25 measuring 3 acre 20 guntas and Sy.No.26 measuring 10 guntas.
10		MR.No.53/2006-2007 reflects the sale deed dated 26.09.2005
11	18.07.2008	Sale deed dated 18.07.2008 executed by Dilshad Begam W/o.Mehaboob Khan in favor of C.Gangadharaiah S/o Late. Chandan Chinnappa Shetty registered as document No.HSR-1-00734-2008-09, Book-I, CD No.HSRD19 in the Office of Sub-registrar, Bangalore north taluk in respect of Sy.No.25 measuring 3 acre 20 guntas.
12		MR.No.2/2008-09
13	22.03.2010	Mortgage deed dated 22-03-2010 executed by C.Gangadharaiah S/o.Chandan Chinnappa Setty in favour of AXIS Bank registered as Document bearing No.HSR-1-02910-2009-10, Book-1, CD.No.HSRD41, in the office of the Sub-Registrar, Hesaraghatta Bangalore in respect of Sy.No.24, 25, 26, 28, 29.
14		MR.No.16/2009-2010 reflects the said mortgage deed
15	24.01.2013	Gift deed dated 24/01/2013 executed by C. Gangahariah S/o Chandachinnappa Shetty in favour G. Pushpa D/o Gangadhariah (and W/o B.N. Obalesh) registered as document No. YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to Sy.No.25 measuring 3 acre 20 guntas and other lands.
16		MR.No.H15/2012-2013 reflects Gift deed No. 8990/ 12-13 dated 24/01/2013.
17	23/12/2013	Reconveyance deed dated 23/12/2013 executed by Axis Bank in favour KB Mudappa S/o Basappa Shetty, C. Gangahariah S/o Chandachinnappa Shetty and and G. Shankara S/o C. Gangahariah registered as document No. YAN-1-09232-2013-14 stored in CD No. YAND525 with respect to Sy.No.25 measuring 3 acre 20 guntas and Sy.no.24, 26, 28/1, 29.
18		MR No. T1/ 2013-14 reflects Reconveyance deed No. 9232/ 13-14 dated 29/01/2014.

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19	29.03.2014	Mortgage deed dated 29/03/2014 executed by G. Pushpa W/o Obalesh in favour of HDFC Bank registered as document No. YAN-1-00045-2014-15 stored in CD No. YAND540 with respect to registered in the office of the Sub-Registrar Yelahanka, Bangalore with respect to in respect of land bearing Sy.No.24, 25, 26, 28/2.
20		MR No. T3/ 2013-14 reflects Mortgage deed No. 45/ 14-15 dated 22/04/2014.
21	28/05/2019	Mortgage deed dated 28/05/2019 executed by G. Pushpa W/o Obalesh and others in favour of HDFC Bank registered as document No.YAN-1-01809-2019-20 stored in CD No. YAND777 registered in the office of the Sub-Registrar Yelahanka, Bangalore with respect to in respect of land bearing Sy.No.24, 25, 26, 28/2.
22		MR No. T2/ 2019-20 reflects Mortgage deed No. 1809/ 19-20 dated 16/07/2019.
23	03.08.2023	Release deed dated 03-08-2023 executed by HDFC Bank in favour of Smt. Pushpa and others registered as document bearing No.YAN-1-06198-2022-23,CD No. YAND1581, dated: 05.08.2023 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
24	19/11/2021	Nil Tenancy Certificate with respect to with respect to Sy.No.25 measuring 3 acre 20 guntas and other lands dated 19/11/2021 issued by the Thasildar, Anekal Taluk.
25		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 24 measuring 32 guntas
26		MR T11/2023-24 reflects the conversion of land
27	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
28	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.

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29	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
30	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
31	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
32	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
33	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
34	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
35		Tax paid receipts
36	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
37		Approved Layout Plan
38	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
39	1965-1966 To 1987-1988	Reflects the name of Mastan khan in respect of Sy.No.25 measuring 3 acre 20 guntas
40	1988-1989 To 2006-2007	Reflects the transfer of ownership in the name of Shabdar Khan and Arshad Khan both sons of Masthan Khan vide IHC No.7/89-90
41	2007 -2008	Reflects the transfer of ownership to the name of Mrs.Dilshad Begam W/o.Mahboob Khan
42	2008-2009 To 2011-2012	Reflects the transfer of ownership to the name of C.Gangadharaiah S/o. Late.Chandan Chinnappa shetty

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43	2012-2013 To 2024-2025	Reflects the name of Smt.G.Pushpa W/o.B.N.Obalesh D/o. C.Gangadharaiah
		ENCUMBRANCE CERTIFICATE
44	01-04-1940 To 31-05-1989	Encumbrance certificate reflects the sale deeds, partition deed, mortgage deeds in respect of Schedule Property
45	01.06.1989 to 31-03-2004	Nil Encumbrance certificate in respect of Schedule Property
46	01-04-2004 to 18-04-2023	Encumbrance certificate in respect of Schedule Property reflects the above transactions.
47	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of Schedule Property

III TRACING OF TITLE

As noticed in the documents provided that the land bearing Sy.no.25 was totally measuring 3 acre 20 guntas which originally belonged to Mastan khan.

The said Masthan Khan Sabi executed Mortgage deed dated 18-05-1951 in favour of Doddalakkappa Registered as document No.4042/1951-52, Book I, volume 1233 pages 237-239, on 17.09.1951 in the Office of Sub-registrar, Bangalore North Taluk in respect of Sy.No.25 measuring 1 acre 30 guntas and later he executed a Sale deed dated 14-07-1955 in favour of Doddalakkappa Registered as document No.2319/1955-56, Book-I volume 1478 pages 247-248, dated:15.07.1955 in the Office of Sub-registrar, Bangalore North Taluk in respect of Sy.No.25 measuring 1 acre 30 guntas.

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Later a Sale deed dated 31-07-1967 registered as document bearing No.1182/1967-68, Book-1, Volume 2628 at pages 45 to 48 was executed in favour of Chikkalakappa in respect of Sy.No.25 measuring 1 acre 30 guntas. Thus Chikkalakappa was the absolute owner of land bearing Sy.no.25 measuring 1 acre 30 guntas and Masthan Khan was owner of remaining extent of land bearing Sy.no.25 measuring 1 acre 30 guntas.

Further it is noticed that there held Partition between Masthan khan and his children vide Partition deed dated 22-01-1969 registered as document bearing No.3005/68-69, volume 2677 at pages 178 to 181, in the office of the Sub-Registrar, Bangalore North Taluk and by virtue of the said partition the land bearing Sy.No.25 measuring 1 acre 30 guntas was allotted to the share of Masthan khan saheb.

The said Chikkalakkappa who was the absolute owner of the land bearing Sy.no.25 measuring 1 acre 30 guntas inturn sold the same in favour of Shabdar khan saheb S/o.Masthan Khan Saheb vide Sale deed dated 14.11.1969 Registered as document No.2727/1969-70, of Book I, volume 2705, at pages 176 to 177, dated 14.11.1969 in the Office of Sub-registrar, Bangalore North Taluk.

Further it is noticed that the said Masthan Khan Saheb @ Masthan Khan died and the revenue records of the said land bearing Sy.No.25 totally measuring 3 acres 20 guntas was transferred in the name of Shabdar Khan and Arshad Khan both sons of Musthan Khan vide IHC No.7/89-90.

Thereafter Shabdar Khan and Arshad Khan both sons of Musthan Khan sold the said land in favour of Smt.Dilshad begum vide Sale deed dated 26-09-2005 registered as document bearing No.YAN-1-06671-2005-06 in Book I, stored in CD No.YAND 147 in the Office of Sub-registrar Yalahanka in respect of Sy.No.25 measuring 3 acre 20 guntas and Sy.No.26 measuring 10 guntas and the same is mutated in MR.No.53/2006-2007

Later a Sale deed was executed by Smt.Dilshad Begam W/o.Mahboob Khan in favour of C.Gangadharaiah S/o Late. Chandan Chinnappa shetty on 18.07.2008 registered as document HSR-1-00734-2008-09, Book-I, CD No.HSRD19 in the Office of Sub-registrar, Bangalore north taluk in respect of Sy.No.25 measuring 3 acre 20 guntas and the same is mutated in MR.No.2/2008-09.

The sad C. Gangahariah S/o Chandachinnappa Shetty who became the absolute owner of the said land gifted the same to his daughter G. Pushpa

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D/o Gangadharaiah vide Gift deed dated 24/01/2013 registered as document No. YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land in respect of Sy.No.25 measuring 3 acre 20 guntas and other lands and the same is mutated in MR.No.H15/2012-2013.

Thus Smt.G.Pushpa became the absolute owner of the land bearing Sy.No.25 measuring 3 acre 20 guntas. And she along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner has also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:32/23-24 Dt.26/06/2023 in respect of the land bearing Sy No 25 measuring 3 Acres 20 Guntas and the same is mutated in MR.No.T11/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

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IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Smt.G.Pushpa.

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner Smt.G.Pushpa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner has marketable title with respect to the schedule property.

Yours faithfully

crp

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To, **Date:01-01-2025**

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being Converted Land bearing Survey No.26 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 10 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2)SR:33/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.26 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 10 guntas converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:33/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land belonging to G.Pushpa
West By	:	Land belonging to B.Muddappa and Kere yard
North By	:	Budamanahallikere
South By	:	Land belonging to G.Pushpa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map
2		Tippani
3		Akarband

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4	26.09.2005	Sale deed dated 26-09-2005 executed by Sri. Shabdar Khan @Safdar Khan S/o.Late Mastan khan and Sri Arshad Khan S/o.Mastan khan in favour of Smt.Dilshad begum registered as document bearing No.YAN-1-06671-2005-06 in Book I, stored in CD No.YAND 147 in the Office of Sub-registrar Yalahanka in respect of Sy.No.25 measuring 3 acre 20 guntas and Sy.No.26 measuring 10 guntas.
5		MR.No.53/2006-2007 reflects the sale deed dated 26-09-2005
6	18.07.2008	Sale deed dated 18.07.2008 executed by Smt.Dilshad Begam W/o.Mahboob Khan infavor of C.Gangadharaiah S/o Late. Chandan Chinnappa shetty on 18.07.2008 registered as document HSR-1-00735-2008-09, Book-I, CD No.HSRD19 in the Office of Sub-registrar, Bangalore north taluk in respect of Sy.No.26 measuring 10 guntas.
7		MR.No.3/2008-09 reflects the sale deed dated 18.07.2008
8	30.03.2010	Mortgage deed dated 22-03-2010 executed by C.Gangadharaiah S/o.Chandan Chinnappa Setty in faovur of AXIS Bank registered as Document bearing No.HSR-1-02910-2009-10, Book-1, CD.No.HSRD41, in the office of the Sub-Registrar, Hesaraghatta Bangalore in respect of Sy.No.24, 25, 26, 28, 29.
9		MR.No.16/2009-2010 reflects the said mortgage deed
10	24.01.2013	Gift deed dated 24/01/2013 executed by Sri.C. Gangahariah S/o Chandachinnappa Shetty in favour G. Pushpa D/o Gangadhariah (and W/o B.N. Obalesh) registered as document No. YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to Sy.No.26 measuring 10 guntas, 24, 25, 28/2.
11		MR.No.H15/2012-2013 reflects Gift deed No. 8990/ 12-13 dated 24/01/2013.

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12	23/12/2013	Reconveyance deed dated 23/12/2013 executed by Axis Bank in favour K.B.Mudappa S/o.Sri.Basappa Shetty, C. Gangahariah S/o Chandachinnappa Shetty and and G. Shankara S/o C. Gangahariah registered as document No. YAN-1-09232-2013-14 stored in CD No. YAND525 with respect to Sy.No.26 measuring 10 guntas and Sy.no.24, 25, 28/1, 29.
13		MR No. T1/ 2013-14 reflects Reconveyance deed No. 9232/ 13-14 dated 29/01/2014.
14	29.03.2014	Mortgage deed dated 29/03/2014 executed by G. Pushpa W/o Obalesh in favour of HDFC Bank registered as document No. YAN-1-00045-2014-15 stored in CD No. YAND540 with respect to registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
15		MR No. T3/ 2013-14 reflects Mortgage deed No. 45/ 14-15 dated 22/04/2014.
16	28/05/2019	Mortgage deed dated 28/05/2019 executed by G. Pushpa W/o Obalesh and others in favour of HDFC Bank registered as document No.YAN-1-01809-2019-20 stored in CD No. YAND777 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
17		MR No. T2/ 2019-20 reflecting Mortgage deed No. 1809/ 19-20 dated 16/07/2019.
18	03.08.2023	Release deed dated 03-08-2023 executed by HDFC Bank in favour of Smt. Pushpa and others registered as document bearing No.YAN-1-06198-2022-23,CD No. YAND1581, dated: 05.08.2023 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
19	19/11/2021	Nil Tenancy Certificate with respect to with respect to Sy.No.26 measuring 10 guntas dated 19/11/2021 issued by the Thasildar, Anekal Taluk.
20		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 26 measuring 10 guntas
21		MR T10/2023-24 reflects about conversion
22	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-

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		2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
23	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
24	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
25	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
26	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
27	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
28	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
29	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
30		Tax paid receipts
31	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
32		Approved Layout Plan
33	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
34	1965-1966 To 1987-1988	Reflects the name of Mastan sab in respect of Sy.No.26 measuring 10 guntas
35	1988-1989 To 2005-2006	Reflects the transfer of ownership in the name of Shabbar Khan and Arshad Khan both sons of Masthan Khan vide IHC No.7/89-90

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36	2007 -2008	Reflects the transfer of ownership in the name of Mrs.Dilshad Begam W/o.Mahboob Khan
37	2008-2009 To 2011-2012	Reflects the transfer of ownership in the C.Gangadharaiah S/o. Late.Chandan Chinnappa shetty
38	2012-2013 To 2024-2025	Reflects the name of Smt.G.Pushpa W/o.B.N.Obalesh D/o. C.Gangadharaiah
		ENCUMBRANCE CERTIFICATE
39	01-04-1940 To 31-03-2004	Nil Encumbrance certificate in respect of Schedule Property
40	01-04-2004 to 18-04-2023	Encumbrance certificate in respect of Schedule Property reflects the sale deed, mortgage deed, discharge deeds, JDA as stated above.
41	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of Schedule Property

III TRACING OF TITLE

As noticed in the revenue records i..e, RTC the land bearing Sy.no.26 was totally measuring 10 guntas originally belonged to Masthan Sabi. Later in the RTC it is noticed about the transfer of ownership in the name of Shabdar Khan and Arshad Khan both sons of Musthan Khan vide IHC No.7/89-90.

Thereafter a Sale deed dated 26-09-2005 executed by Sri. Shabdar Khan @Safdar Khan S/o.Late Mastan khan and Sri Arshad Khan S/o.Mastan khan in favour of Smt.Dilshad begum registered as document bearing No.YAN-1-06671-2005-06 in Book I, stored in CD No.YAND 147 in the Office of Sub-registrar Yalahanka in respect of Sy.No.25 measuring 3 acre 20 guntas and

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Sy.No.26 measuring 10 guntas and the same is mutated in MR.No.53/2006-2007.

Later a Sale deed was executed by Smt.Dilshad Begam W/o.Mahboob Khan in favour of C.Gangadharaiah S/o Late.Chandan Chinnappa shetty on 18.07.2008 registered as document HSR-1-00734-2008-09, Book-I, CD No.HSRD19 in the Office of Sub-registrar, Bangalore north taluk in respect of Sy.No.26 measuring 10 guntas and the same is mutated in MR.No.4/2008-09.

The sad C. Gangaharaiah S/o Chandachinnappa Shetty who became the absolute owner of the said land gifted the same to his daughter G. Pushpa D/o Gangadhariah vide Gift deed dated 24/01/2013 registered as document No. YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land in respect of Sy.No.26 measuring 10 guntas and other lands and the same is mutated in MR.No.H15/2012-2013.

Thus Smt.G.Pushpa became the absolute owner of the land bearing Sy.No.26 measuring 10 guntas. And she along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner has also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:33/23-24 Dt.26/06/2023 in respect of the land bearing Sy No 26 measuring 10 Guntas and the same is mutated in MR T10/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has

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sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Smt.G.Pushpa

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner Smt.G.Pushpa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner has marketable title with respect to the schedule property.

Yours faithfully

C.R.P

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To, **Date:01-01-2025**

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being Converted Land bearing Survey No.27/5 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 acre 2 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:34/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.27/5 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 acre 2 guntas, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN (NAH-2) SR:34/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land belonging to Mosin Khan
West By	:	Land belonging to Basavaraju
North By	:	Kere Yard
South By	:	Land belonging to Umar Khan Sab

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map
2		Akarband
3		Tippani, Hissa Tippani,
4		Endorsement issued by the Thasildhar in respect of Non-availability of records of MR.No.6/58-59

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5	30-08-1994	Sale deed dated 30-08-1994 executed by Umarkhan S/o. Mohidin Khan in favour of Veeregowda registered as document bearing No.2667/1994-95, Book-1, Volume 520, at pages 62-64 in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Sy.No.27/5 measuring 1 acre 02 guntas
6		MR.No.9/94-95 reflects the above sale deed
7	05-11-1998	sale deed dated 05-11-1998 executed by Sri.Veeregowda in favour of Smt.Dilshad Begum vide registered as Document bearing No.4162/1998-99, Book-1 on 11-12-1998 in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Sy.No.27/5 measuring 1 acre 02 guntas
8		MR.No.5/98-99 reflects the above sale deed
9	27/08/2004	Mortgage deed dated 27/08/2004 executed by Dilshad Begum W/o Mehboob Khan in favour of Canara Bank registered as document No. YAN-1-11630-2004-05 stored in CD No. YAND80 with respect to land measuring 3 Acre 20 Guntas in Sy.No. 28 and land bearing Sy.No.27/5 measuring 1 acre 02 guntas.
10	27-10-2004	MR.No.8/2004-05 reflects the Mortgage deed dated 27-08-2004
11	20-07-2007	Sale deed dated 20-07-2007 executed by Smt.Dilshad Begum in favour of Sri.B.Muddappa S/o. Sri.Basappa Kumar registered as document No.HSR-1-00954-2007-08, Book I, stored in CD.No.HSRD7 registered on 06.09.2007 in the Office of Sub-registrar, Hesaraghatta, Bangalore North in respect of land bearing Sy.No.27 measuring 1 acre 02 guntas.
12		MR.No.9/2010-11 reflects the transfer of ownership in the name of B.Muddappa
13	30-03-2010	Discharge deed dated 30-03-2010 executed by Canara Bank in favour of Smt.Dilshad Begum registered as document bearing No. HSR-1-02909-2009-10, Book-1, CD.No.HSRD41 in the office of the Sub-Registrar, Hesaraghatta, Bangalore.
14		MR.No.10/2010-2011 reflects the discharge deed dated 30-03-2010
15	30-02-2014	Mortgage deed dated 03/02/2014 executed by K B Mudappa S/o.Sri.Basappa Shetty and Hanumanyharayyappa S/o Basappa in favour of HDFC Bank registered as document No. HSR-1-

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		05148-2013-14 stored in CD No. HSRD167 in the office of the Sub-Registrar, Gandhinagar, Bangalore with respect to land bearing Sy.No.27/5, 29, 28/1
16		MR No. T1/ 2014-15 reflects the above Mortgage deed
17	11-04-2017	Partition deed dated 11-04-2017 entered between B.Muddappa S/o. Basappa Kumar and his family members registered as document bearing No.DBP-1-00693-2017-18, Book-1, CD.No.DBPD419 in respect of Sy.No.28/1, 29, 27/5 in the office of the Senior Sub-Registrar, Doddaballapura.
18	19/11/2021	No Tenancy Certificate dated 19/11/2021 issued by the Tahsildar, Bengaluru North Taluk.
19		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 27/5 measuring 1 Acres 02 guntas
20		MR.No.T7/2023-24 reflects about conversion
21	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
22	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
23	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
24	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
25	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
26	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
27	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
28	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
29		Tax paid receipts

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30	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
31		Approved Layout Plan
32	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
33	1965-1966 To 1984-1985	Reflects the ownership of property in the name of Mohadi sabi
34	1985-1986 To 1990-1991	Reflects the transfer of ownership of in the name of Umar khan
35	1993-1994 To 1996-1997	Reflects the transfer of ownership in the name of Sri.Veera Gowda S/o.Sri.Narshimaiah
36	1997-1998 To 2009-2010	Reflects the transfer of ownership in the name of Mrs.Dilshad Begam W/o.Mehboob Khan
37	2010-2011 To 2024-2025	Reflects the name of B.Muddappa S/o. Basappa kumar
		ENCUMBRANCE CERTIFICATE
38	01-04-1940 To 31-05-1989	Nil Encumbrance certificate in respect of Sy.No.27/5
39	01-06-1989 To 31-03-2004	Encumbrance certificate reflects the sale deeds dated 30-08-1994 and 06-11-1998
40	01-04-2004 to 18-04-2023	Encumbrance certificate reflects the Sale Deed and Mortgage deed, partition deed, JDA etc mentioned above in respect of Schedule Property.
41	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of the schedule property.

III TRACING OF TITLE

It appears from the documents available to me that the land bearing Survey No.27/5 measuring 1 acre 02 guntas, situated at Budamanahalli Village,

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Hessaraghatta Hobli, Yenlanka Taluk was belonging to Mohadi Sabi and later it was transferred to the name of Umarkhan S/o.Mohidin Khan vide MR.No.9/85-86.

Further it is noticed that that the said Umarkhan S/o. Mohidin Khan sold the said land in favour of Sri.Veeregowda vide sale deed dated 30-08-1994 registered as document bearing No.2667/1994-95, Book-1, Volume 520, at pages 62-64 in the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Sy.No.27/5 measuring 1 acre 02 guntas and the same is mutated in MR.No.9/94-95

Later the said Sri.Veeregowda sold the said land in favour of Smt.Dilshad Begum vide sale deed dated 05-11-1998 registered as Document bearing No.4162/1998-99, Book-1 on 11-12-1998 in the office of the Sub-Registrar, Yelahanka, Bangalore and the same is mutated in MR.no.5/98-99

Subsequently vide Sale deed dated 20-07-2007 Smt.Dilshad Begum sold the land bearing Sy.No.27 measuring 1 acre 02 guntas in favor of B.Muddappa S/o. Basappa Kumar registered as document No.HSR-1-00954-2007-08, Book I, stored in CD.No.HSRD7 registered on 06.09.2007 in the Office of Sub-registrar, Hesaraghatta, Bangalore North and the same is mutated in MR.No.9/2010-11

Later a Partition deed dated 11-04-2017 was entered between B.Muddappa S/o. Basappa Kumar and his family members registered as document bearing No.DBP-1-00693-2017-18, Book-1, CD.No.DBPD419 on 22-04-2017 in respect of Sy.No.28/1, 29, 27/5 and other lands in the office of the Senior Sub-Registrar, Doddaballapura.. And by virtue of the said partition Sri.Mudappa got to his share the land bearing Sy.Nos.28/1, 29, 27/5 and other lands

Thus Sri.Mudappa became the absolute owner of the land bearing Sy No.27/5 measuring 1 Acre 2 Guntas. And he along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner** have also executed General Power of Attorney in favour of the **M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms

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of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No. ALN(NAH-2) SR:34/23-24 Dt.26/06/2023 in respect of the land bearing Sy No 27 measuring 1 Acre 02 Guntas and the same is mutated in MR.no. T7/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. **ENCUMBRANCE CERTIFICATE:**

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Sri.Mudappa

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i..e, Sri.Mudappa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner has marketable title with respect to the schedule property.

Yours faithfully

C.R.P.L

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To, **Date:01-01-2025**

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the Land bearing Survey New No.28/1 (old Sy.No.28) measuring 3 acre 20 guntas and Survey No.28/2 (old Sy.No.28) measuring 1 acre 11 guntas, both situated at BUDAMANAHALLI Village, HesarughattaHobli, Bangalore North Taluk.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

ITEM NO.1:

All that piece and parcel of the immovable Property being Converted Land bearing Survey New No.28/1 (old Sy.No.28) situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 3 acre 20 guntas, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:35/23-24 Dt.26/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land belonging to Babu Reddy
West By	:	Land belonging to Dilshad Begum
North By	:	Land belonging to Dilshad Begum
South By	:	Land belonging to Das Dose

ITEM NO.:2

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.28/2 (old Sy.No.28) situated at

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BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 acre 11 guntas converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:36/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land belonging to B.Muddappa
West By	:	Rajakaluve
North By	:	Land bearing Sy.no.25
South By	:	Land belonging to B.Muddappa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Villge Map of Budamanahalli.
2		Tippani and survey records for Sy. No. 28
3		Akarband in respect of Sy.No.28/1 and 28/2
4	16-12-2024	Endorsement issued by the Thasildhar in respect of Non-avilability of Records of RR no.403
5	11-04-1962	Conditional Sale deed dated 11/04/1962 executed by Ismail Khan Saheb in favour Madar Khan Saheb S/o Nabi Saheb registered as document No. 340/62-63 stored in Book-1, Volume 2136, at Pages 246 to 248 in the office of the Sub-registrar, Bangalore North Taluk, with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28 and Sy.No.27/3 measuring 1 Acre 11 guntas.
6	28-04-1975	Sale deed dated 28-04-1975 executed by Madar Khan Saheb S/o Nabi Saheb in favour of Mehaboob Khan (i..e, executed as per the condition and wish of Ismail khan) registered as Document bearing No.480/1975-76, Book-1, volume 2989 at pages 83-86 registered on 29-04-1975 in the office of the Sub-registrar, Bangalore North Taluk, with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28 and Sy.No.27/3 measuring 1 Acre 11 guntas.

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7	24-10-1994	Sale deed dated 24-10-1994 executed by Ummar Khan S/o.Mohammed Khan in favour of N.Sanjeevaiah registered as document bearing No.2668/94-95, Book-1, Volume 64 to 67 in the office of the Senior Sub-Registrar, Yelahanka Bangalore in respect of Sy.No.28 measuring 3 acres 20 guntas.
8		MR.No.10/94-95
9	05-11-1998	Sale deed executed by Sanjeevaiah in favour of Dilshad begum dated 05-11-1998 registered as No.4163 /98-99 in respect of land measuring 3 Acre 20 Guntas in Sy.No. 28.
10		MR No. 6/ 98-99 reflects the sale deed No. 4163/ 1998-99 dated 05/11/1998.
11	27/08/2004	Mortgage deed dated 27/08/2004 executed by Dilshad Begum W/o Mehboob Khan in favour of Canara Bank registered as document No. YAN-1-11630-2004-05 stored in CD No. YAND80 with respect to land measuring 3 Acre 20 Guntas in Sy.No. 28 and land bearing Sy.No.27/5 measuring 1 acre 02 guntas.
12		MR No. 8/ 2004-05 reflecting mortgage deed No. 11630/ 2004-05 dated 27/08/2004.
13	24/03/2006	Sale deed dated 24/03/2006 executed by E. Mahaboob Khan S/o Late Ismail @ Imam Khan and others in favour of Smt.Dilshad Begum W/o Mahaboob Khan registered as document No. YAN-1-18236-2005-06 stored in CD No. YAND182 in the office of the Senior Sub-Registrar, Yelahanka Bangalore with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28.
14		MR No. 18/ 2007-08 reflecting Sale deed No. 18236/ 2005-06 dated 24/03/2006.
15	23/08/2007	Sale deed dated 23/08/2007 executed by Smt.Dilshad Begum W/o Mahaboob Khan in favour Sri.Mudappa S/o Basappa registered as document No. HSR-1-0966-2007-08, Book-1, in the office of the sub-Registrar Hesaraghatta, Bangalore North, with respect to land measuring 3 Acre 20 Guntas in Sy.No. 28.

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16		MR No. 11/ 2007-08 reflecting Sale deed No. 966/ 07-08 dated 23/10/2007.
17	18/07/2008	Sale deed dated 18/07/2008 executed by Mrs.Dilshad Begum W/o Mahaboob Khan in favour Sri.Gangadhariah S/o.Chandachinnappa Shetty registered as document No. HSR-1-00474-2009-10 stored in CD No. HSRD30 in the office of the Sub-Registrar, Hessaraghatta Bangalore with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28.
18		MR No. 21/ 2008-09 reflecting Sale deed No. 474/ 09-10 dated 29/07/2009.
19		RR Nakalu reflecting the phodi of Sy. No. 28 into Sy No 28/1 measuring 3 Acre 20 Guntas which belonged to Mudappa and Sy. No. 28/2 measuring 1 Acre 11 Guntas belonging to Gangadhariah.
20	22-03-2010	Mortgage deed dated 22-03-2010 executed by C.Gangadharaiah S/o.Chandan Chinnappa Setty in favour of AXIS Bank registered as Document bearing No.HSR-1-02910-2009-10, Book-1, CD.No.HSRD41, in the office of the Sub-Registrar, Hesaraghatta Bangalore in respect of Sy.No.24, 25, 26, 28, 29.
21		MR.No.16/2009-2010 reflects the said mortgage deed
22	30-03-2010	Reconveyance deed dated 30/03/2010 executed by Canara Bank in favour of Smt.Dilshad Begum registered as document No. HSR-1-02909-2009-10 stored in CD No. HSRD41 with respect to land measuring 3 Acre 20 Guntas in Sy.No. 28 i.e., No. 28/ 1
23	24/01/2013	Gift deed dated 24/01/2013 executed by C. Gangahariah S/o Chandachinnappa Shetty in favour G. Pushpa D/o Gangadhariah (and W/o B.N. Obalesh) registered as document No.YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28/2 and Sy.No.24, 25, 26.
24		MR No. H15/ 2012-13 reflects the Gift deed No. 8990/ 12-13 dated 24/01/2013.
25	23-12-2013	Reconveyance deed dated 23-12-2013executed by Axis Bank Limited in favour K B Mudappa S/o Basappa Shetty, C. Gangahariah S/o

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		Chandachinnappa Shetty and and G. Shankara S/o C. Gangahariah registered as document No. YAN-1-09232-2013-14 stored in CD No. YAND525 with respect to land measuring 3 Acre 20 Guntas in Sy.No. 28 i.e., No. 28/ 1 and Sy.no.25, 26, 29.
26		MR No. T1/ 2013-14 reflects the said Reconveyance deed dated 29/01/2014.
27	03/02/2014	Mortgage deed dated 03/02/2014 executed by K B Mudappa S/o.Sri.Basappa Shetty and Hanumanyharayyappa S/o Basappa in favour of HDFC Bank registered as document No. HSR-1-05148-2013-14 stored in CD No. HSRD167 in the office of the Sub-Registrar, Gandhinagar, Bangalore with respect to land bearing Sy.No.27/5, 29, 28/1
28		MR No. T1/ 2014-15 reflects the above Mortgage deed
29	29/03/2014	Mortgage deed dated 29/03/2014 executed by G. Pushpa W/o Obalesh in favour of HDFC Bank registered as document No. YAN-1-00045-2014-15 stored in CD No. YAND540 with respect to registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2
30		MR No. T3/ 2013-14 reflects Mortgage deed No. 45/ 14-15 dated 22/04/2014.
31	11-04-2017	Partition deed dated 11-04-2017 entered between B.Muddappa S/o. Basappa Kumar and his family members registered as document bearing No.DBP-1-00693-2017-18, Book-1, CD.No.DBPD419 in respect of Sy.No.28/1, 29, 27/5 in the office of the Senior Sub-Registrar, Doddaballapura.
32	28/05/2019	Mortgage deed dated 28/05/2019 executed by G. Pushpa W/o Obalesh and others in favour of HDFC Bank registered as document No.YAN-1-01809-2019-20 stored in CD No. YAND777 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
33		MR No. T2/ 2019-20 reflects Mortgage deed No. 1809/ 19-20 dated 16/07/2019.
34	03-08-2023	Release deed dated 03-08-2023 executed by HDFC Bank in favour of Smt. Pushpa and others registered as document bearing No.YAN-1-06198-2022-23,CD

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		No. YAND1581, dated: 05.08.2023 registered in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.No.24, 25, 26, 28/2.
35		Nil Tenancy Certificate with respect to Sy.No. 28/1 measuring 3 Acres 20 guntas dated 19/11/2021, issued by the Thasildar, Anekal Taluk.
36		Nil Tenancy Certificate with respect to Sy.No.28/2 measuring 1 Acres 11 guntas dated 19/11/2021 issued by the Thasildar, Anekal Taluk.
37		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 28/1 measuring 3 Acres 20 guntas
38		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No.28/2 measuring 1 Acres 11 guntas
39		MR.No.T8/2023-24 and MR.T4/2023-24 reflects about conversion
40	17-02-2021,	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
41	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
42	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
43	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
44	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
45	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
46	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.

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47	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
48		Tax paid receipts
49	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
50		Approved Layout Plan
51	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
42	1965-1966 To 1990-1991	Reflects the transfer of ownership in the name of Umar Khan Saheb S/o Mohamudin Khan @ Pasha Saheb w.r.t to 3 Acres 20 Guntas and in the name of E. Mehboob Khan S/o Ismail with respect to 1 Acre 11 Guntas
43	1993-1994 to 1995-1996	Reflects the transfer of ownership in the name of Sanjeevaiah S/o Narasimhaiah with respect to 3 Acres 20 Guntas and in the name of E. Mehboob Khan S/o Ismail with respect to 1 Acre 11 Guntas.
45	1997-1998 To 2006-2007	Reflects the transfer of ownership in the name of Dilshad Begum W/o Mehboob Khan with respect to 3 Acres 20 Guntas and in the name of E. Mehboob Khan S/o Ismail with respect to 1 Acre 11 Guntas.
46	2007-2008	Reflects the name of Dilshad Begum W/o Mehboob Khan with respect to 1 Acres 11 Guntas and in the name of Mudappa S/o Basappa with respect to 3 Acre 20 Guntas.
47	2008-2009 To 2019-2020	Reflects the name of Mudappa S/o Basappa of Sy.No.28/1 with respect to 3 Acre 20 Guntas.
48	2020-2021 to 2024-2025	Reflects the name of the name of Mudappa S/o Basappa with respect to 3 Acre 20 Guntas in Sy. No. 28/1
49	2009-2010	Reflects the name of C.Gangadharaiah with respect to 1 Acres 11 Guntas in Sy.No.28/2

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	To 2012-2013	
50	2013-2014 To 2024-2025	Reflects the transfer of ownership from the name of C.Gangadharaiah to Smt.Pushpa with respect to 1 Acres 11 Guntas in Sy.No.28/2
		ENCUMBRANCE CERTIFICATE
51	01.04.1940 to 31-05-1989	Nil Encumbrance certificate in respect of schedule property.
52	01-06-1989 To 31-03-2004	Encumbrance certificate reflects the sale deed dated 6-11-1998
53	01-04-2004 to 18-04-2023	Encumbrance certificate reflects the sale deed, Mortgage deed and release deed and other deeds stated above in respect of Schedule Property as stated above
54	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of Schedule Property.

III TRACING OF TITLE

As noticed in the revenue records the land bearing Sy.no.28 was totally measuring 4 acres 31 guntas which originally belonged to Ismail Khan Saheb. The said Ismail Khan Saheb executed a conditional Sale deed dated 11/04/1962 in favour Madar Khan Saheb S/o Nabi Saheb registered as document No. 340/62-63 stored in Book-1, Volume 2136, at Pages 246 to 248 with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28 and Sy.No.27/3 measuring 1 Acre 11 guntas.

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Later the said Madar Khan Saheb S/o Nabi Saheb as per the condition and wish of Ismail khan executed Sale deed dated 28-04-1975 in favour of brother of Ismail Khan Saheb i..e, Mahaboob Khan registered as Document bearing No.480/1975-76, Book-1, volume 2989 at pages 83-86 registered on 29-04-1975 in the office of the Sub-registrar, Bangalore North Taluk, with respect to land measuring 1 Acre 11 Guntas in Sy.No. 28 and Sy.No.27/3 measuring 1 Acre 11 guntas.

Further it is noticed in the RTC that the Ummar Khan S/o.Mohammed Khan had acquired the land bearing Sy.no.28 measuring 3 acres 20 guntas vide MR.no.9/85-86 and subsequently he sold the said land in favour of N.Sanjeevaiah vide Sale deed dated 24-10-1994 registered as document bearing No.2668/94-95, Book-1, Volume 64 to 67 in the office of the Senior Sub-Registrar, Yelahanka Bangalore and the same is mutated in MR.No.10/94-95.

The said N.Sanjeevaiah inturn sold the said land in favour of Mrs.Dilshad Begum vide Sale deed dated 05-11-1998 registered as No.4163 /98-99 , Book-1, in respect of land bearing Sy.No.28 measuring 3 acres 20 guntas and the same is mutated in MR.No. 6/ 98-99. Subsequently Mrs.Dilshad Begum executed a Sale deed dated 23/08/2007 in favour Sri.Mudappa S/o.Sri.Basappa registered as document No. HSR-1-0966-2007-08, Book-1, in the office of the sub-Registrar Hesaraghatta, Bangalore North, with respect to land measuring 3 Acre 20 Guntas in Sy.No. 28 and the same is mutated in MR No. 11/ 2007-08.

Further Mr.Mahaboob Khan who was the absolute owner of land measuring 1 Acre 11 Guntas in Sy.No. 28 he along with his children executed Sale deed dated 23-03-2006 in favour of Smt.Dilshad Begum registered as document No. YAN-1-18236-2005-06 stored in CD No. YAND182 in the office of the Senior Sub-Registrar, Yelahanka Bangalore and the same is mutated in MR No. 18/ 2007-08. The said Mrs.Dilshad Begum W/o Mahaboob Khan inturn executed a Sale deed dated 18/07/2008 in favour Sri.Gangadhariah S/o Chandachinnappa Shetty registered as document No. HSR-1-00474-2009-10 stored in CD No. HSRD30 in the office of the Sub-Registrar, Hessaraghatta Bangalore with respect to land measuring 1 Acre 11 Guntas in Sy.No.28 and the same is mutated in MR No. 21/ 2008-09.

It is noticed that thereafter the said land bearing Sy.no.28 was phoded as evident from RR Nakalu which reflects that the phodi of Sy. No.28 into Sy No 28/1 measuring 3 Acre 20 Guntas assigned to the land belonging to

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Sri.Mudappa and was assigned as Sy. No. 28/2 measuring 1 Acre 11 Guntas to the land belonging to Sri.Gangadharaiah. And the said Sri.Gangadhariah inturn gifted the said Sy. No. 28/2 measuring 1 Acre 11 Guntas in favour of his daughter G.Pushpa vide Gift deed dated 24-01-2013 registered as document No. YAN-1-08990-2012-13 stored in CD No. YAND457 in the office of the Sub-Registrar Yelahanka, Bangalore and the same is mutated in MR.No. H15/ 2012-13.

Later a Partition deed dated 11-04-2017 was entered between B.Muddappa S/o. Basappa Kumar and his family members registered as document bearing No.DBP-1-00693-2017-18, Book-1, CD.No.DBPD419 on 22-04-2017 in respect of Sy.No.28/1, 29, 27/5 and other lands in the office of the Senior Sub-Registrar, Doddaballapura.. And by virtue of the said partition Sri.Mudappa got to his share the land bearing Sy.Nos.28/1, 29, 27/5 and other lands

Thus Sri.Mudappa became the absolute owner of the land bearing Sy No 28/1 measuring 3 Acre 20 Guntas and Smt.G.Pushpa became the absolute owner of the land bearing Sy. No. 28/2 measuring 1 Acre 11 Guntas. And they along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:35/23-24 Dt.26/06/2023 in respect of the land bearing Sy No 28/1 measuring 3 Acre 20 Guntas and in respect of the land bearing Sy No. 28/2 measuring 1 Acre 11 Guntas vide order ALN(NAH-2) SR:36/23-24

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Dt.23/06/2023 and the same is mutated in MR.No.T8/2023-24 and T4/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owners Sri.Mudappa and Smt.G.Pushpa.

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i..e, Sri.Mudappa and Smt.G.Pushpa 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owners have marketable title with respect to the schedule property.

Yours faithfully

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To, **Date:01-01-2025**

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being Converted Land bearing Survey No.29 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 acre 31 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:37/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.29 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 acre 31 guntas, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:37/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land belonging to Dilshad Begum
West By	:	Land belonging to Nagappa
North By	:	Land belonging to Dilshad Begum
South By	:	Land belonging to Mayappa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Budamanahalli.
2		Tippani of Sy.No. 29

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3	16-12-2024	Endorsement issued by the Thasildhar, in respect of Non-availability of Records of RR No.297
4		RR No.63
5		Akarband
6		MR.No.7/93-94
7		MR.No.8/93-94
8		MR.No.9/93-94
9	06/09/2007	Sale deed dated 06/09/2007 executed by Dilshad Begum W/o Mehboob Khan in favour of K.B. Muddappa S/o Basappa registered as document No. HSR-1-00965-2007-08 stored in CD No. HSRD7 with respect to land measuring 1 Acre 31 Guntas in Sy.No. 29
10		MR No. 10/ 07-08 reflecting sale deed No. 965 / 2007-08 dated 22/10/2007.
11	22/03/2010	Mortgage deed dated 22-03-2010 executed by K.B. Muddappa, C.Gangadharaiah S/o.Chandan Chinnappa Setty and others in favour of M/s.AXIS Bank Ltd registered as Document bearing No.HSR-1-02910-2009-10, Book-1, CD.No.HSRD41, on 30-03-2010 in the office of the Sub-Registrar, Hesaraghatta Bangalore in respect of Sy.No.24, 25, 26, 28, 29.
12	23/12/2013	Reconveyance deed dated 23/12/2013 executed by Axis Bank Limited in favour KB Mudappa S/o Basappa Shetty, C. Gangahariah S/o Chandachinnappa Shetty and G. Shankara S/o C. Gangahariah registered as document No. YAN-1-09232-2013-14 stored in CD No. YAND525 registered on 26-12-2013 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to Sy.No. 24, and Sy.no.25, 26, 28/1, 29
13		MR No. T1/ 2013-14 reflecting Reconveyance deed No. 9232/ 13-14 dated 29/01/2014.
14	03/02/2014	Mortgage deed dated 03/02/2014 executed by K.B. Mudappa S/o Basappa Shetty and Sri.Hanumanyharayyappa S/o Basappa in favour of HDFC Bank registered as document No. HSR-1-05148-2013-14 stored in CD No. HSRD167 on 04-

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		02-2014 with respect to land measuring 1 Acre 31 Guntas in Sy.No. 29
15		MR No. T1/ 2014-15 reflects Mortgage deed No. 5148/ 13-14 dated 29/07/2014.
16	11-04-2017	Partition deed dated 11-04-2017 entered between B.Muddappa S/o. Basappa Kumar and his family members registered as document bearing No.DBP-1-00693-2017-18, Book-1, CD.No.DBPD419 in respect of Sy.No.28/1, 29, 27/5 in the office of the Senior Sub-Registrar, Doddaballapura.
17	19/11/2021	Nil Tenancy Certificate dated 19/11/2021 issued by the Tahsildar, Bengaluru North Taluk.
18		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 29 measuring 1 Acres 31 guntas
19		MR.No.T36/2022-23 reflects about conversion
20	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
21	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
22	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
23	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
24	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
25	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
26	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
27	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.

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28		Tax paid receipts
29	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
30		Approved Layout Plan
31	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
32	1972-1973 To 1987-1988	RTC reflects the name and ownership of K. Veeranna with respect to 1 Acre 31 Guntas of Sy.No.29
33	1988-1989 To 1996-1997	RTC reflects the transfer of name and ownership to the name of Sonappa vide MR No. 7/ 93-94; later to the name Lakshmaiah S/o Muniyappa vide MR No. 8/ 93-94 and further to the name of Bylanjinappa S/o Lakkappa vide MR No. 9/ 93-94
34	1997-1998 to 2019-2020	RTC reflects the name and transfer of ownership from Bylanjinappa S/o Lakappa to the name of Smt.Dilshad Begum W/o Mahboob Khan with respect to Sy.No.29 measuring 1 Acre 31 Guntas.
35	2020-2021 to 2024-2025	RTC reflects the transfer of ownership to the name of B. Mudappa S/o Basappa Kumar with respect to Sy.No.29 measuring 1 Acre 31 Guntas and further conversion in respect of the said land.
		ENCUMBRANCE CERTIFICATE
36	01-04-1960 To 31-05-1989	Nil Encumbrance certificate in respect of the schedule property.
37	01-06-1989 To	Encumbrance Certificate reflects the Sale deed dated 25-01-1992

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	31-03-2004	
36	01/04/2004 to 18/04/2023	Encumbrance Certificate reflects the Sale deed No. 965/07-08, partition deed dated 12-04-2017, mortgage deed no.2910/ 09-10, reconveyance deed no. 9232/ 13-14, mortgage deed no. 5148/ 13-14, 693/ 17-18 and JDA no. 6885/ 20-21.
37	01-04-2023 To 07-11-2024	Nil Encumbrance Certificate in respect of the schedule Property

III TRACING OF TITLE

As noticed in the revenue records that the land bearing Sy.no.29 was totally measuring 1 acre 31 guntas which originally belonged to Rudrappa. Later it is noticed that land was transferred to the name of Sri.Veeranna S/o.Rudrappa.

Further it is noticed in the RTC and MR.No.7/93-94 that the said Sri.Veeranna S/o.Rudrappa sold the said land in favour of Sonnappa S/o.Doddananjappa vide sale deed dated 23-06-1944 registered as No.6438/44-45 and it is evident from MR.No.8/93-94 that the said Sonnappa sold the said land in favour of Sri.Lakkappa S/o.Muniyappa vide sale deed dated 13-03-1950 registered as document bearing No.4467/49-50. MR.No.9/93-94 reflects that the said Sri.Lakkappa S/o.Muniyappa died and his wife also died and hence revenue records were transferred in the name of his son Sri.Bylanjanappa.

The said Sri.Bylanjanappa who is the absolute owner of the said land bearing Sy.no.29, he along with his children sold the said land in favour of Smt.Dilshad Begum vide sale deed dated 25-01-1999 registered as document bearing No.5601/1998-99, Book-1, on 22-02-1999 in the office of the senior Sub-Registrar, Yelahanka, Bangalore and the revenue records were mutated in the name of Dilshad Begum vide MR.No.7/98-99

Subsequently the said Smt.Dilshad Begum W/o.Mahboob Khan executed a Sale deed dated 23-08-2007 in favour of B.Mudappa S/o Basappa registered as document No. HSR-1-00965-2007-08 stored in CD No. HSRD7, on 06/09/2007 in the office of the Sub-Registrar, Hesaraghatta, Bangalore North, with respect to land measuring 1 Acre 31 Guntas in Sy.No. 29 and the same is mutated in MR.no.10/2007-08.

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Later a Partition deed dated 11-04-2017 was entered between B.Muddappa S/o. Basappa Kumar and his family members registered as document bearing No.DBP-1-00693-2017-18, Book-1, CD.No.DBPD419 on 22-04-2017 in respect of Sy.No.28/1, 29, 27/5 and other lands in the office of the Senior Sub-Registrar, Doddaballapura.. And by virtue of the said partition Sri.Mudappa got to his share the land bearing Sy.Nos.28/1, 29, 27/5 and other lands

Thus Sri.Mudappa became the absolute owner of the land bearing Sy No 29 measuring 1 Acre 31 Guntas. And he along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner** have also executed General Power of Attorney in favour of the **M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No. ALN(NAH-2) SR:37/23-24 Dt.23/06/2023 in respect of the land bearing Sy No 29 measuring 1 Acre 31 Guntas and the same is mutated in Mr.No.T36/2022-23 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

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IV. ENCUMBRANCE CERTIFICATE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Sri.Mudappa

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i..e, Sri.Mudappa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

c.r.p

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being Converted Land bearing Survey No.31 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 Acre 6 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:38/23-24, Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.31 situated at BUDAMANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 1 Acre 6 guntas converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:38/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Shyanuboganahalli Border
West By	:	Land belonging to G.Pushpa
North By	:	Land belonging to G.Pushpa
South By	:	Land belonging to Mayappa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Budamanahalli.
2		Tippani of Sy.No. 31

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3		Akarband
4		Record of Rights No.65
5		MR.No.32/93-94 reflects the land transferred from Nabi sabi to Muniyappa vide LRF No.3028/75-76 dated 31-05-82
6	06-10-2005	Sale deed dated 06-10-2005 executed by Children of Muniyapppa in favour of B.N.Chennanjanappa registered as No.YAN-1-06973-2005-06, Book-1, CD.No.YAND 149 in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.no.31 measuring 1 acre 6 guntas.
7	27-02-2007	sale deed dated 27-02-2007 executed by Sri.B.N.Chennanjanappa in favour of Sri.C.Nagaraju S/o.Late Chikkahanumanthaiah registered as No.YAN-1-27302-2006-07 CD.No.YAND275 in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.no.31 measuring 1 acre 6 guntas
8		MR.No.50/2006-07 reflects the above transactions
9	12-12-2017	Sri.C.Nagaraju S/o.Late Chikkahanumanthaiah inturn sold the said land in favour of Sri.Lakshminarayana S/o.Late Chikkamuiyappa vide sale deed dated 12-12-2017 registered as document bearing No.HSR-1-02687-2017-18 CD.No.HSRD201 in the office of the Senior Sub-Registrar, Hesaraghatta, Bangalore .
10		MR.No.H13/2017-18
11	03/02/2021	Sale Deed dated 03/02/2021 executed by Sri.Lakshminarayana S/o.Late Chikkamuniyappan and others in favour of Sri.B.N. Obalesh S/o. Late Nanjappa registered as document No. YAN-1-06464-2020-21, Book-I, stored in CD No. YAND1199 in the Office of Senior Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 1 Acre 06 Guntas in Sy.No. 31

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12		MR No. H11/ 2020-21 reflecting sale deed No. 6464 / 2020-21 dated 03/02/2021.
13		Nil Tenancy Certificate dated 19/11/2021 issued by the Tahsildar, Bengaluru North Taluk.
14		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 29 measuring 1 Acres 31 guntas
15		MR T5/2023-24 reflects about conversion
16	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
17	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
18	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
19	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
20	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
21	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
22	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
23	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
24		Tax paid receipts
25	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
26		Approved Layout Plan
27	21-09-2024	Supplementary sharing agreement dated 21-09-2024

crp

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		RTC
28	1977-1978 To 1981-1982	RTC reflects the name and ownership of Nabi Sabi with respect to land measuring 1 Acre 06 Guntas in Sy.No. 31
29	1982-1983 To 1991-1992	Reflects the transfer of ownership in the name of Muniyappa Shetty w.r.t to 1 Acres 06 Guntas vide MR No. 11/ 1984-85 and LRF No. 3028/ 1975-76.
30	1993-1994 to 2004-2005	Reflects the transfer of ownership in the name of Nanjappa S/o Late Muniyappa with respect to 1 Acres 06 Guntas.
31	2006-2007 To 2017-2018	Reflects the transfer of ownership to the name of Sri.C.Nagaraju S/o Late Chikkahanumanthaiah with respect to 1 Acres 06 Guntas
32	2018-2019 to 2019-2020	Reflects the transfer of ownership to the name of Sri.Lakshminarayana with respect to 1 Acres 06 Guntas
33	2020-2021 to 2024-2025	Reflects the transfer of ownership in the name of B.N. Obalesh S/o Late Nanjappa with respect to 1 Acres 06 Guntas vide MR No. H11/ 2020-21
		ENCUMBRANCE CERTIFICATE
34	01-04-1950 To 31-05-1989	Nil Encumbrance certificate in respect of the schedule property
35	01-06-1989	Nil Encumbrance certificate in respect of the schedule property

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	To 31-03-2004	
35	01-04-2004 to 18-04-2023	Encumbrance certificate reflects the sale deeds, joint development agreement stated above
36	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of the Schedule Property.

III TRACING OF TITLE

As noticed in the revenue records including Index of land revenue record No.65, the land bearing Sy.no.31 was totally measuring 1 acre 6 guntas which originally belonged to Nabi Sabi, he having in possession of the land from several years by paying taxes. Later it is noticed in RTC that land was transferred to the name of Muniyappa Shetty @ Muniyappa vide orders in LRF No.3028/75-76 and mutated in MR.No.11/84-85

Further it is noticed in the RTC and MR.No.32/93-94 that the said Muniyappa Shetty died and hence revenue records were transferred to the name of Sri.Nanjappa S/o.Late Muniyappa

And later Muniyappa's children i..e, Nanjappa and others executed a Sale deed dated 06-10-2005 in favour of Sri.B.N.Chennanjanappa registered as No.YAN-1-06973-2005-06, Book-1, CD.No.YAND 149 in the office of the Sub-Registrar Yelahanka, Bangalore in respect of land bearing Sy.no.31 measuring 1 acre 6 guntas.

The said Sri.B.N.Chennanjanappa who became the absolute owner of the said land had inturn sold the same in favour of Sri.C.Nagaraju S/o.Late Chikkahanumanthaiah vide sale deed dated 27-02-2007 registered as No.YAN-1-27302-2006-07 CD.No.YAND275 in the office of the Sub-Registrar Yelahanka, Bangalore and the same is mutated in MR.No.50/2006-07 and Sri.C.Nagaraju S/o.Late Chikkahanumanthaiah inturn sold the said land in favour of Sri.Lakshminarayana S/o.Late Chikkamuiyappa vide sale deed dated 12-12-2017 registered as document bearing No.HSR-1-02687-2017-18 CD.No.HSRD201 in the office of the Senior Sub-Registrar, Hesaraghatta and mutated in MR.No.H13/2017-18.

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Thereafter the said Lakshminarayana S/o.Late Chikkamuniyappan along with his family members executed a Sale Deed dated 03/02/2021 in favour of Sri.B.N.Obalesh S/o. Late Nanjappa registered as document No. YAN-1-06464-2020-21, Book-I, stored in CD No. YAND1199 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 1 Acre 06 Guntas in Sy.No.31 and the same is mutated in MR No. H11/ 2020-21.

Thus B.N. Obalesh became the absolute owner of the land bearing Sy No 31 measuring 1 Acre 6 Guntas. And he along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm**,** Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner** have also executed General Power of Attorney in favour of the **M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No. ALN(NAH-2) SR:38/23-24 Dt.23/06/2023 in respect of the land bearing Sy No 31 measuring 1 Acre 6 Guntas and the same is mutated in MR T5/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

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IV. ENCUMBRANCE CERTIFICATE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Sri.B.N. Obalesh

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i..e, Sri.B.N. Obalesh is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

crp

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of **immovable Property being Converted Land bearing Survey No. 52/4 (old Sy.No. 52/1), measuring to an extent of 23 Guntas** situated at Shyanubhoganahalli Village, Hesaraghatta Hobli, Yelahanka Taluk converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:39/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the **immovable Property being Converted Land bearing Survey No. 52/4 (old Sy.No. 52/1), measuring to an extent of 23 Guntas** situated at Shyanubhoganahalli Village, Hesaraghatta Hobli, Yelahanka Taluk converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:39/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

East by	:	Government Halla
West by	:	Land belongs to Siddharamaiah
North by	:	Land belongs to Smt.G.Pushpa
South by	:	Land belongs to Siddharamaiah

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

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2		Moola Tippani of Sy. No. 52.
3		Re-survey Tippani of Sy. No. 52.
4		Index of Land
5		Record of Right No.105, 504, 505, 506, 507
6		Atlas of Sy. No. 52.
7		RR Nakalu w.r.t Sy. No. 52 divided into hissa No. 52/1 to 52/5.
8		Akarband with respect toSy. No. 52/4.
9	29-08-1948	Sale deed dated 29-08-1948 executed by Marappa in favour of Hanumanthaiah S/o.Chennegowda Muniyappa in respect of Sy.No.52 measuring 36 guntas registered as document bearing No.1168/48-49, Book-1, Volume 1014 dated 30-09-1948 in the office of the Sub-Registrar Bangalore Taluk
10	28-08-1948	Sale deed dated 29-08-1948 executed by Marappa in favour of Gunduraya in respect of Sy.No.52 measuring 1 Acre 35 guntas registered as document bearing No.1169/48-49, Book-1, Volume 1013 dated 30-09-1948 in the office of the Sub-Registrar Bangalore Taluk
11	18-05-1964	Sale deed dated 18-05-1964 executed by Hanumanthaiah S/o. Muniyappa in favour of Sri.Marappa in respect of Sy.No.52 measuring 1 acre registered as document bearing No.3644/64-65, Book-1, Volume 2433 dated 14-08-1964 in the office of the Sub-Registrar Bangalore North Taluk
12	16-01-1984	Sale deed dated 16-01-1984 executed by Marappa in favour of Siddha Ramaiah registered as document bearing No.4759/83-84, Book-1, volume 3736, at pages 150 to 153 in the office of the Sub-Registrar, Bangalore North Taluk in respect of Sy.No.52/1 measuring 36 guntas
13	18-02-1992	Sale deed dated 18-02-1992 executed by Sri.Doddagangadaraiah in favour of Sri.Siddharamaiah registered as document bearing No.4785/1991-92, Book-1, Volume 220, at pages 9 to 12 in the office of the Sub Registrar Yelahanka Bangalore in respect of Sy.No.52 measuring 34 guntas
14		MR.No.6/1993-94
15		MR.No.7/2001-02 reflects the mortgage deed

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16	29-01-2020	Orders in RA(BNA)/239/2019 passed by the Assistant Commissioner Bangalore North
17		MR.No.H28/2019-20 reflects the above orders
18		MR.No.T5/2020-21 reflects the Phodi of Sy.No.52 to 52/1 to 52/5
19	08-08-2022	Sale deed dated 08/08/2022 executed by Gangamma W/o Late Siddharamaiah and others in favour B.N. Obalesh S/o Late Nanjappa registered as document No. YAN-1-06300-2022-23 stored in Book-1, YAND1583 with respect to land measuring 23 Guntas in Sy.No. 52/4.
20		RR Nakalu
21		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 52/4 measuring 23 guntas.
22		MR.No.T48/2022-23 reflects the said conversion
23	26/09/2022	Nil tenancy certificate with respect to Sy. No. 52/4 measuring 23 guntas dated 26/09/2022.
24		Joint Development Agreement dated 08-08-2022, registered as document bearing No.YAN-1-06304-2020-21, Book-1, CD.No.YAND1210, in the office of the Sub-Registrar, Yelahanka, Bangalore.
25		General Power of Attorney dated 08-08-2022, registered as document bearing No.YAN-4-00233-2022-23, Book-4, CD.No.YAND1583, in the office of the Sub-Registrar, Yelahanka, Bangalore.
26	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
27	21-09-2022	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
28	07-09-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property
29	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands

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30	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
31	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
32	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
33	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
34		Tax paid receipts
35	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
36		Approved Layout Plan
37	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
38	1967-1968 To 1982-1983	Reflects the name of Gundurayappa, Hanumanthaiah and siddharamaiah
39	16-12-2024	Endorsement issued by the Thasildhar in respect of Non-Availability of records of RTC for the year 1975-76 to 77-78 and from 1984-85 to 92-93
40	1993-1994 To 1996-1997	Reflects the transfer of name to Doddagangadaraiah and bylamma etc
41	1997-1998 To 2019-2020	Reflects the transfer of name to Badramma, Gangamma Dilshad Begum and others
42	2020-2021 to 2021-2022	RTC reflects the name and ownership of Gangamma & others with respect to land measuring 23 guntas in Sy. No. 52/4,

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43	2022-2023 To 2024-2025	RTC reflects the transfer of ownership to the name of B.N. Obalesh with respect to land measuring 23 guntas in Sy. No. 52/4,
ENCUMBRANCE CERTIFICATE		
44	01/04/2004 to 10/04/2023	Encumbrance Certificate reflects Joint Development Agreement No. 6304/ 2022-23 dated 08/08/2022 and Sale Deed No. 6300/ 2022-23 dated 08/08/2022 with respect to Sy. No. 52/4 (old No. 52/1) measuring 23 Guntas.
45	11-04-2023 To 07-11-2024	Nil Encumbrance Certificate

III TRACING OF TITLE

As noticed in the Index of Lands, Narasanna S/o Hanumanna was the owner of land measuring 4 Acres 38 guntas (including 1 gunta of kharab land) in Sy. No. 52 situated at Shyanubhoganahalli Village, Hessarughatta Hobli, Bengaluru Taluk. Further, one Munishamappa S/o Muniyappa (along with his brothers) purchased a part of the land in Sy. No. 52 from the said Narasanna S/o Hanumanna vide Sale Deed No. 2170 dated 29/11/1919. Accordingly, their names were entered in the revenue entries.

Later, one Marappa S/o Munishamappa @ Muniyappa (i.e., the brother of above mentioned Munishamappa S/o Muniyappa) executed a sale deed in favour of Hanumanthaiah S/o Muniyappa vide document registered as No. 1168/ 1948-49 dated 30/08/1948 stored in Book-1, Volume 1014 with respect to land measuring 36 guntas in Sy. No. 52.

Further, the said Hanumanthaiah S/o Muniyappa executed a sale deed in favour of Marappa S/o Lakappa vide document registered as No. 3644/ 1964-65 dated 14/08/1964 stored in Book-1, Volume 2433.

The said Marappa S/o Lakappa executed a sale deed in favour of Siddaramaiah S/o Ramalingappa vide document registered as No. 4759/ 1983-84 dated 16/01/1984 stored in Book-1, volume 3736, at pages 150 to

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153 in the office of the Sub-Registrar, Bangalore North Taluk with respect to land measuring 36 guntas in Sy. No. 52/1.

The said Siddaramaiah died intestate leaving behind his wife Gangamma and children Shivaraju, Bhagyamma, Manjunatha, Sumithra & Renuka.

Later, as per the orders of the Assistant Commisioner in case No. RA/ BNA/ 239/ 2019 dated 29/01/2020, the names of the said Gangamma and children Shivaraju & Manjunatha were mutated in the revenue records vide MR No. H28/ 2019-20 corresponding to an extent of 23 guntas.

Later, the owners in Sy. No. 52 have applied for podi and thus, Sy. No. 52 was further divided into Hissa No. 1 to 5 and thereby New Sy. No. 52/4 was assigned to the land held by the said Gangamma and children Shivaraju & Manjunatha and the same is mutated in MR.No.T5/2020-21.

The said Gangamma and her Children Shivaraju, Bhagyamma, Manjunatha, Sumithra & Renuka along with their heirs have executed sale deed in favour of B.N. Obalesh S/o Late B.Nanjappa with respect to land measuring 23 guntas in Sy. No. 52/4 (old No. 52/1) which is registered as document bearing No. 6300/ 2022-23 dated 08/08/2022 stored in Book-1, CD No. YAND1583, in the office of the Sub-registrar, Yelahanka (Gandhinagar), Bengaluru.

Thus **Sri.B.N.Obalesh** became the absolute owner of the land bearing Sy.No.**52/4 (old Sy.No. 52/1), measuring to an extent of 23 Guntas**. And he along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 08-08-2022, registered as document bearing No.YAN-1-06304-2020-21, Book-1, CD.No.YAND1210, in the office of the Sub-Registrar, Yelahanka, Bangalore **and the said owner have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 08-08-2022, registered as document bearing No.YAN-4-00233-2022-23, Book-4, CD.No.YAND1583, in the office of the Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy

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Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:39/23-24 Dt.23/06/2023 in respect of the land bearing **52/4 (old Sy.No. 52/1), measuring to an extent of 23 Guntas** and the same is mutated in MR T48/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner **Sri.B.N.Obalesh.**

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner **Sri.B.N.Obalesh** is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully,

c.r.p

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of **immovable Property being Converted Land bearing Survey No. 52/5 (old No. 52),** situated at Shyanubhoganahalli Village, Hesaraghatta Hobli, Bangalore North Taluk, **measuring 1 acre 35 Guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:40/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the **immovable Property being Converted Land bearing Survey No. 52/5 (old No. 52),** situated at Shyanubhoganahalli Village, Hesaraghatta Hobli, Bangalore North Taluk, **measuring 1 acre 35 Guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:40/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on the:

East by	:	**Land belonging to Hanumaiah**
West by	:	**Land belonging to Thippaiah**
North by	:	**Land belonging to Babu Reddy**
South by	:	**Land belonging to Siddaramaiah**

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli
2		Moola Tippani of Sy. No. 52.

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3		Re-survey Tippani of Sy. No. 52.
4		Index of Land
5		Record of Right No.105, 504, 505, 506, 507
6		Atlas of Sy. No. 52.
7		RR Nakalu with respect toSy. No. 52 divided into hissa No. 52/1 to 52/5.
8		Akarband with respect to Sy. No. 52/4.
9	28-08-1948	Sale deed dated 29-08-1948 executed by Marappa in favour of Gunduraya in respect of Sy.No.52 measuring 1 Acre 35 guntas registered as document bearing No.1169/48-49, Book-1, Volume 1013 dated 30-09-1948 in the office of the Sub-Registrar Bangalore Taluk
10	25/02/1957	sale deed dated 25/02/1957 executed by Kakolu Chikka Gangadhariah in favour of one Kakolu Sonnappa S/o Dodda Nanjappa vide document No. 8712 dated 25/02/1957 stored in Book-1. Volume 1604, Pages 137-139 at office of the sub-registrar, Bengaluru North Taluk w.r.t. land measuring 1 acre 35 guntas in Sy. No. 52 .
11		Patta Book
12		IHC No. 57/ 1994-95
13	28/08/1998	Sale deed dated 28/08/1998 executed by Smt.Bylamma W/o late Marappa and her children in favour of Smt.Dilshad Begum W/o.Mehaboob Khan which is registered as document 2890/1998-99 dated 28/08/1998 with respect to the land measuring 1 acre 35 guntas in Sy. No. 52.
14		Family tree of Marapa
15		MR.No.13/98-99 reflects the above sale deed dated 28/08/1998

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16	03/08/2013	Sale deed dated 03/08/2013 executed by Smt.Dilshad Begum W/o Late Mehboob Khan in favour G. Pushpa W/o B.N. Obalesh registered as document No. YAN-1-05396-2020-21 stored in Book-1, CD.No.YAND1164 w.r.t. land measuring 1 acre 35 guntas in Sy.No. 52/5.
17		Family tree of Dilshad begum
18		M R No.T5/2020-21 reflects the phodi of land bearing Sy.No.52 to 52/1 to 52/5
19	04/02/2021	MR No. H17/ 2020-21 reflects the Sale Deed No. 5396/ 2020-21 dated 15/12/2020 w.r.t. Sy. No. 52/5 measuring 1 acre 35 guntas.
20		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 52/5 measuring 1 acre 35 guntas.
21	19-11-2021	Nil tenancy certificate w.r.t. Sy. No. 52/5 measuring 1 acre 35 guntas dated 19/11/2021.
22	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
23	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
24		MR.No.T7/2023-24
25	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
26	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
27	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
28	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands

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29	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
30	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
31		Tax paid receipts
32	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
33		Approved Layout Plan
34	21-09-2024	Supplementary sharing agreement dated 21-09-2024
	RTC	
35	1967-1968 To 1982-1983	Relects the name of Gundurayappa, Hanumanthaiah and siddharamaiah
36	16-12-2024	Endorsement issued by the Thasildhar in respect of Non-Availability of records of RTC for the year 1975-76 to 77-78 and from 1984-85 to 92-93
37	1993-1994 To 1996-1997	Reflects the transfer of name to Doddagangadaraiah and bylamma etc
38	1997-1998 To 2019-2020	Reflects the transfer of name to Badramma, Dilshad Begum and others
39	2020-2021 to 2024-2025	RTC reflects the name and ownership of G. Pushpa W/o B.N. Oblesh w.r.t. land measuring 1 acre 35 guntas in Sy. No. 52/5 and MR H17/ 2020-21.
	ENCUMBRANCE CERTIFICATE	
40	01-04-1960	Encumbrance certificate reflects the sale deed dated 18-03-1960

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	To 10-04-1972	
41	01-04-1989 To 31-03-2004	Encumbrance certificate reflects the sale deed dated 28-08-1998
42	01/04/2004 to 18/04/2023	Encumbrance Certificate reflects Joint Development Agreement No. 6885/ 2020-21 dated 17/02/2021 and Sale Deed No. 5396/ 2020-21 dated 08/08/2021 w.r.t. Sy. No. 52/5 (old No. 52) measuring 1 acre 35 Guntas.
43	01-04-2023 To 07-11-2024	Nil Encumbrance certificate

III TRACING OF TITLE

As noticed in the Index of Lands, Narasanna S/o Hanumanna was the owner of land measuring 4 Acres 38 guntas (including 1 gunta of kharab land) in Sy. No. 52 situated at Shyanubhoganahalli Village, Hessarughatta Hobli, Bengaluru Taluk. Further, one Munishamappa S/o Muniyappa (along with his brothers) purchased a part of the land in Sy. No. 52 from the said Narasanna S/o Hanumanna vide Sale Deed No. 2170 dated 29/11/1919. Accordingly, their names were entered in the revenue entries.

Later, one Marappa S/o Muniyappa (i.e., the brother of above mentioned Munishamappa S/o Muniyappa) executed a sale deed in favour of T. K. Gundu Rao S/o Narasingh Rao vide document registered as No. 1169/ 1948-49 dated 30/08/1948 stored in Book-1, Volume 1013 w.r.t. land measuring 1 acre 35 guntas in Sy. No. 52.

The said T.K. Gundu rao died intestate leaving behind his sons Shama Rao and Sathyanarayana Rao to succeed to his estate. The said Shama Rao and Sathyanarayana Rao sold the said land to one Kakolu Chikka Gangadharaiah. The said Kakolu Chikka Gangadhariah in turn executed sale deed in favour of one Kakolu Sonnappa S/o Dodda Nanjappa vide document No. 8712 dated

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25/02/1957 stored in Book-1. Volume 1604, Pages 137-139 at office of the sub-registrar, Bengaluru North Taluk w.r.t. land measuring 1 acre 35 guntas in Sy. No. 52 .

The said Kakolu Sonnappa @ Sonnappa S/o Dodda Nanjappa further sold the land to kakolu Lakappa vide document No. 10683 dated 18/03/1964 stored in Book-1, Volume 1882, Pages 68-70 at office of the sub-registrar, Bengaluru North Taluk w.r.t. land measuring 1 acre 35 guntas in Sy. No. 52 (old No. 52/3). Thus the said Lakappa S/o P. Muniyappa became the absolute owner of the land measuring 1 acre 35 guntas in Sy. No. 52.

As noticed in RR No. 507; the said Lakappa died and on 03/04/1972 the eldest son of Lakappa i.e., Munishamayya S/o Lakappa insisted the Tahsildar to enter the name of his brother Marappa S/o Lakappa in the revenue records corresponding to the land measuring 1 acre 35 guntas in Sy. No. 52. Thus, the Tahsildhar vide his order dated 13/04/1972 has changed the khata in the name of Marappa S/o Lakappa (brother of Munishamaiah S/o Lakappa).

After the death of the said Marappa S/o Lakappa, the name of his wife Smt.Bylamma was entered in the revenue records corresponding to the land measuring 1 acre 35 guntas in Sy. No. 52 vide IHC No. 57/ 1994-95.

Further the said Bylamma W/o late marappa and her children have executed a sale deed in favour of Dilshad Begum W/o Mehaboob Khan which is registered as document 2890/1998-99 dated 28/08/1998 w.r.t. land measuring 1 acre 35 guntas in Sy. No. 52 and the same is mutated in MR.No.13/98-99.

The said Dilshad Begum W/o Mehaboob Khan in turn executed sale deed dated 03-08-2013 in favour of G. Pushpa W/o B.N. Obalesh which is registered as document No. 5396/ 2020-21 dated 15/12/2020 stored in Book-1, CD No. YAND1164 in the office of the Sub-registrar, Yelahanka (Gandhinagar), Bengaluru.

Later, the owners in Sy. No. 52 have applied for podi and thus, Sy. No. 52 was further divided into Hissa No. 1 to 5 and thereby New Sy. No. 52/5 was assigned to the land held by the said G. Pushpa.

The name of said G. Pushpa W/o B.N. Obalesh has been mutated in the revenue records vide MR No. H 17/ 2020-21.

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Thus Smt.G.Pushpa became the absolute owner of the land bearing **Sy. No. No. 52/5 (old No. 52) measuring 1 Acre 35 Guntas**. And she along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:40/23-24 Dt.23/06/2023 in respect of the land bearing **Sy. No. 52/5 (old No. 52) measuring 1 Acre 35 Guntas** and the same is mutated in MR.No.T7/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. **ENCUMBRANCE:**

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Smt.G.Pushpa.

CRP

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V. OPINION CERTIFICATE:

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner Smt.G.Pushpa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of immovable Property being Converted **Land bearing Survey New No.56/3** situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 36 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:41/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted **Land bearing Survey New No.56/3** situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 36 guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:41/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land belongs to Ramadevi
West by	:	Land belongs to G. Pushpa
North by	:	Land belongs to G. Pushpa
South by	:	Land belongs to G. Pushpa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

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2		Moola Tippani of Sy. No. 56.
3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		MR No. 9/ 2000-01
7		Mr.No.22/2000-01 reflects partition deed
8	05/12/2019	Sale Deed dated 05/12/2019 executed by Pillappa S/o S.L. Babu Reddy and others in favor of B.O. Kiran S/o. B.N. Obalesh registered as document No. YAND-1-08319-2019-20, Book-I, stored in CD No. YAND917 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 36 guntas in Sy.No. 56/3.
9		MR No. H22/ 2019-20 reflects the above sale deed.
10	18/09/2021	Consent Deed dated 18/09/2021 executed by Smt.Lakshminarasamma D/o S.L. Babu Reddy and Smt.Prema D/o S.L. Babu Reddy in favour of Sri.B.O.Kiran S/o. B.N. Obalesh registered as document No. YAN-1-03160-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 36 Guntas in Sy.No. 56/3, land measuring 27 guntas in Sy No. 56/7 (old No. 56/3), land measuring 23 guntas in Sy. No. 56/6 (old No. 56/2), land measuring 12 ¾ guntas in Sy. No. 56/10 (old No. 56/1), land measuring 9 guntas in Sy. No. 56/8 (old Sy.No. 56/3).
11		Nil tenancy certificate with respect to Sy. No. 56/3 measuring 36 guntas dated 19/11/2021.

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12		Tax paid receipt.
13	17/02/2021	Joint Development Agreement dated 17/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s.Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YANK-1-06885-2020-21, Book-I, stored in CD No. YAND1210 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 27 Guntas in Sy.No. 56/ 7 and other lands.
14	18/02/2021	General Power of Attorney dated 18/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-0318-2020-21, Book-I, stored in CD No. YAND1211 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 27 Guntas in Sy.No. 56/ 7 and other lands.
15		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/3 measuring 36 guntas.
16		MR.No.T4/2023-24 reflects about conversion
17	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
18	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands

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19	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
20	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
21	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
22	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
23		Tax paid receipts
24	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
25		Approved Layout Plan
26	21-09-2024	Supplementary sharing agreement dated 21-09-2024
27	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
28	1967-1968 to 1981-1982.	RTC reflects the name and ownership of Hottappa S/o Shibanna with respect to Sy. No. 56/3 measuring 1 acres 32 guntas.
29	1988-1989 to 1996-1997	RTC reflects the name and ownership of S.L. BabuReddy S/o Lakappa vide IHC No. 31/ 1986-87 with respect to Sy. No. 56/3 measuring 1 acres 32 guntas.
30	1997-1998 to	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 36

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	2001-2002	guntas, Nagamma W/o Pillappa measuring 36 guntas vide MR No. 22/ 2000-01 and MR No. 23/ 2000-01.
31	2002-2003 To 2006-2007	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 36 guntas, Nagamma W/o Pillappa measuring 36 guntas, vide MR No. 22/ 2000-01 and MR No. 9/ 2000-01.
32	2007-2008 To 2018-2019	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 27 guntas, Nagamma W/o Pillappa & others measuring 36 guntas, Arun Kumar S/o Pillappa measuring 9 guntas, vide MR No. 22/ 2000-01, MR No. 9/ 2000-01 and MR No. 10/ 2007-08 .
33	2019-2020 to 2022-2023	RTC reflects the name and ownership of B.O. Kiran S/o B.N. Obalesh measuring 36 guntas vide MR No. H22/ 2019-2020.
34	2023-2024 To 2024-2025	Reflects the transfer of ownership in the name of B.O. Kiran S/o B.N. Obalesh and also in respect of conversion of land
ENCUMBRANCE CERTIFICATE		
35	01-04-2004 to 18-04-2023	Encumbrance certificate reflects the Sale Deed No. 8319/ 2019-20 dated 04/12/2019, Joint Development Agreement No. 6885/ 2020-21 dated 17/02/2021, Consent Deed No. 3160/ 2021-22 dated 18/09/2021;
36	01-04-2023 To 07-11-2024	Nil encumbrance certificate in respect of Schedule Property

III TRACING OF TITLE

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab).

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It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/3 measuring 1 acres 35 gunta stood in the name of Lakappa. After the demise of the said Lakappa, the name of his son S.L. Babu Reddy was entered in the revenue records vide IHC 31/ 1986-87 with respect to land measuring 1 Acre 32 guntas in Sy. No. 56/3 and subsequently it is noticed that there was oral partition among the wife and children of Babu Reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

Later said Pillappa and his family members i.e., his wife Nagamma and children Muniraju & Lakshminarayana entered into a partition and by virtue of the said partition/ parikath the land measuring 36 guntas out of 1 acre 32 guntas in Sy.No.56/3 fell to the share of Nagamma W/o Pillappa, Muniraju S/o Pillappa and Lakshminarayana S/o Pillappa and their names were mutated jointly in MR No. 9/ 2000-01.

Further the said Pillappa, his wife Nagamma, and children along with the said Muddappa, his wife Pushpa V., and children executed a sale deed dated 04-12-2019 in favour of Sri.B.O. Kiran S/o B.N. Obalesh registered as No. YAN-1-08319-2019-20 stored in CD No. YAND917 at office of the Sub-registrar, Yelhanka, Bengaluru with respect to land measuring 36 guntas in Sy. No. 56/3 and the revenue records were mutated in the name of B.O. Kiran vide MR No. H22/ 2019-20.

Subsequently, the daughters of Late S.L. Babu Reddy, Lakshminarasamma and Prema have executed a consent deed dated 18/09/2021 in favour of B.O. Kiran S/o B.N. Obalesh registered as No. YAN-1-03160-2021-22 stored in CD No. YAND1343 at office of the Sub-registrar, Yelhanka, Bengaluru with respect to sale deed executed

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above in favour of Sri.B.O.Kiran in respect of land measuring 36 guntas in Sy. No. 56/3 and other lands.

Thus Sri.B.O.Kiran S/o B.N.Obalesh became the absolute owner of the land bearing Sy No 56/3 measuring 36 Guntas and the said B.O. Kiran S/o B.N. Obalesh along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:41/23-24 Dt.23/06/2023 in respect of the land bearing Sy No 56/3 measuring 36 Guntas and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent landsand have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024.**

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IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner B.O. Kiran S/o B.N. Obalesh.

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., Sri.B.O. Kiran S/o B.N. Obalesh is entitled for 60% of the sites in the

form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of **immovable Property being** Converted Land bearing **Survey New No.56/4 (old No.56/2)** situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 23 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:42/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing **Survey New No.56/4 (old No.56/2)** situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 23 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:42/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land belongs to Ramadevi
West by	:	Land belongs to B.N. Obalesh
North by	:	Land belongs to B.O. Kiran
South by	:	Land belongs to B.O. Kiran

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli
2		Moola Tippani of Sy. No. 56
3		Secondary Re-classification Prati of Sy. No. 56

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4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		RR Nakalu of Sy.No.56/2
7		MR.No.22/2000-01
8	21/01/2011	Sale Deed dated 21/01/2011 executed by Sri.Pillappa S/o.Sri.S.L.Babu Reddy and others in favour of Smt.Pushpa G. W/o. B.N. Obalesh registered as document No. HSR-1-03577-2010-11, Book-I, stored in CD No. HSRD57 in the Office of Sub-Registrar, Hesarughatta, Bangalore with respect to land measuring 23 guntas in Sy.No. 56/2 (now Sy. No. 56/4)
9		MR No. 20/ 2010-11 reflects sale deed No. 3577/ 2010-11 dated 28/05/2011.
10	23/01/2020	RR Pakka Book and Hissa Tippani of Sy. No. 56/2 phoded as No. 56/2 and No. 56/4 (block-2).
11	18/09/2021	Consent Deed dated 18/09/2021 executed by Smt.Lakshminarasamma D/o S.L. Babu Reddy and Prema D/o S.L. Babu Reddy in favour of Smt.G.Puspa W/o. B.N. Oblaesh registered as document No. YAN-1-03136-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 Guntas in Sy.No. 56/4.
12		Nil Tenancy certificate with respect to Sy. No. 56/4 measuring 23 guntas dated 19/11/2021.
13		Tax paid receipt.
14	17/02/2021	Joint Development Agreement dated 17/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa

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		in favou of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06885-2020-21, Book-I, stored in CD No. YAND1210 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 Guntas in Sy.No. 56/4 and other lands
15	18/02/2021	General Power of Attorney dated 18/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-0318-2020-21, Book-I, stored in CD No. YAND1211 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 Guntas in Sy.No. 56/4 and other lands.
16		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/4 measuring 23 guntas.
17	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
18	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
19	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
20	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of

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		Sy.No.56/9 and other lands
21	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
22	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
23		Tax paid receipts
24	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
25		Approved Layout Plan
26	21-09-2024	Supplementary sharing agreement dated 21-09-2024
27	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
28	1967-1968 to 1992-1993	RTC reflects the name and ownership of Lingappa S/o Pillappa with respect to Sy. No. 56/2 measuring 2 acres 1 gunta.
29	1993-1994 to 1995-1996	RTC reflects the name and ownership of Lingappa S/o Pillappa & S.L. Pillappa S/o Lingappa with respect to Sy. No. 56/2.
30	1997-1998 to 2001-2002	RTC reflects the name and ownership of Lingappa S/o Pillappa & S.L. Pillappa S/o Lingappa with respect to Sy. No. 56/2.
31	2002-2003	RTC reflects the name and ownership of

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	To 2011-2012	Lingappa S/o Pillappa & S.L. Pillappa S/o Lingappa with respect to Sy. No. 56/2 and also division of land by oral partition
32	2011-2012 to 2022-2023	RTC reflects the name and ownership of Smt.Pushpa G. W/o B.N. Obalesh with respect to Sy. No. 56/4 measuring 23 guntas.
33	2023-2024 To 2024-2025	Reflects the conversion of the schedule property
ENCUMBRANCE CERTIFICATE		
34	01-04-2004 to 18-08-2023	Encumbrance certificate reflects the Mortgage Deed No. 45/ 2014-15 dated 29/03/2014, Mortgage Deed No. 11601/ 2015-16 dated 10/02/2016, Mortgage Deed No. 1809/ 2019-20 dated 28/05/2019; Mortgage Deed No. 6885/ 2020-21 dated 17/02/2021 and Release Deed No. 6198/ 2022-23 dated 03/08/2022, Development agreement .
35	01-04-2023 To 07-11-2024	Nil encumbrance certificate in respect of the schedule property

III TRACING OF TITLE

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab land).

It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/2 measuring 2 acres 1 gunta stood in the name of Lingappa S/o.Pillappa and Pillappa and others and it is evident that there was oral partition among his wife and children of Babu reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre,

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B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

later Sri.Pillappa S/o.Sri.S.L.Babu Reddy and others executed a Sale Deed dated 21/01/2011 in favour of Smt.Pushpa G. W/o. B.N. Obalesh registered as document No. HSR-1-03577-2010-11, Book-I, stored in CD No. HSRD57 in the Office of Sub-Registrar, Hesarughatta, Bangalore with respect to land measuring 23 guntas in Sy.No. 56/2 thereafter the said land bearing Sy.No.56/2 was phoded and as per the said phodi, the land purchased by Smt.Pushpa G. was assigned as new Sy. No. 56/4 and the same is mutated in Mr.No.20/2010-11. The remaining extent of land continued in the name of Lingappa S/o.Pillappa, S.L.Pillappa S/o.Lingappa and Muddappa S/o.Late S.L.Babu reddy etc.

Later the said Babu Reddy daughters Smt.Lakshminarasamma and Smt.Prema executed a Consent Deed dated 18/09/2021 confirming the sale deed executed in favour of Smt.G.Puspa W/o. B.N. Obalesh vide registered document No. YAN-1-03163-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 Guntas in Sy.No. 56/2 measuring 23 guntas.

Thus G. Pushpa W/o B.N. Obalesh became the absolute owner of the land bearing Sy No 56/4 measuring 23 Guntas and the said G. Pushpa W/o B.N. Obalesh along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule

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property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:42/23-24 Dt.23/06/2023 in respect of the land bearing **New No.56/4 (old No.56/2)** measuring 23 Guntas and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent landsand have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024**.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner G. Pushpa W/o B.N. Obalesh.

V. OPINION CERTIFICATE:

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., G. Pushpa W/o B.N. Obalesh is entilted for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner has marketable title with respect to the schedule property.

Yours faithfully

C.R.P.

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of immovable Property being Converted **Land bearing Survey New No.56/5 (old No.56/1)** situated at **SHYANUBHOGANAHALLI Village,** Hesarughatta Hobli, Bangalore North Taluk, **measuring 1 Acre**, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:43/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted **Land bearing Survey New No.56/5 (old No.56/1)** situated at **SHYANUBHOGANAHALLI Village,** Hesarughatta Hobli, Bangalore North Taluk, **measuring 1 Acre**, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:43/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land belongs to Rangamma
West by	:	Land belongs to Venkataramanappa, B.N. Obalesh and B. Mudappa
North by	:	Land belongs to G. Pushpa
South by	:	Land belongs to G. Pushpa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

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2		Moola Tippani of Sy. No. 56.
3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		Mr.No.22/2000-01 reflects partition
7	09-08-2006	Final Decree of FDP No.11/2004 in O.S.No.712/1995 registered as document bearing No. YNK-1-10841/ 2006-2007 stored in Book-1, CD No. YAND217 dated 09/08/2006.
8		RR Nakalu reflecting the phodi and assignment of New Hissa No.56/5 in respect of portion belonging to Smt.Dilshad Begum.
9	05/04/2012	Sale Deed dated 05/04/2012 executed by Dilshad Begum and others in favour of Pushpa G. W/o. B.N. Obalesh registered as document No. YAN-1-00062-2012-13, Book-I, stored in CD No. YAND399 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 1 Acre in Sy.No. 56/5.
10		MR No. H21/ 2011-12 reflecting sale deed No. 62 / 2012-13 dated 05/06/2012.
11		Nil tenancy certificate with respect to Sy. No. 56/5 measuring 1 Acre dated 19/11/2021.
12		Tax paid receipt.
13	17/02/2021	Joint Development Agreement dated 17/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favou of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06885-2020-21, Book-I, stored in CD

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		No. YAND1210 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 1 Acre in Sy.No. 56/5 and other lands.
14	18/02/2021	General Power of Attorney dated 18/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-0318-2020-21, Book-I, stored in CD No. YAND1211 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 1 Acre in Sy.No. 56/5 and other lands.
15		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/5 measuring 1 Acre.
16		MR.No.T5/2023-24 reflects about conversion of Sy.No.56/5
17		NOC issues by Arakere Grama Panchayati with respect to Supply of Water to the residential layout.
18	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
19	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
20	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands

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21	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
22	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
23	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
24		Tax paid receipts
25	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
26		Approved Layout Plan
27	21-09-2024	Supplementary sharing agreement dated 21-09-2024
28	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
29	1967-1968 to 1982-1983	RTC reflects the name and ownership of Hottappa S/o Shibanna with respect to Sy. No. 56/1 measuring 2 acres 22 guntas.
30	1988-1999 to 2004-2005	RTC reflects the transfer of name and ownership to S.L. Babu Reddy with respect to Sy. No. 56/1 measuring 2 acres 22 guntas.
31	2005-2006	RTC reflects the transfer of name and ownership to Dodda rangappa, pillappa,

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	To 2006-07	Muddappa, Mehaboob khan.
32	2007-2008 To 2010-2011	RTC reflects the transfer of name and ownership to Dodda Rangappa, Muddappa, Mehaboob khan and Arunkumar.
33	2011-2012 To 2020-2021	RTC reflects the transfer of name and ownership to Dodda Rangappa, Muddappa, Arunkumar in respect of Sy.No.56/1.
34	2011 – 2012 To 2024-2025	RTC reflects the transfer of name and ownership to Smt.Pushpa in respect of Sy.No.56/5 measuring 1 acre and its conversion.
ENCUMBRANCE CERTIFICATE		
35	01-06-1989 To 31-03-2004	Nil Encumbrance Certificate.
36	01-04-2004 to 02-10-2022	Encumbrance certificate reflects the Sale Deed dated 05/04/2012; Mortgage Deed dated 29/03/2014; 28/05/2019; 17/02/2021 and Joint development agreement and Release Deed dated 03/08/2022.
37	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of Sy.no.56/5

III TRACING OF TITLE:

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab).

CRP

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It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/1 measuring 2 acre 22 guntas stood in the name of Hottappa S/o.Shibanna. later it is transferred in the name of S.L. Babu Reddy and subsequently it is noticed that there was oral partition among the wife and children of Babu Reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

Further it is noticed that Sri.Arun Kumar S/o Pillappa had filed a suit in O.S No. 712/1995 for Partition and the same was decreed and Vide orders in FDP No.11/2004 the said Sri.Arun Kumar was allotted to his share 12 ¾ guntas in Sy. No. 56/1 and the same was registered as document bearing No. YAN-1-10841/ 2006-07 stored in CD No. YAND217 dated 09/08/2006 registered in the office of the Sub-registrar, Yelahanka, Bengaluru and the same is mutated in MR.No.10/2007-08. And it is also noticed in RR Nakalu that out of extent of Sy.No.56/1 measuring 1 Acre 22 guntas, in RR Nakalu an extent of 1 acre belonged to Doddarangamma, Mudappa S/o.Babu Reddy got 9 ¼ guntas, Arun Kumar got to his share 12 ¾ guntas and the land measuring 1 acre was sold to Mehaboob khan and the same is mutated in MR.no.4/2005-06 and which was assigned as new No.56/5 and later Smt.Dilshad Begum W/o.Late Mehaboob khan and her children sold the said land bearing Sy.no.56/5 measuring 1 acre in favour of W/o. B.N. Obalesh registered as document No. YAN-1-00062-2012-13, Book-I, stored in CD No. YAND399 in the Office of Sub-Registrar, Yelahanka, Bangalore and the same is mutated in MR.No.21/2011-12.

Thus Smt.Pushpa G. W/o B.N. Obalesh became the absolute owner of the land bearing Sy No 56/5 measuring 1 Acre and the said Smt.Pushpa G. W/o B.N.Obalesh along with adjacent land owners entrusted the development of the schedule property along with

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adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:43/23-24 Dt.23/06/2023 in respect of the land bearing Sy No 56/5 measuring 1 Acre and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024**.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner Smt.Pushpa G. W/o B.N. Obalesh.

C.R.P.

C.R.PRATHIMA
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V. OPINION CERTIFICATE:

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., Pushpa G. W/o B.N. Obalesh is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/s.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

C.R.P

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being** Land bearing Survey **New No. 56/6 (old No. 56/2) measuring 23 guntas,** situated at Shyanubhoganahalli Village, Hesarughatta Hobli, Yelahanka Taluk and converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:44/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the **immovable Property being** Land bearing Survey **New No. 56/6 (old No. 56/2) measuring 23 guntas,** situated at Shyanubhoganahalli Village, Hesarughatta Hobli, Yelahanka Taluk and converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:44/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore bounded on the:

East by	:	Land belongs to Ramadevi
West by	:	Land belongs to G. Pushpa
North by	:	Land belongs to G. Pushpa
South by	:	Land belongs to S.B.Mudappa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

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2		Moola Tippani of Sy. No. 56
3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		RR Nakalu of Sy.No.56/2
7		Pakka Book, Hissa Tippani and RR BalaBhaga showing Hissa No. 56/2 (block-1) and No. 56/6 (block-2).
8		Mr.No.22/2000-01 reflects partition
9	08-05-2019	Sale Deed dated 08-05-2019 executed by Sri.S.B.Mudappa S/o.Late S.L.Babu Reddy and others in favor of B.O. Kiran S/o. B.N. Obalesh registered as document No. YAN-1-01010-2019-20, Book-I, stored in CD No. YAND761 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 guntas in Sy.No. 56/6 (old Sy. No. 56/2).
10		MR No. H20/ 2018-19 reflects sale deed dated 17/06/2019.
11	18/09/2021	Consent Deed dated 18/09/2021 executed by Smt.Lakshminarasamma D/o S.L. Babu Reddy and Smt.Prema D/o S.L. Babu Reddy in favour of Sri.B.O.Kiran S/o. B.N. Oblaesh registered as document No. YAN-1-03160-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 36 Guntas in Sy.No. 56/3, land measuring 27 guntas in Sy No. 56/7 (old No. 56/3), land measuring 23 guntas in Sy. No. 56/6 (old No. 56/2), land measuring 12 ¾ guntas in Sy. No. 56/10 (old No. 56/1), land measuring 9 guntas in Sy. No. 56/8 (old Sy.No. 56/3).

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12		Nil tenancy certificate with respect to Sy. No. 56/6 measuring 36 guntas dated 19/11/2021.
13	17/02/2021	Joint Development Agreement dated 17/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favou of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06885-2020-21, Book-I, stored in CD No. YAND1210 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 Guntas in Sy.No. 56/6 and other lands
14	18/02/2021	General Power of Attorney dated 18/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-0318-2020-21, Book-I, stored in CD No. YAND1211 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 23 Guntas in Sy.No. 56/6 and other lands.
15		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/6 measuring 23 guntas.
16		MR.No.T8/2023-24
17		NOC issues by Arakere Grama Panchayati with respect to Supply of Water to the residential layout.
18	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and

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		other lands
19	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
20	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
21	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
22	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
23	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
24		Tax paid receipts
25	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
26		Approved Layout Plan
27	21-09-2024	Supplementary sharing agreement dated 21-09-2024
28	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
29	1967-1968 to	RTC reflects the name and ownership of Lingappa S/o Pillappa with respect to Sy. No. 56/2 measuring 2 acres 1 gunta.

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	1992-1993	
30	1993-1994 to 1995-1996	RTC reflects the name and ownership of Lingappa S/o Pillappa & S.L. Pillappa S/o Lingappa with respect to Sy. No. 56/2.
31	1997-1998 to 2001-2002	RTC reflects the name and ownership of Lingappa S/o Pillappa & S.L. Pillappa S/o Lingappa with respect to Sy. No. 56/2.
32	2002-2003 To 2011-2012	RTC reflects the name and ownership of Lingappa S/o Pillappa & S.L. Pillappa S/o Lingappa with respect to Sy. No. 56/2 and also division of land by oral partition
33	2011-2012 to 2018-2019	RTC reflects the name and ownership of Mudappa S/o.Late S.L.Babu Reddy with respect to Sy. No. 56/2 measuring 23 guntas.
34	2019-2020 To 2024-2025	Reflects the phodi of land and assignment of new no.56/6 and in respect of conversion of the schedule property.
ENCUMBRANCE CERTIFICATE		
35	01-04-2004 to 30-09-2022	Encumbrance certificate reflects the Sale Deed No. 1010/ 2019-20 dated 08/05/2019, Joint Development Agreement No. 6885/ 2020-21 dated 17/02/2021, Consent Deed No. 3160/ 2021-22 dated 18/09/2021 etc;
36	01-04-2023 To 07-11-2024	Nil encumbrance certificate in respect of the schedule property

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III TRACING OF TITLE

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab)

It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/2 measuring 2 acres 1 gunta stood in the name of Lingappa S/o.Pillappa and Pillappa and others and it is evident that there was oral partition among his wife and children of Babu reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

The said Sri.Muddappa S/o Late S.L. Babu Reddy with an intention to sell his land got the land phoded and thus the extent of land acquired by Muddappa in respect of Sy.No.56/2 measuring 23 guntas was assigned as new Sy. No. 56/6. Later the said Muddappa along with his wife and children executed a sale deed dated 08/05/2019 in favour of Sri.B.O.Kiran S/o.Sri.B.N.Obalesh with respect to land bearing Sy. No.56/4 measuring 23 guntas which is registered as document bearing No. YAN-1-01010-2019-20 stored in CD No. YAND761 at the office of the Sub-registrar, Yelahanka, Bengaluru. And the same was mutated in the revenue records in MR No. H20/ 2018-19.

Subsequently, the daughters of Late S.L. Babu Reddy, i..e, Smt.Lakshminarasamma and Smt.Prema have executed a consent deed dated 18/09/2021 in favour of B.O. Kiran S/o B.N. Obalesh confirming the above sale deed, registered as Document bearing No. YAN-1-03160-2021-22 stored in CD No. YAND1343 at office of the Sub-registrar, Yelahanka, Bengaluru with respect to land measuring 23 guntas in Sy. No. 56/2.

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Thus Sri.B.O. Kiran S/o B.N. Obalesh became the absolute owner of the land bearing Sy No 56/6 measuring 23 Guntas and the said Sri.B.O. Kiran S/o.Sri.B.N.Obalesh along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:44/23-24 Dt.23/06/2023 in respect of the land bearing Sy No 56/6 measuring 23 Guntas and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024**.

crpl

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IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner B.O. Kiran S/o B.N. Obalesh.

V. OPINION CERTIFICATE:

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., Sri.B.O. Kiran S/o B.N. Obalesh is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

C.R.P.

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of immovable Property being Converted **Land bearing Survey New No.56/7 (old No.56/3)** situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 27 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:45/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted **Land bearing Survey New No.56/7 (old No.56/3)** situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 27 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:45/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land belongs to Ramadevi
West by	:	Land belongs to G. Pushpa
North by	:	Land belongs to G. Pushpa
South by	:	Land belongs to G. Pushpa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

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2		Moola Tippani of Sy. No. 56.
3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		Mr.No.22/2000-01 reflects partition
7		MR.No.10/2007-2008
8	05/12/2019	Sale Deed dated 05/12/2019 executed by S.B. Mudappa S/o Late S.L. Babu Reddy and others in favor of Sri.B.O. Kiran S/o. B.N. Obalesh registered as document No. YANK-1-08322-2019-20, Book-I, stored in CD No. YAND917 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 27 guntas in Sy.No. 56/7 (old Sy. No. 56/3).
9		MR No. H21/ 2019-20 reflecting sale deed No. 8322/ 2019-20 dated 18/01/2020.
10	18/09/2021	Consent Deed dated 18/09/2021 executed by Smt.Lakshminarasamma D/o S.L. Babu Reddy and Smt.Prema D/o S.L. Babu Reddy in favour of Sri.B.O.Kiran S/o. B.N. Obalesh registered as document No. YAN-1-03160-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 36 Guntas in Sy.No. 56/3, land measuring 27 guntas in Sy No. 56/7 (old No. 56/3), land measuring 23 guntas in Sy. No. 56/6 (old No. 56/2), land measuring 12 ¾ guntas in Sy. No. 56/10 (old No. 56/1), land measuring 9 guntas in Sy. No. 56/8 (old Sy.No. 56/3).
11		Nil tenancy certificate with respect to Sy. No. 56/7 measuring 27 guntas dated 19/11/2021.

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12		Tax paid receipt.
13	17/02/2021	Joint Development Agreement dated 17/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N.Obalesh and Muddappa S/o Basappa in favour of M/sJade Infr.a Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06885-2020-21, Book-I, stored in CD No. YAND1210 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 27 Guntas in Sy.No. 56/7 and other lands
14	18/02/2021	General Power of Attorney dated 18/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-0318-2020-21, Book-I, stored in CD No. YAND1211 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 27 Guntas in Sy.No. 56/7 and other lands
15		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/7 measuring 27 guntas.
16		MR.No.T47/2022-23 reflects the conversion of land
17	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
18	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other

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		lands
19	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
20	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
21	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
22	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
23		Tax paid receipts
24	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
25		Approved Layout Plan
26	21-09-2024	Supplementary sharing agreement dated 21-09-2024
27	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
28	1967-1968 to 1981-1982.	RTC reflects the name and ownership of Hottappa S/o Shibanna with respect to Sy. No. 56/3 measuring 1 acres 32 guntas.
29	1988-1989 to 1996-1997	RTC reflects the name and ownership of S.L. BabuReddy S/o Lakappa vide IHC No. 31/ 1986-87 with respect to Sy. No. 56/3 measuring 1 acres 32 guntas.

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30	1997-1998 to 2001-2002	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 36 guntas, Nagamma W/o Pillappa measuring 36 guntas vide MR No. 22/ 2000-01 and MR No. 23/ 2000-01.
31	2002-2003 To 2006-2007	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 36 guntas, Nagamma W/o.Pillappa measuring 36 guntas, vide MR No. 22/ 2000-01 and MR No. 9/ 2000-01.
32	2007-2008 To 2018-2019	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 27 guntas, Nagamma W/o Pillappa & others measuring 36 guntas, Arun Kumar S/o Pillappa measuring 9 guntas, vide MR No. 22/ 2000-01, MR No. 9/ 2000-01 and MR No. 10/ 2007-08 .
33	2019-2020 to 2022-2023	RTC reflects the name and ownership of Sri.B.O.Kiran S/o B.N. Obalesh measuring 27 guntas in Sy.No.56/7 vide MR No. H21/ 2019-2020.
34	2023-2024 To 2024-2025	RTC reflects the name and ownership of Sri.B.O.Kiran S/o B.N.Obalesh S/o B.N. Obalesh measuring 27 guntas in Sy.No.56/7 and conversion
	ENCUMBRANCE CERTIFICATE	
35	01-06-1989 To 31-03-2004	Nil Encumbrance Certificate.
36	01-04-2004 to 02-10-2022	Encumbrance certificate reflects the Sale Deed No. 8322/ 2019-20 dated 04/12/2019, Joint Development Agreement No. 6885/ 2020-21 dated 17/02/2021, Consent Deed No. 3160/ 2021-22 dated 18/09/2021;
	01-04-2023	Nil encumbrance certificate in respect of

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	To 07-11-2024	Schedule Property

III TRACING OF TITLE:

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab).

It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/3 measuring 1 acres 35 gunta stood in the name of Lakappa. After the demise of the said Lakappa, the name of his son S.L. Babu Reddy was entered in the revenue records vide IHC 31/ 1986-87 with respect to land measuring 1 Acre 32 guntas in Sy. No. 56/3 and subsequently it is noticed that there was oral partition among the wife and children of Babu Reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

Further it is noticed that Sri.Arun Kumar S/o Pillappa had filed a suit in O.S No. 712/ 1995 for Partition and the same was decreed and Vide FDP No.11/2004 the said Sri.Arun Kumar was allotted to his share 9 guntas out of 36 guntas in the land held by Mudappa S/o Late S.L. Babu Reddy in Sy. No. 56/3 registered as document bearing No. YAN-1-10841/ 2006-07 stored in CD No. YAND217 dated 09/08/2006 registered in the office of the Sub-registrar, Yelahanka, Bengaluru and the same is mutated in MR.No.10/2007-08. Thus Sri.Muddappa was left with remaining extent of 27 guntas in Sy. No.56/3.

Further the said Sri.Muddappa, his wife Smt.Pushpa V and children, Sri.Pillappa, his wife Nagamma and children along with the said Pillappa, his wife Nagamma and children executed a sale deed dated 04-12-2019 in favour of Sri.B.O. Kiran S/o B.N. Obalesh registered as

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No.YAN-1-08322-2019-20 stored in CD No. YAND917 at office of the Sub-registrar, Yelahanka, Bengaluru with respect to land measuring 27 guntas in Sy. No. 56/3 and the same was mutated in MR No. H21/ 2019-20. Subsequently the said land was phoded and assigned as new Sy. No. 56/7.

Subsequently, the daughters of Late S.L. Babu Reddy, Lakshminarasamma and Prema have executed a consent deed dated 18/09/2021 in favour of B.O. Kiran S/o B.N. Obalesh registered as No. YAN-1-03160-2021-22 stored in CD No. YAND1343 at office of the Sub-registrar, Yelahanka, Bengaluru with respect to land measuring 27 guntas in New Sy. No. 56/7 (old No. 56/3) and others.

Thus B.O. Kiran S/o B.N. Obalesh became the absolute owner of the land bearing New Sy No 56/7 (old No. 56/3) measuring 27 Guntas and the said B.O. Kiran S/o B.N. Obalesh along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:45/23-24 Dt.23/06/2023 in respect of the land bearing new Sy. No. 56/7 (old Sy No 56/3) measuring 27 Guntas and Doddaballapura development town planning Authority,

C.R.P.

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Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024.**

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner B.O. Kiran S/o B.N.Obalesh.

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., B.O. Kiran S/o B.N. Obalesh is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

crp

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the immovable Property being converted **Land bearing New Survey No.56/8 (old Sy.No.56/3), measuring to an extent of 0-09 guntas** situated at SHYANUBHOGANAHALLI Village, Hesaraghatta Hobli, Yelahanka Taluk, Bangalore District converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:46/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being converted **Land bearing New Survey No.56/8 (old Sy.No.56/3), measuring to an extent of 0-09 guntas** situated at SHYANUBHOGANAHALLI Village, Hesaraghatta Hobli, Yelahanka Taluk, Bangalore District converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:46/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land belongs to Gowdaiah
West by	:	Remaining portion of the same land belonging to B.O. Kiran.
North by	:	Land in Sy. No. 56/5 belongs to B.O. Kiran.
South by	:	Land in Sy. No. 56/7 belongs to B.O. Kiran.

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

c.r p.

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2		Moola Tippani of Sy. No. 56.
3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		Mr.No.22/2000-01 reflects partition
7	09-08-2006	Final Decree of FDP No.11/2004 in O.S.No.712/1995 registered as document bearing No. YNK-1-10841/ 2006-2007 stored in Book-1, CD No. YAND217 dated 09/08/2006.
8		MR.No.10/2007-2008
9	09/09/2021	Sale Deed dated 09/09/2021 executed by Arun Kumar P. S/o Pillapa and others in favour of B.O. Kiran S/o. B.N. Obalesh registered as document No. YAN-1-02979-2021-22, Book-I, stored in CD No.YAND1339 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 12 ¾ guntas in Sy.No. 56/10 (old Sy. No. 56/1) and **land measuring 9 guntas in Sy. No. 56/8 (old Sy. No. 56/3)**
10		MR No. H2/ 2021-22 reflecting sale deed No. 2979/ 2021-22 dated 22/10/2021.
11	18/09/2021	Consent Deed dated 18/09/2021 executed by Lakshminarasamma D/o S.L. Babu Reddy and Prema D/o S.L. Babu Reddy in favour of B.O. Kiran S/o. B.N. Obalesh registered as document No. YAN-1-03160-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 36 Guntas in Sy.No. 56/3, land measuring 27 guntas in Sy No. 56/7 (old No. 56/3), land measuring 23 guntas in Sy. No. 56/6 (old No. 56/2),_land

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		measuring 12 3/4 guntas in Sy. No. 56/10 (old No. 56/1), **land measuring 9 guntas in Sy. No. 56/8 (old No. 56/3).**
12		Nil tenancy certificate with respect to Sy. No. 56/8 measuring 9 guntas dated 19/11/2021.
13		Tax paid receipt.
14		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/8 measuring 9 guntas.
15		MR.No.T46/2022-23 in respect of conversion of Sy.no.56/8
16	08/08/2022	Joint Development Agreement dated 08/08/2022 executed by B.N. Obalesh S/o Late Nanjappa and B.O. Kiran S/o B.N. Obalesh in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06304-2022-23, Book-I, stored in CD No. YAND1583 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 9 Guntas in Sy.No. 56/8 and other lands.
17	08/08/2022	General Power of Attorney dated 08/08/2022 executed by B.N. Obalesh S/o Late Nanjappa and B.O. Kiran S/o B.N. Obalesh in favou of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-00233-2022-23, Book-I, stored in CD No. YAND1583 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 9 Guntas in Sy.No. 56/8 and other lands.
18	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands

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19	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
20	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
21	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
22	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
23	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
24		Tax paid receipts
25	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
26		Approved Layout Plan
27	21-09-2024	Supplementary sharing agreement dated 21-09-2024
28	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
29	1967-1968 to 1981-1982.	RTC reflects the name and ownership of Hottappa S/o Shibanna with respect to Sy. No. 56/3 measuring 1 acres 32 guntas.

CRP

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30	1988-1989 to 1996-1997	RTC reflects the name and ownership of S.L. BabuReddy S/o Lakappa vide IHC No. 31/ 1986-87 with respect to Sy. No. 56/3 measuring 1 acres 32 guntas.
31	1997-1998 to 2001-2002	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 36 guntas, Nagamma W/o Pillappa measuring 36 guntas vide MR No. 22/ 2000-01 and MR No. 23/ 2000-01.
32	2002-2003 To 2006-2007	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 36 guntas, Nagamma W/o.Pillappa measuring 36 guntas, vide MR No. 22/ 2000-01 and MR No. 9/ 2000-01.
33	2007-2008 To 2018-2019	RTC reflects the name and ownership of Mudappa S/o Late Babu Reddy measuring 27 guntas, Nagamma W/o Pillappa & others measuring 36 guntas, Arun Kumar S/o Pillappa measuring 9 guntas, vide MR No. 22/ 2000-01, MR No. 9/ 2000-01 and MR No. 10/ 2007-08 .
34	2021-2022 to 2022-2023	RTC reflects the name and ownership of Kiran B.O. S/o B.N. Obalesh measuring 9 guntas vide MR No. H2/ 2021-2022.
35	2023-2024 To 2024-2025	RTC reflects the name and ownership of Kiran B.O. S/o B.N. Obalesh measuring 9 guntas and also reflects about conversion of the land
ENCUMBRANCE CERTIFICATE		
36	01-06-1989 To 31-03-2004	Nil Encumbrance Certificate.
37	01-04-2004 to	Encumbrance certificate reflects the Sale Deed No. 2979/ 2021-22 dated 09/09/2021, Consent Deed No. 3160/ 2021-22 dated

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	30/09/2022	18/09/2021 and Joint Development Agreement No. 6304/ 2022-23 dated 08/08/2022 (with respect to Sy. No. 56/8 measuring 9 guntas).
38	01-04-2023 To 07-11-2024	Nil encumbrance certificate in respect of Schedule Property

III TRACING OF TITLE:

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab).

It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/3 measuring 1 acre 35 guntas stood in the name of Lakappa. After the demise of the said Lakappa, the name of his son S.L. Babu Reddy was entered in the revenue records vide IHC 31/ 1986-87 with respect to land measuring 1 Acre 32 guntas in Sy. No. 56/3 and subsequently it is noticed that there was oral partition among the wife and children of Babu Reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

Further it is noticed that Sri.Arun Kumar S/o Pillappa had filed a suit in O.S No. 712/1995 for Partition and the same was decreed and Vide orders in FDP No.11/2004 the said Sri.Arun Kumar was allotted to his share 9 guntas out of 36 guntas in the land held by Mudappa S/o Late S.L. Babu Reddy in Sy. No. 56/3 and the same was registered as document bearing No. YAN-1-10841/ 2006-07 stored in CD No. YAND217 dated 09/08/2006 registered in the office of the Sub-registrar, Yelahanka, Bengaluru and the same is mutated in

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MR.No.10/2007-08. Thus Sri.Muddappa was left with remaining extent of 27 guntas in Sy. No.56/3.

Further the said land acquired by Sri.Arun Kumar S/o Pillappa was phoded and assigned as New Sy. No. 56/8 and the revenue records were mutated in MR No. T3/ 2019-20. Later the said Arun Kumar S/o Pillappa, his children executed a sale deed dated 09-09-2021 in favour of Sri.B.O.Kiran S/o B.N. Obalesh registered as No.YAN-1-02979-2021-22 stored in CD No. YAND1339 at office of the Senior Sub-registrar, Yelahanka, Bengaluru with respect to land measuring 9 guntas in New Sy. No. 56/8 (old Sy. No. 56/3) and the same was mutated in MR No. H2/ 2021-22.

Subsequently, the daughters of Late S.L. Babu Reddy, Smt.Lakshminarasamma and Smt.Prema have executed a consent deed dated 18/09/2021 in favour of Sri.B.O.Kiran S/o B.N. Obalesh registered as No.YAN-1-03160-2021-22 stored in CD No. YAND1343 at office of the Sub-registrar, Yelahanka, Bengaluru with respect to land measuring 9 guntas in New Sy. No. 56/8 (old No. 56/3) and other land.

Thus B.O. Kiran S/o B.N. Obalesh became the absolute owner of the land bearing New Sy No 56/8 (old No. 56/3) measuring 9 Guntas and the said B.O. Kiran S/o B.N. Obalesh along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 18-08-2022, registered as document bearing No.YAN-1-06304-2022-23, Book-1, CD.No.YAND1583, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 08/08/2022, registered as document bearing No.YAN-4-00233-2022-23, Book-4, CD.No.YAND1583, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

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And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:46/23-24 Dt.23/06/2023 in respect of the land bearing new Sy. No. 56/8 (old Sy No 56/3) measuring 9 Guntas and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024**.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner B.O. Kiran S/o B.N. Obalesh..

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., B.O. Kiran S/o B.N. Obalesh is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

crp

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of immovable Property being Converted **Land bearing Survey No.56/9** situated SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 0-09.04 (9 ¼) guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:47/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted **Land bearing Survey No.56/9** situated SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, **measuring 0-09.04 (9 ¼) guntas** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:47/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land belongs to G. Pushpa
West by	:	Land belongs to Smt. Pushpa
North by	:	Land belongs to B.O. Koushik
South by	:	Land belongs to B.O. Kiran

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli
2		Moola Tippani of Sy. No. 56.

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3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		Mr.No.22/2000-01 reflects partition
7	09-08-2006	Final Decree of FDP No.11/2004 in O.S.No.712/1995 registered as document bearing No. YNK-1-10841/ 2006-2007 stored in Book-1, CD No. YAND217 dated 09/08/2006.
8		RR Nakalu reflecting the phodi and assignment of New Hissa No.56/10 in respect of portion belonging to Arun kumar and Sy.No.56/9 in respect of the portion of the land belonging to Muddappa.
9	10/12/2020	Sale Deed dated 10/12/2020 executed by S.B. Mudappa S/o S.L. Babu Reddy and others in favour of B.N. Obalesh S/o. Late Nanjappa registered as document No. YAN-1-05304-2020-21, Book-I, stored in CD No. YAND1161 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 0.9.04 or 9 ¼ guntas in Sy.No. 56/9
10		MR No. H14/ 2020-21 reflects the above sale deed.
11	18/09/2021	Consent Deed dated 18/09/2021 executed by Lakshminarasamma D/o S.L. Babu Reddy and Prema D/o S.L. Babu Reddy in favour of B.N. Obalesh S/o late Nanjappa registered as document No. YAN-1-03165-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 0.9.04 Guntas or 9 ¼ in Sy.No. 56/9.
12		Nil tenancy certificate with respect to Sy. No. 56/9 measuring 9.04 guntas dated

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		19/11/2021.
13		Tax paid receipt.
14	17/02/2021	Joint Development Agreement dated 17/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favou of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06885-2020-21, Book-I, stored in CD No. YAND1210 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 9.04 Guntas in Sy.No. 56/9 and other lands
15	18/02/2021	General Power of Attorney dated 18/02/2021 executed by B.N. Obalesh S/o Late Nanjappa, G. Pushpa W/o B.N. Obalesh, B.O. Kiran S/o B.N. Obalesh, B.N. Koushik S/o B.N. Obalesh and Muddappa S/o Basappa in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-0318-2020-21, Book-I, stored in CD No. YAND1211 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 9.04 Guntas in Sy.No. 56/9 and other lands
16		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/9 measuring 9 ¼ guntas.
17		MR.No.T45/2022-23 reflects about conversion of Sy.No.56/9
18		NOC issued by Arakere Grama Panchayati with respect to Supply of Water to the residential layout.
19	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and

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		other lands
20	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
21	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
22	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
23	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
24	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
25		Tax paid receipts
26	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
27		Approved Layout Plan
28	21-09-2024	Supplementary sharing agreement dated 21-09-2024
29	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
30	1967-1968 to	RTC reflects the name and ownership of Hottappa S/o Shibanna with respect to Sy. No. 56/1 measuring 2 acres 22 guntas.

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	1982-1983	
31	1988-1999 to 2004-2005	RTC reflects the transfer of name and ownership to S.L. Babu Reddy with respect to Sy. No. 56/1 measuring 2 acres 22 guntas.
32	2005-2006 To 2006-07	RTC reflects the transfer of name and ownership to Dodda rangappa, pillappa, Muddappa, Mehaboob khan.
33	2007-2008 To 2010-2011	RTC reflects the transfer of name and ownership to Dodda Rangappa, Muddappa, Mehaboob khan and Arunkumar.
34	2011-2012 To 2020-2021	RTC reflects the transfer of name and ownership to Dodda Rangappa, Muddappa, Arunkumar in respect of Sy.No.56/1.
35	2020-2021 to 2024-2025	RTC reflects the transfer of name and ownership to Obalesh in respect of Sy.No.56/9.
ENCUMBRANCE CERTIFICATE		
36	01-04-1950 To 31-03-2004	Nil Encumbrance certificate
37	01-04-2004 to 18/04/2023	Encumbrance certificate reflects the Sale Deed dated 09/09/2021, Consent Deed dated 18/09/2021, Partition Deed dated 09/08/2006, Joint Development Agreement with respect to Sy. No. 56/9
38	01-04-2023	Nil encumbrance certificate in respect of Sy.No.56/9

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	To 07-11-2024	

III TRACING OF TITLE:

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab).

It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/1 measuring 2 acre 22 guntas stood in the name of Hottappa S/o.Shibanna. later it is transferred in the name of S.L. Babu Reddy and subsequently it is noticed that there was oral partition among the wife and children of Babu Reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

Further it is noticed that Sri.Arun Kumar S/o Pillappa had filed a suit in O.S No. 712/1995 for Partition and the same was decreed and Vide orders in FDP No.11/2004 the said Sri.Arun Kumar was allotted to his share 12 ¾ guntas in Sy. No. 56/1 and the same was registered as document bearing No. YAN-1-10841/ 2006-07 stored in CD No. YAND217 dated 09/08/2006 registered in the office of the Sub-registrar, Yelahanka, Bengaluru and the same is mutated in MR.No.10/2007-08. And it is also noticed in RR Nakalu that out of extent of Sy.No.56/1 measuring 1 Acre 22 guntas, in RR Nakalu an extent of 1 acre belonged to Doddarangamma, Mudappa S/o.Babu Reddy got 9 ¼ guntas, Arun Kumar got to his share 12 ¾ guntas and the land measuring 1 acre was sold to Mehaboob khan and the same is mutated in MR.no.4/2005-06.

Further the said land allotted to the share of Mudappa was phoded and assigned New Sy. No. 56/9 in respect of land measuring 9 ¼ guntas and the name of Mudappa got mutated in the revenue records

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and land measuring 12 ¾ allotted to the share of Arun Kumar was phoded and assigned as New No.56/10.

Further the said Muddappa, along with his wife Pushpa V and children executed a sale deed dated 10-12-2020 in favour of B.N. Obalesh S/o Late Nanjappa registered as No. YAN-1-05304-2020-21 stored in CD No. YAND1161 at office of the Sub-registrar, Yelahanka, Bengaluru with respect to land measuring 9 ¼ guntas in Sy. No. 56/9 and the same was mutated in MR No. H14/ 2020-21.

Subsequently, the daughters of Late S.L. Babu Reddy, Lakshminarasamma and Prema have executed a consent deed dated 18/09/2021 in favour of B.N. Obalesh S/o Nanjappa registered as No. YAN-1-03165-2021-22 stored in CD No. YAND1343 at office of the Sub-registrar, Yelhanka, Bengaluru with respect to Sy. No. 56/9.

Thus B.N. Obalesh S/o Nanjappa became the absolute owner of the land bearing Sy No 56/9 measuring 9 ¼ Guntas and the said B.N. Obalesh S/o Nanjappa along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:47/23-24 Dt.23/06/2023 in respect of the land

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bearing Sy No 56/9 measuring 9 ¼ Guntas and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024**.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner B.N. Obalesh S/o Nanjappa

V. OPINION CERTIFICATE:

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e.,B.N. Obalesh S/o Nanjappa is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date:01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of immovable Property being Converted Land bearing **New Survey No.56/10 (old Sy.No.56/1), measuring to an extent of 0-12 ¾ guntas** situated at SHYANUBHOGANAHALLI Village, Hesaraghatta Hobli, Yelahanka Taluk, Bangalore District, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:48/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing **New Survey No.56/10 (old Sy.No.56/1), measuring to an extent of 0-12 ¾ guntas** situated at SHYANUBHOGANAHALLI Village, Hesaraghatta Hobli, Yelahanka Taluk, Bangalore District, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:48/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East by	:	Land in Sy. No. 56/9 belongs to Sri. Obalesh
West by	:	Kakolu Village Boundary
North by	:	Land in Sy. No. 56/1
South by	:	Land in Sy. No. 56/2.

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village Map of Shyanubhoganahalli

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2		Moola Tippani of Sy. No. 56.
3		Secondary Re-classification Prati of Sy. No. 56
4		Akarband
5		Pakka Book of Sy. No. 56 showing hissa No. 56/1, 56/2 and 56/3.
6		Mr.No.22/2000-01 reflects partition
7	09-08-2006	Final Decree of FDP No.11/2004 in O.S.No.712/1995 registered as document bearing No. YNK-1-10841/ 2006-2007 stored in Book-1, CD No. YAND217 dated 09/08/2006.
8		RR Nakalu reflecting the phodi and assignment of New Hissa No.56/10 in respect of portion belonging to Arun kumar and Sy.No.56/9 in respect of the portion of the land belonging to Muddappa.
9	09/09/2021	Sale Deed dated 09/09/2021 executed by Arun Kumar P. S/o Pillapa and others in favor of B.O. Kiran S/o. B.N. Obalesh registered as document No. YAN-1-02979-2021-22, Book-I, stored in CD No. YAND1339 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 12.12 guntas in Sy.No. 56/10 (old Sy. No. 56/1) and land measuring 9 guntas in Sy. No. 56/8 (old Sy. No. 56/3)
10		MR No. H2/ 2021-22 reflects the sale deed dated 22/10/2021.
11	18/09/2021	Consent Deed dated 18/09/2021 executed by Lakshminarasamma D/o S.L. Babu Reddy and Prema D/o S.L. Babu Reddy in favor of B.O. Kiran S/o. B.N. Oblaesh registered as document No. YAN-1-03160-2021-22, Book-I, stored in CD No. YAND1343 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 36 Guntas in Sy.No. 56/3, land measuring 27 guntas in Sy No.

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		56/7 (old No. 56/3), land measuring 23 guntas in Sy. No. 56/6 (old No. 56/2),_land measuring 12.12 guntas in Sy. No. 56/10 (old No. 56/1), land measuring 9 guntas in Sy. No. 56/8 (old No. 56/3).
12		Nil tenancy certificate with respect to Sy. No. 56/10 measuring 12.12 (12&3/4) guntas dated 19/11/2021.
13		Tax paid receipt.
14		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 56/10 measuring 12&3/4 guntas.
15		MR.No.T6/2023-24 reflects conversion of Sy.No.56/10
16	08/08/2022	Joint Development Agreement dated 08/08/2022 executed by B.N. Obalesh S/o Late Nanjappa and B.O. Kiran S/o B.N. Obalesh in favour of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-1-06304-2022-23, Book-I, stored in CD No. YAND1583 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 12&3/4 Guntas in Sy.No. 56/10 and other lands.
17	08/08/2022	General Power of Attorney dated 08/08/2022 executed by B.N. Obalesh S/o Late Nanjappa and B.O. Kiran S/o B.N. Obalesh in favou of M/s Jade Infra Projects represented by its partners 1. Rajagopal Desu and 2. Vinod Kumar Bhansali registered as document No. YAN-4-00233-2022-23, Book-I, stored in CD No. YAND1583 in the Office of Sub-Registrar, Yelahanka, Bangalore with respect to land measuring 12&3/4 Guntas in Sy.No. 56/10 and other lands
18	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and

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		other lands
19	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
20	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of schedule property and other lands
21	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
22	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
23	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
24		Tax paid receipts
25	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
26		Approved Layout Plan
27	21-09-2024	Supplementary sharing agreement dated 21-09-2024
28	16-12-2024	Endorsement issued by the Thasildhar, Yelahanka Taluk, Yelahanka in respect of Non availability of records of RTC for the year 1972-73 to 77-78, 83-84 to 1986- 87 and IHC No.31/1986-87.
		RTC
29	1967-1968 to	RTC reflects the name and ownership of Hottappa S/o Shibanna with respect to Sy. No. 56/1 measuring 2 acres 22 guntas.

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	1982-1983	
30	1988-1999 to 2004-2005	RTC reflects the transfer of name and ownership to S.L. Babu Reddy with respect to Sy. No. 56/1 measuring 2 acres 22 guntas.
31	2005-2006 To 2006-07	RTC reflects the transfer of name and ownership to Dodda rangappa, pillappa, Muddappa, Mehaboob khan.
32	2007-2008 To 2010-2011	RTC reflects the transfer of name and ownership to Dodda Rangappa, Muddappa, Mehaboob khan and Arunkumar.
33	2011-2012 To 2020-2021	RTC reflects the transfer of name and ownership to Dodda Rangappa, Muddappa, Arunkumar in respect of Sy.No.56/1.
34	2020-2021 to 2021-2022	RTC reflects the transfer of name and ownership to Arun Kumar S/o Pillappa measuring 12.12 guntas vide MR No. T6/ 2020-2021.
35	2022 -2023 To 2024-2025	v RTC reflects the transfer of name and ownership to the name of Kiran in respect of Sy.No.56/10 (old No.56/1) and its conversion
ENCUMBRANCE CERTIFICATE		
36	01-04-1950 To 31-03-2004	Nil Encumbrance certificate
37	01-04-2004	Encumbrance certificate reflects the Sale Deed

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	to 18/04/2023	dated 09/09/2021, Consent Deed dated 18/09/2021, Partition Deed dated 09/08/2006, Joint Development Agreement with respect to Sy. No. 56/10 measuring 12 ¾ guntas.
38	01-04-2023 To 07-11-2024	Nil encumbrance certificate in respect of Sy.No.56/10

III TRACING OF TITLE:

It appears from the documents available that the land bearing Sy. No. 56 was measuring 6 Acre 12 Guntas (and 3 guntas of Kharab).

It is evident from RR Nakalu that the land bearing Sy.no.56 was phoded as 56/1, 56/2 and 56/3.

Further it is noticed from RTC and pakka Book that the land bearing Sy.no.56/1 measuring 2 acre 22 guntas stood in the name of Hottappa S/o.Shibanna. later it is transferred in the name of S.L. Babu Reddy and subsequently it is noticed that there was oral partition among the wife and children of Babu Reddy as noticed in MR.No.22/2000-01 and by virtue of said oral partition Doddarangamma got to her share Sy.No.56/1 measuring 1 Acre, B.Prema got to her share Sy.No.56/1 measuring 1 acre, Pillappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas, Mudappa S/o.Late S.L.Babu Reddy got to his share Sy.no.56/1 measuring 11 guntas, Sy.No.56/2 measuring 23 guntas, Sy.No.56/3 measuring 36 guntas and the same is mutated in RTC.

Further it is noticed that Sri.Arun Kumar S/o Pillappa had filed a suit in O.S No. 712/1995 for Partition and the same was decreed and Vide orders in FDP No.11/2004 the said Sri.Arun Kumar was allotted to his share 12 ¾ guntas in Sy. No. 56/1 and the same was registered as document bearing No. YAN-1-10841/ 2006-07 stored in CD No. YAND217 dated 09/08/2006 registered in the office of the Sub-registrar, Yelahanka, Bengaluru and the same is mutated in MR.No.10/2007-08. And it is also noticed in RR Nakalu that out of extent of Sy.No.56/1 measuring 1 Acre 22 guntas, in RR Nakalu an extent of 1 acre belonged to Doddarangamma, Mudappa S/o.Babu

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Reddy got 9 ¼ guntas, Arun Kumar got to his share 12 ¾ guntas and the land measuring 1 acre was sold to Mchaboob khan and the same is mutated in MR.no.4/2005-06.

Further the said land allotted to the share of Mudappa was phoded and assigned New Sy. No. 56/9 in respect of land measuring 9 ¼ guntas and land measuring 12 ¾ allotted to the share of Arun Kumar was phoded and assigned as New No.56/10 and the name of Arun Kumar got mutated in the revenue records vide MR No. T3/ 2019-20. Later the said Arun Kumar S/o Pillappa, along with his children executed a sale deed dated 09-09-2021 in favour of B.O. Kiran S/o B.N. Obalesh registered as No. YAN-1-02979-201-22 stored in CD No. YAND1339 at office of the Sub-registrar, Yelhanka, Bengaluru with respect to land measuring 12 ¾ guntas in New Sy. No. 56/10 (old Sy. No. 56/1) and the name of B.O. Kiran was mutated in MR No. H2/ 2021-22.

Subsequently, the daughters of Late S.L. Babu Reddy, Lakshminarasamma and Prema have executed a consent deed dated 18/09/2021 in favour of Sri.B.O.Kiran S/o B.N. Obalesh registered as No. YAN-1-03160-2021-22 stored in CD No. YAND1343 at office of the Sub-registrar, Yelhanka, Bengaluru with respect to land measuring 12 ¾ guntas in New Sy. No. 56/10 (old No. 56/1) and others.

Thus B.O. Kiran S/o B.N. Obalesh became the absolute owner of the land bearing New Sy No 56/10 (old No. 56/1) measuring 12 ¾ Guntas and the said B.O. Kiran S/o B.N. Obalesh along with adjacent land owners entrusted the development of the schedule property along with adjacent property to M/S.JADE INFRA PROJECTS, A Partnership firm, Represented by its Partners 1.Sri.Rajagopal Desu and 2. Sri.Vinod Kumar Bhansali, vide Joint Development Agreement dated 18-08-2022, registered as document bearing No.YAN-1-06304-2022-23, Book-1, CD.No.YAND1583, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore and the said owners have also executed General Power of Attorney in favour of the M/S.JADE INFRA PROJECTS vide General Power of Attorney dated 08-08-2022, registered as document bearing No.YAN-4-00233-2022-23, Book-4, CD.No.YAND1583, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, M/S.JADE INFRA PROJECTS shall form a residential layout in the schedule property and the Land owner are entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADEINFRA PROJECTS shall be entitled

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for remaining 40% of the sites in the form ofSquare feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No.ALN(NAH-2) SR:48/23-24 Dt.23/06/2023 in respect of the land bearing new Sy. No. 56/10 (old Sy No 56/1) measuring 12 ¾ Guntas and the same is mutated in MR.No.T6/2023-24 and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owners and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated 21-09-2024**.

IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner B.O. Kiran S/o B.N. Obalesh.

V. OPINION CERTIFICATE:

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i.e., B.O. Kiran S/o B.N. Obalesh is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And M/S.JADE INFRA PROJECTS shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner have marketable title with respect to the schedule property.

Yours faithfully

crp

C.R.Prathima
Advocate

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TITLE SCRUTINY REPORT

To,

Date: 01-01-2025

M/S.JADE INFRA PROJECTS,
A Partnership firm,
Office at No.97, 7th Cross, 7th Main,
J.P.Nagar 3rd Phase,
Bangalore – 560078,
Represented by its Partners

Sub:- Title Scrutiny Report of the **immovable Property being Converted Land bearing Survey No.57/1 situated at SHYANUBHOGANAHALLI Village, HesarughattaHobli, Bangalore North Taluk, measuring 39 guntas,** converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:49/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore.

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

All that piece and parcel of the immovable Property being Converted Land bearing Survey No.57/1 situated at SHYANUBHOGANAHALLI Village, Hesarughatta Hobli, Bangalore North Taluk, measuring 39 guntas, converted vide Non Agricultural Purpose vide Conversion Order bearing No.ALN(NAH-2) SR:49/23-24 Dt.23/06/2023 issued by Deputy Commissioner, Bangalore District, Bangalore and bounded on:

East By	:	Land belonging to Nanjappa
West By	:	Land belonging to B.Muddappa
North By	:	Land belonging to Babu Reddy
South By	:	Land belonging to Hanumantharayappa

II DOCUMENTS SCRUTINISED (PHOTOCOPIES)

Sl No	Date	Nature of Document
1		Village map

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		Moola Tippani of Sy. No. 57 and Sy. No. 59
2		Secondary Re-classification Prati Book,
3		Hissa Survey Tippani
4		RR Nakalu of Sy. No. 57/1, 57/2, 57/3 and 57/4.
5	02/11/2015	MR No. H3/ 2015-16 reflecting change of khata in the name Smt.Umadevi D/o Late Shamanna and others vide Inheritance.
6	23/12/2015	Sale deed dated 23/12/2015 eexecuted by Smt.Umadevi D/o Late Shamanna and others in favour G.Pushpa W/o.B.N.Obalesh registered as document No. YAN-1-05455-2015-16 stored in CD No. YAND616 in respect of land measuring 39 Guntas in Sy.No. 57/1.
7	20-02-2016	MR.No.H18/2015-2016
8	23.08.2017	Gift deed dated 23.08.2017 executed by Sri.G. Pushpa D/o.Gangadhariah (and W/o B.N. Obalesh) in favour of her brother Sri.B.O.Koushik registered as document No. YAN-1-03635/2017-18 stored in CD No.YAND649 in the office of the Sub-Registrar Yelahanka, Bangalore with respect to land measuring 39 Guntas in Sy.No. 57/1 and other lands
9	31-10-2017	MR.No.H3/2017-2018 reflects Gift deed 23.08.2017
10	28/05/2019	Mortgage deed dated 28/05/2019 executed by Sri.G.Pushpa W/o.Sri.Obalesh and others in favour of HDFC Bank registered as document No.YAN-1-01810-2019-20 stored in CD No. YAND777 registered in the office of the Sub-Registrar Yelahanka, Bangalore with respect to 57/1 and other lands.
11	05-06-2019	MR No. T7/ 2018-19 reflecting Mortgage deed dated 28/05/2019.
12	19/11/2021	Nil Tenancy Certificate with respect to with respect to Sy.No.57/1 measuring 30 guntas dated 19/11/2021 issued by the Thasildar, Anekal Taluk.

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13	17-02-2021	Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
14	18-02-2021	General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
15	5-08-2022	Reconveyance/Discharge deed dated 05-08-2022 executed by HDFC Bank in favour of G.Pushpa registered as document bearing No.6196/2022-23, book-1, CD.No.YAND1581 in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
16		MR.No.T32/2022-23
17	24-02-2023	Release deed dated 24-02-2023 executed by Smt.G.Pushpa and others in favour of Sri.B.O.Kaushik registered as Document bearing No.DBP-1-17243-2022-23, Book-1, CD.No.DBPD 1531, in the office of the Sub-Registrar, Doddabalapura
18		Intimation letter, Conversion fee paid receipt, Conversion order, Conversion Sketch of Sy.No. 57/1 measuring 30 guntas
19		MR.No.T9/2023-24 in respect of conversion
20	10-12-2021	Endorsement issued by the KIADB in respect of Nil acquisition of schedule property and other lands
21	08-07-2022	Endorsement issued by the KIADB in respect of Nil acquisition of Sy.No.56/8 and other lands
22	22-02-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil

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		Proceedings under PTCL act in respect of schedule property and other lands
23	23-03-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/9 and other lands
24	07-07-2022	Endorsement issued by the Assistant Commissioner, Bangalore in respect of Nil Proceedings under PTCL act in respect of Sy.No.56/8 and 56/10.
25	21-10-2023	NOC issued by the Arekere Gram Panchayath in respect of Schedule Property and other property.
26		Tax paid receipts
27	03-02-2024	Sanction Plan issued by the Doddabalapura Planning Authority
28		Approved Layout Plan
29	21-09-2024	Supplementary sharing agreement dated 21-09-2024
		RTC
30	1967-1968 To 1971-1972	RTC reflects the name of Sri.Ramaiah S/o Narashimha in respect to land measuring 39 guntas in Sy. No. 57/1.
31	1978-1979 To 1982-1983	RTC reflects the name of Sri.Ramaiah S/o Narashimha in respect to land measuring 39 guntas in Sy. No. 57/1.
32	1988-1989 To 1992-1993	RTC reflects the name of Sri.Ramaiah S/o Narashimha in respect to land measuring 39 guntas in Sy. No. 57/1.

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33	1993-1994 to 2015-2016	RTC reflects the transfer of ownership from the name of Sri.Ramaiah S/o Narashimha to the name of Shamanna & Ramaiah (both S/o Ugrappa); Lakshmamma W/o Narasimhaiah; Nagaraja & Prakash (both S/o Narasimhaiah) and Gopalappa S/o Venkatashamanna w.r.t. land measuring 39 guntas in Sy. No. 57/1 vide IHC/ 83/ 1995-96.
34	2016-2017	RTC reflects the transfer of ownership to the name of G. Pushpa vide MR No. H18/ 2015-16.
35	2017-2018 To 2024-2025	RTC reflects the transfer of ownership to the name of B.O. Kaushik S/o B.N. Obalesh vide MR No. H3/ 2017-18.
ENCUMBRANCE CERTITIFCATE		
36	01-04-1989 To 31-03-2004	Nil Encumbrance certificate in respect of the schedule property
37	01/04/2004 to 18/04/2023	Encumbrance certificate reflects the Sale Deed Gift Deed Mortgage Deed, Joint Development Agreement Release Deeds as stated above
38	01-04-2023 To 07-11-2024	Nil Encumbrance certificate in respect of the schedule property.

III TRACING OF TITLE

It appears from the documents available to me including index of land that the land bearing Survey No.57/1 measuring 39 guntas originally belonged to Sri.Ramaiah S/o.Narasimhaiah.

Later it is noticed from RTC that after the death of Ramaiah the revenue records in respect of the said land was transferred in the name of Sri.Shamanna & Sri.Ramaiah (both S/o Ugrappa); Sri.Lakshmamma W/o Narasimhaiah; Sri.Nagaraja & Sri.Prakash (both S/o Narasimhaiah) and Gopalappa S/o Venkatashamanna vide IHC/ 83/ 1995-96.

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The said Sri.Shamanna & others sold the said land in favour of Sri.G.Pushpa W/o.B.N.Obalesh vide sale deed dated 23/12/2015 registered as document No. YAN-1-05455-2015-16 stored in CD No. YAND616 in respect of land measuring 39 Guntas in Sy.No. 57/1 and the revenue records were mutated vide MR.No.18/2015-16.

The said Smt.G.Pushpa in turn gifted the schedule property in favour of her brother Sri.B.O.Koushik vide Gift deed dated 23.08.2017 registered as document No. YAN-1-03635/2017-18 stored in CD No.YAND649 in the office of the Sub-Registrar Yelahanka, Bangalore and the same is mutated in MR.No.H3/2017-2018. And later a Release deed dated 24-02-2023 was executed by Smt.G.Pushpa and others in favour of Sri.B.O.Kaushik registered as Document bearing No.DBP-1-17243-2022-23, Book-1, CD.No.DBPD1531, in the office of the Sub-Registrar, Doddabalapura.

Thus **Sri.B.O.Kaushik** became the absolute owner of the land bearing **Survey No.57/1 measuring 39 guntas**. And he along with adjacent land owners entrusted the development of the schedule property along with adjacent property to **M/S.JADE INFRA PROJECTS,** A Partnership firm, Represented by its Partners **1.Sri.Rajagopal Desu** and **2. Sri.Vinod Kumar Bhansali, vide** Joint Development Agreement dated 17-02-2021, registered as document bearing No.YAN-1-06885-2020-21, Book-1, CD.No.YAND1210, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore **and the said owner** have also executed General Power of Attorney in favour of the **M/S.JADE INFRA PROJECTS** vide General Power of Attorney dated 18-02-2021, registered as document bearing No.YAN-4-00318-2020-21, Book-4, CD.No.YAND1211, in the office of the Senior Sub-Registrar, Yelahanka, Bangalore. As per the terms of the Joint Development Agreement stated above, **M/S.JADE INFRA PROJECTS** shall form a residential layout in the schedule property and the Land owner **Sri.B.O.Kaushik** is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property. And **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property.

And subsequently the schedule property was converted for non-agricultural residential purposes by Official Memorandum/order of the Deputy Commissioner, Bengaluru, vide Conversion order bearing No. ALN(NAH-2) SR:49/23-24 Dt.26/06/2023 in respect of the land bearing **Survey No.57/1**

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measuring 39 guntas and Doddaballapura development town planning Authority, Doddaballapura has sanctioned the Plan, for development of residential layout in the Schedule Property along with adjacent lands and have obtained NOC from various departments.

The Land owner and **M/S.JADE INFRA PROJECTS** have identified the various sites and their respective Sites falling to their respective shares in the residential Layout named and called as **"MELODIES OF NORTH" vide Supplementary sharing Agreement dated** 21-09-2024.

IV. **ENCUMBRANCE CERTIFICATE:**

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of acquisition by the said land owner **Sri.B.O.Kaushik.**

V. OPINION CERTIFICATE

On going through the aforementioned document subject to the verification of the original documents, it is clear that Land owner i..e, **Sri.B.O.Kaushik** is entitled for 60% of the sites in the form of Square feet, formed in the Schedule property and **M/S.JADE INFRA PROJECTS** shall be entitled for remaining 40% of the sites in the form of Square feet, to be formed in the Schedule property and the Land owner has marketable title with respect to the schedule property.

Yours faithfully

C.R.P.

C.R.Prathima
Advocate