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PRIMA FACIE TITLE DUE DILIGENCE REPORT

PREPARED FOR

M/s NEOBUILD VENTURES LLP

ON THE OWNERSHIP RIGHTS OF FOLLOWING

Sl. No.	Survey Number	EXTENT						OWNER NAME
		TOTAL		Kharab		Balance		
		Acre	Cents	Acre	Cents	Acre	Cents	
1.	54/2	01	33	00	00	00	00	Harish G son of Gopal @Gopal Reddy and Madhu wife of late Manjunath G
2.	54/3	00	15	00	00	00	00	S.Usha daughter of V Siddaiah
3.	54/5	00	05	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
4.	54/6	00	11	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
5.	55/2	00	15	00	00	00	00	Balarama Krishna Nadipineni Jyothi Budati Bhargav Sunil Kumar Parvataneni Badaveli Nikhilesh Reddy Chamarthi Jagadeesh Babu Panchadri Chennuru Ramesh Vaka jointly
6.	55/3	01	02	00	00	00	00	Ravi son of V.Siddaiah

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7.	55/5	00	27	00	00	00	00	S Usha daughter of V Siddaih jointly
8.	55/6	01	00	00	00	00	00	Harish G and Madhu wife of late G. Manjunath jointly

13th October 2026

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1. INTRODUCTION

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This title verification report ("**Report**") has been prepared under the instructions and at the instance of M/s Neobuild Ventures LLP based on the photocopies documents and information provided to us. Title verification report is prepared in accordance with the terms of the Engagement Letter.

M/s Neobuild Ventures LLP is engaged in the business of developing the lands into residential buildings/apartments and is currently in the process of residential apartments in Chikkavaderapura Village, Sarjapura-3 Hobli, Anekal Taluk, Bengaluru District, Karnataka (**Project**).

2. SCOPE OF INVESTIGATION AND LIMITATION

a. The Scope of work undertaken to prepare this Report, as mentioned above, is limited to review of information which was made available to us and photocopies of the documents made available by M/s Neobuild Ventures LLP. And/or its aggregator, covering a prior period of 30 years.
b. We assume that that all documents and information made available to us are true photocopies of the originals /Certified Copies maintained in the government offices. We, therefore, disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to us;
c. save and except the searches as mentioned above, we have not undertaken any other searches of public registers in the course of our enquiries;
d. we have not inspected the originals of the Disclosed Documents;
e. we have not carried out any site visit for physical inspection of the said Property;
f. our maximum liability in relation to any matter arising out of or in connection with this Report will be limited and restricted to the amount of professional fees actually paid to us for this Report.
g. With reference to documents examined in the title search conducted, all parties

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to the documents or the signatories mentioned in such documents were within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.

h. We have not conducted any independent searches in any courts, judicial authorities, or dispute resolution forums to ascertain litigation in relation to the Project Land or any part thereof. Thus, this Report does not reflect any litigation, investigation, or government enquiry in respect of the Project Land apart from any references available in the official records and online searches conducted at the official websites of the Supreme Court of India and the High Court of Karnataka.

i. The information provided in this Report is subject to change based on any additional information that may be received subsequent to the date of this Report or review of information shared.

j. This Report is strictly for the reference of our addressee client and for such persons as may be authorized by them and shall not be used by or disclosed to, any other person(s) for any other purpose whatsoever without our prior written consent.

k. This Report has been produced solely for the benefit of and is addressed to Neobuild Ventures LLP It may not be relied on by any other person other than Neobuild Ventures LLP and no duty of care of liability whatsoever is or will be accepted by us to any other party in connection with this Report.

3. DESCRIPTION OF THE PROPERTY

All that piece and parcel of agricultural land(s) comprised in the following survey number(s), located at Chikkavaderapura Village, Sarjapura-3 Hobli, Anekal Taluk,

Bengaluru District, Karnataka (**Project Land**):

Sl. No.	**Survey Number**	**EXTENT**						**OWNER NAME**
		TOTAL		**Kharab**		**Balance**		
		Acre	**Cents**	**Acre**	**Cents**	**Acre**	**Cents**	
1.	54/2	01	33	00	00	00	00	Harish G son of Gopal @Gopal Reddy and Madhu wife of late Manjunath G
2.	54/3	00	15	00	00	00	00	S.Usha daughter of V Siddaiah
3.	54/5	00	05	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
4.	54/6	00	11	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
5.	55/2	00	15	00	00	00	00	Balarama Krishna Nadipineni Jyothi Budati Bhargav Sunil Kumar Parvataneni Badaveli

								Nikhilesh Reddy Chamarthi Jagadeesh Babu Panchadri Chennuru Ramesh Vaka jointly
6.	55/3	01	02	00	00	00	00	Ravi son of V.Siddaiah
7.	55/5	00	27	00	00	00	00	S Usha daughter of V Siddaih jointly
8.	55/6	01	00	00	00	00	00	Harish G and Madhu wife of late G. Manjunath jointly

Boundaries will be described after obtaining survey documents;

4. LIST OF DOCUMENTS SCRUTINISED

Re: Sy. No.54:

1. Endorsement issued in favour of Siddaiah under Inam Abolition Act
2. RTC for the period 1969-70 to 1994-95
3. Memorandum Recollecting Oral Partition dated 09.06.1987
4. RTC for the period 1995-96 to 1996-97
5. RTC for the period 1997-98 to 2005-06
6. Partition Deed dated 09.07.2003 bearing Document No.3879/2003-04
7. RTC for the period 2006-07 to 2022-23
8. Family Tree and Death Certificate of S.Gopala son of V Siddaiah
9. Death Certificate of Manjunath son of Goapala Reddy
10. GPA dated 10.02.2025 bearing Document No. 864/2024-25
11. Agreement to Sale dated 10.02.2025 bearing Document No. 9987/2024-25
12. GPA dated 10.02.2025 bearing Document No. 863/2024-25
13. Agreement to Sale dated 10.02.2025 bearing Document No.

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9986/2024-25

14. Sale dated 27.03.2025 bearing Document No. 11405/2024-25.
15. Sale Deed dated 08.08.2024 bearing Document No. 4006/2024-25
16. Joint Development Agreement dated 08.08.2024 bearing Document No. 4007/2024-25
17. Power of Attorney dated 09.08.2024 bearing Document No. 351/2024-25
18. Joint Development Agreement dated 27.02.2024 bearing Document No. 10923/2023-24
19. General Power of Attorney dated 27.02.2024 bearing Document No. 698/2023-24
20. Joint Development Agreement dated10.02.2025 bearing Document No. 9988/2024-25
21. General Power of Attorney dated 10.02.2025 bearing Document No. 865/2024-25
22. Joint Development Agreement dated 10.02.2025 bearing Document No. 11467/2024-25
23. General Power of Attorney dated 10.02.2025 bearing Document No. 1071
24. Official Memorandum dated 09.10.2025 bearing Document No. 794290
25. Official Memorandum dated 09.10.2025 bearing Document No. 794086
26. Akaraband for Sy. No.54
27. Encumbrance Certificate dated 11.01.2023 for the period from 01.04.1950 to 31.03.2004Encumbrance Certificate for the period from 01.04.2004 to 16.01.2023
28. Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 for Sy. No. 54/2 to 6
29. Encumbrance Certificate dated 12.10.2026 for the period covering from 01.04.2012 to 09.10.2026 in respect to 54/2 and 3
30. Official Memorandum dated 09.10.2025 bearing Document No. 794481.

Sy. No.55:

1. RTC for the period 1969-70 to 1994-95.
2. RTC for the period 1995-96 to 1996-97
3. RTC for the period 1997-98 to 2004-05
4. Memorandum Recollecting Oral Partition dated 09.06.1987
5. Partition Deed dated 09.07.2003 bearing Document No.3879/2003-04
6. RTC for the period 2005-06 to 2022-23
7. MR No. T1/2013-14
8. RTC for the period 2023-24
9. Death Certificate and family tree of S. Gopala Reddy

10. Family Tree of Manjunath
11. Joint Development Agreement dated10.02.2025 bearing Document No. 9988/2024-25
12. General Power of Attorney dated 10.02.2025 bearing Document No. 865/2024-25
13. Sale Deed dated 08.08.2024 bearing Document No. 4006/2024-25
14. Joint Development Agreement dated 08.08.2024 bearing Document No. 4007/2024-25
15. Power of Attorney dated 09.08.2024 bearing Document No. 351/2024-25.
16. Joint Development Agreement dated 08.08.2024 bearing Document No. 4008/2024-25
17. Power of Attorney dated 08.08.2024 bearing Document No. 353/2024-25.
18. Joint Development Agreement dated 27.02.2024 bearing Document No. 10923/2023-24
19. General Power of Attorney dated 27.02.2024 bearing Document No. 698/2023-24
20. Official Memorandum dated 09.10.2025 bearing Document No. 794478
21. Official Memorandum dated 09.10.2025 bearing Document No. 794343
22. Official Memorandum dated 09.10.2025 bearing Document No. 794087
23. Official Memorandum dated 09.10.2025 bearing Document No. 800100.

24. Encumbrance Certificate for the period from 01.04.2004 to 15.01.2023
25. Encumbrance Certificate for the period from 01.04.1950 to 31.03.2004
26. Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 for Sy. No. 55/2 to 6
27. Encumbrance Certificate dated 12.10.2026 for the period covering from 01.04.2012 to 09.10.2026 in respect to 54/2, 3 and 4

1. **Common Documents:** Application and Deposition of Grantee, Regrant Order and Form No.VIII
2. Endorsement confirming occupancy under case No. LRF No.2226 and 2204 /1975-76
3. Mortgage Deed dated 22.08.1962 bearing Document No.1486 executed by SA Razaq in favour of CMCS Ltd
4. LLP Agreement of M/s Neobuild Ventures LLP
5. PTCL Endorsement
6. Tax Paid Receipt
7. Form No.11 and 11A issued by the Panchayath Raj Department

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8. Nil Tenancy Certificate for SY. No.54/2,4,5 and Sy. No.55/3

DEVOLUTION OF TITLE

From the documents made available for the scrutiny discloses that the property bearing portion of Survey No.54 measuring 4Acres and 04 Guntas there being no kharab situated at Chikkavaderapura Village of Sarjapura Hobli and Anekal Taluk was originally belonging to Sayyed Mohiddin Saab as could be evident from Moola Tippani Nakal, further upon his death Abdul Razaq son of Sayyed Mihiddin Saheb is disclosed as owner as evident from Form No.VIII issued by the Tahsildar Anekal Taluk.

Further, Abdul Razaq has mortgaged Sy. No. 54 measuring 4Acres and 04 Guntas and Sy. No.55 measuring 5Acres and 06 Guntas vide Mortgage Deed dated 22.08.1962 bearing Document No.1486/1962-63 in favour of PLD Bank, Anekal. *We have not provided with the Discharge Deed for the same, however considering the antiquity of the document and considering the revenue entries we are of the opinion that same is discharged.*

Upon review of the RTC extracts for the period 1969-70 to 1994-95, it is evident that Mr. V. Siddaiah is recorded as occupant. His status arises from orders passed in Case Nos. 30 and 31 of 1969, dated 10.12.1969, whereby he was registered as a Permanent Tenant under Section 9A of the Act, as confirmed by the Endorsement issued by the Special Tahsildar for Inam Abolition. Considering the antiquity of the records and in the absence of Inam re grant order and the existence of the said Endorsement, it is established that the village is classified as an Inam Village and that Mr. V. Siddaiah stands duly registered as Tenant.Subsequent to the same to confirm the occupancy rights of Mr. V Siddaiah who was recorded as permanent tenant under Inam Abolition Act, he

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applied to the Land Tribunal to get his occupancy rights confirmed vide LRF No.2226 and 2204/1975-76, however in the absence of the proceeding papers we have provided with the Occupancy Certificate issued by Tribunal Anekal in the name of V Siddaiah which confirmed that he is registered as an Occupant for Sy. No.54.

Accordingly he applied and obtained khata in his name vide MR No. 16/1995-96.

Subsequent to the above and from the review of the Memorandum Recollecting Oral Partition dated 09.06.1987 and RTC for the period 1997-98 to 2005-06 it is evident that the upon the death of V Siddaiah his legal heirs have effected oral partition of their HUF Property and which is recorded in Memorandum Recollecting Oral Partition, wherein S.Goapala Reddy was allotted with an extent of 3Acres and 04 Guntas in Sy. No.54. Accordingly he applied and obtained khata in his name for the said extent vide MR No. 1/1997-98, Ravi was allotted with an extent of extent of 25 Guntas and S.Usha for an extent of 15 Guntas in Sy. No.54. *We have not provided with the family Tree of V Siddiaha and MR No. 1/1997-98 for our review, Although the family tree of V. Siddaiah and the Mutation Register Extract (MR No. 1/1997-98) have not been furnished for our review, considering that the partition was effected in 1987 and no adverse claims have arisen to date from any of the legal representatives of V. Siddaiah, we are of the considered opinion that the aforesaid members are his lawful heirs.*

Further form the review of the Partition Deed dated 09.07.2003 bearing Document No.3879/2003-04 that Mr. S.Goapala and his children namely 1) D.G.Geetha 2) G.Harish 3) G.Manjunath have effected partition of their HUF property which inter alia included portion Sy. No.54 measuring 3Acres and 04

Gunta, wherein a portion of land measuring 1Acre in Sy. No.54 was allotted to S.Goalapa, another portion of Sy. No.54 measuring 1Acre is allotted to the share of D.G.Geetha, and land measuring 1Acre and 03 Guntas in Sy. No.54 and 55 is allotted to the share of G. Harish and 1Acre and 1Gunta in Sy. No.54 and 55 is allotted to the share of G. Manjunath under the said Deed.

Thereafter from the review of the RTC for the period 2006-07 to 2022-23 it is evident that 1Acre out of 3Acres and 04 Guntas in the name of S. Gopala Reddy is transferred in the name of D.G.Geetha daughter of S.Gopala Reddy vide Partition and accordingly she applied and obtained khata in her name as could be evident from MR No. 26/2005-06.

It is further noted from the Partition Deed dated 09.07.2003 that the shares of G. Harish and G. Manjunath have not been duly reflected in the revenue records. Moreover, the said deed does not specifically delineate the exact extent of their allotment out of 3 Acres and 4 Guntas in Survey No.54.

Re: Flow for 3Acres and 4 Guntas of S. Goapala Reddy:

It is further observed from the Partition Deed dated 09.07.2003 that an extent of 2 Guntas, out of 1 Acre and 3 Guntas in Survey Nos. 54 and 55, allotted to the share of G. Harish, has been reserved as a road to provide access to the land belonging to Usha, daughter of V. Siddaiah.

It is further noted from the RTC for the aforesaid period and MR No. T1/2013-14 that S.Usha has executed Mortgage dated 31.12.2013 bearing Document No. 3870/2013-14 in favour of RSSSN, Sarjapura for an amount of Rs.1,00,001/- and said mortgage is recorded vide MR No. T1/2013-14. The said loan yet to be cleared.

Upon Phodi being conducted by the Survey Department Sy. No.54 is phodid into

Sy. No.54/1 and 2, wherein a portion of land measuring 1Acre belonging to D.G.Geetha is assigned with new Sy. No.54/1 and remaining extent of 2Acre and 4 Guntas belonging to G.Harish and G. Manjunath is assigned with new Sy. No. 54/2 same could be gathered from the recitals of the below discussed sale deed.

From the review of the Agreement to Sale dated 10.02.2025 bearing Document No. 9986/2024-25 it is evident that 1) Harish son of S.Goapala Reddy along with his wife and children namely 2) Lakhsmi 3) Keerthana S Reddy 4) Pranitha Reddy H 5) Madhu 6) Jashwanth M 7) Maneesh have agreed to sell SY. No. 54/2 measuring 11 Guntas in favour of 1) C.L. Prasad son of C.N.Lakhsmiah 2) Lakshminarayanappa Renuka wife of C.L.Prasad 3) C.P.Jaideep son of C.L.Prasad 4) Nandini S wife of C.P. Jaideep 5) Pradeep C.P. son of C.L.Prasad 6) Vidhya Shree K B wife of Pradeep C P and also executed General Power of Attorney dated 10.02.2025 bearing Document No. 863/2024-25 empowering them to do all necessary acts, deeds and things including the power to sell 54/2 measuring 11 Guntas.

From the review of the Agreement to Sell dated 10.02.2025 bearing Document No. 9987/2024-25 it is evident that D.G.Geetha wife of R.Gopinath agreed to Sell Sy. No. 54/1 measuring 5 Guntas to 1) C.L. Prasad son of C.N.Lakhsmiah 2) Lakshminarayanappa Renuka wife of C.L.Prasad 3) C.P.Jaideep son of C.L.Prasad 4) Nandini S wife of C.P. Jaideep 5) Pradeep C.P. son of C.L.Prasad 6) Vidhya Shree K B wife of Pradeep C P and also she has executed General Power of Attorney dated 10.02.2025 bearing Document No.864/2024-25 empowering them to do all necessary acts, deeds and things including the power to sell Sy. No. 54.1 measuring 5 Guntas.

Thereafter 1) D.G.Geetha wife of R.Gopinath, 2) Harish son of S.Goapala Reddy along with his wife and children namely 3) Lakhsmi 4) Keerthana S Reddy 5)

Pranitha Reddy H 6) Madhu 7) Jashwanth M 8) Maneesh all represented by their GPA holders 1) C.L. Prasad son of C.N.Lakhsmiah 2) Lakshminarayanappa Renuka wife of C.L.Prasad 3) C.P.Jaideep son of C.L.Prasad 4) Nandini S wife of C.P. Jaideep 5) Pradeep C.P. son of C.L.Prasad 6) Vidhya Shree K B wife of Pradeep C P (**Vendors**) have sold portion of Sy. No.54/1 measuring 5 Guntas out of 1Acre and portion of Sy. No.54/2 measuring 11 Guntas out of 2Acres and 04 Guntas in favour of 1) C.L. Prasad son of C.N.Lakhsmiah 2) Lakshminarayanappa Renuka wife of C.L.Prasad 3) C.P.Jaideep son of C.L.Prasad 4) Nandini S wife of C.P. Jaideep 5) Pradeep C.P. son of C.L.Prasad 6) Vidhya Shree K B wife of Pradeep C P (**Purchasers**) by a Deed of Sale dated 27.03.2025 bearing Document No. 11405/2024-25.

It is to noted from the death certificate dated 14.02.2018 that Mr. S.Gopala Reddy died on 27.01.2018 and upon his death the land in Sy. No.54 measuring1Acre is devolved to the joint share of his sons namely G. harish and G.Manjunath and D.G.Geetha daughter of S. Gopala Reddy has declared her no objection for the said transfer, further G. Manjunath died on 19.09.2024 as could be evident from Death Certificate dated 14.10.2024 and his legal heirs have joined the said Sale Deed as joint holders for 11 Guntas in Sy. No.54/2 along with G Harish.

From the review of the Nadakacheri family tree of Mr. S.Gopala Reddy dated 22.11.2024 it is evident that Mr. S.Goapala Reddy @ U.S Gopal is married to Yashodha and they have three children namely D.G.Geetha, Harish G (Lakshmi wife of Harish, Keerthana S Reddy and Prannetha Reddy H children), G Manjunath (Madhu wife of Manjunath Jashwath G and Maneesh children)

Further from the review of the Joint Development Agreement dated 10.02.2025 bearing Document No. 11467/2024-25 (JDA) it is evident that 1) C.L. Prasad son of C.N.Lakhsmiah 2) Lakshminarayanappa Renuka wife of C.L.Prasad 3)

C.P.Jaideep son of C.L.Prasad 4) Nandini S wife of C.P. Jaideep 5) Pradeep C.P. son of C.L.Prasad 6) Vidhya Shree K B wife of Pradeep C P **(Owners)** and M/s Neobuild Ventures LLP **(Developer)** agreed to enter into this JDA with an intension to develop the Sy. No.54/1 measuring 5 Guntas and 54/2 measuring 11 Guntas into residential apartments along with General Power of Attorney dated 10.02.2025 bearing Document No. 1071 empowering M/s Neobuild Ventures LLP to do all necessary acts, deeds and things including the power to sell the developers share in Sy. No.54/1 measuring 5 Guntas and Sy. No.54/2 measuring 11 Guntas.

Further from the review of the Joint Development Agreement dated10.02.2025 bearing Document No. 9988/2024-25 it is evident that 1) Harish son of S.Goapala Reddy along with his wife and children namely 2) Lakhsmi 3) Keerthana S Reddy 4) Pranitha Reddy H 5) Madhu wife of late Manjunath along with her sons namely 6) Jashwanth M 7) Maneesh **(Owners)** and M/s Neobuild Ventures Private Limited **(Developer)** have **agreed to develop the** portion of Sy. No.54/2 measuring 3Guntas (out of 2 Acres and 4 Guntas) and Sy. No.55 measuring 36 guntas (out of 1Acre) into residential apartments/flats and further the owner shave executed General Power of Attorney dated 10.02.2025 bearing Document No. 865/2024-25 appointing and nominating the developer herein as their Power of Attorney holders to do all necessary acts, deeds and things including the power to sell the developers share in portion of Sy. No.54/2 measuring 3Guntas (out of 2 Acres and 4 Guntas) and Sy. No.55 measuring 36 guntas (out of 1Acre).

Re: Flow for 25 Guntas of Ravi son of V Siddiah:

From the review of the Sale Deed dated 08.08.2024 bearing Document No. 4006/2024-25 it is evident that 1) Ravi son of late V Siddaiah 2) H.S Sanath

Kumar son of Subba Reddy 3) Shashikala wife of H.S Sanath Kumar 4) Manthan S son of H.S.Sanath Kumar 5) Prakash N son of Narayana Reddy 6) Sudha wife of Prakash N 7) Rohith P son of Prakash N **(Vendors)** have conveyed 25 Guntas in Sy. No.54 and 15 Guntas in Sy. No.55 to 1) Balaram Krishna Nandipineni son of Ramaiah Nandipineni 2) Jyothi Budhati wife of Sreenivas Akruti 3) Bhargava Sunil Kumar Parwathaneni son of Bapaiah Parwathaneni 4) Badveli Nikhilesh Reddy son of Badveli Venugoapal Reddy 5) Chamarthi Jagadeesh Bau son of C Rajedra 6) Panhadri Chennuru wife of Vinukonda Vijaya Kumar 7) Ramesh Babu Vala son of Venkateshwara Reddy Vaka **(Purchasers)**

Further 1) Balaram Krishna Nandipineni son of Ramaiah Nandipineni 2) Jyothi Budhati wife of Sreenivas Akruti 3) Bhargava Sunil Kumar Parwathaneni son of Bapaiah Parwathaneni 4) Badveli Nikhilesh Reddy son of Badveli Venugoapal Reddy 5) Chamarthi Jagadeesh Bau son of C Rajedra 6) Panhadri Chennuru wife of Vinukonda Vijaya Kumar 7) Ramesh Babu Vala son of Venkateshwara Reddy Vaka**(Owners)** and M/s Neobuild Ventures LLP have entered into Joint Development Agreement dated 08.08.2024 bearing Document No. 4007/2024-25 (JDA) in respect to Sy. No.54 measuring 25 Guntas and Sy. No.55 measuring 15 Guntas with an intension to develop the said lands into residential apartments/flats and further they appointed and nominated M/s Neobuild Ventures LLP as their attorney holder to do all necessary acts, deeds and things including the power to sell Sy. No.54 measuring 25 Guntas and Sy. No.55 measuring 15 Guntas vide a Power of Attorney dated 09.08.2024 bearing Document No. 351/2024-25.

Re: Flow for 15 Guntas belonging to Usha D/o V.Siddaiah

From the review of the Joint Development Agreement dated 27.02.2024 bearing Document No. 10923/2023-24 it is evident that 1) S.Usha daughter of V Siddhaiah 2) Santhosh Kumar Nagaraju son of S.Usha along with his wife and children namely 3) Asha Sathish 4) Varsha Sathish Reddy 5) Suhas Sathish Reddy 6) Santhosh D.N son of Usha along with his wife 7) Shalini R wife of Santhosh D.N. **(owners)** M/s Neobuild Ventures LLP **(Developer)** have agreed to develop Sy. No.54 measuring 15 Guntas and Sy. No.55 measuring 27 Guntas into residential apartment/flats and further the owners have executed General Power of Attorney dated 27.02.2024 bearing Document No. 698/2023-24 in favour of the Developer to do all necessary acts deeds and things including the power to sell developers share in Sy. No.54 measuring 15 Guntas and Sy. No.55 measuring 27 Guntas.

Common flow for Sy. No.54:

Further upon Phodi being conducted by the Survey Department Sy. No.54/1 and 2 is further phodid and portion of land measuring 15 Guntas belonging to Usha is assigned with new Sy. No.54/3, another portion of land measuring 25 Guntas belonging to Balarama Krishna Nadipineni and others is assigned with new Sy. No. 54/4, another portion of land measuring 5 Guntas in Sy. No.54/1 belonging to C.L.Prasad and others is assigned with new Sy. No. 54/5 and 11 Guntas in Sy. No.54/2 is assigned with new Sy. No. 54/6. *We have ascertained these details from conversion orders as detailed below.*

From the review of the Order in RRT.AS.CR707/2024-25 it is evident that khata for Sy. No.54/4 measuring 25 Guntas and Sy. No55 measuring 15 Guntas transferred in the joint names of Balarama Krishna Nadipineni and others.

From the review of the RTC for the period 2025-26 it is evident that 1Acre and

33 Guntas in SY. No. 54/2 stands in the name of Harish G son of Gopal @Gopal Reddy and Madhu wife of late Manjunath

Mrs. Usha applied and obtained conversion of Sy. No.54/3 measuring 15 Guntas from agricultural to Auditorium Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794290.

C.L.Prasad C applied and obtained conversion of Sy. No.54/5 measuring 05 Guntas from agricultural to Auditorium Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794086.

C.L.Prasad applied and obtained conversion of Sy. No.54/6 measuring 11 Guntas from agricultural to Auditorium Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794481.

Re: Sy. No.55:

On the perusal of the documents provided for the Scrutiny it is evident that Sy. No.55 measuring 5Acres and 6 Guntas there being no kharab situated at Chikkavaderapura Village of Sarjapura Hobli and Anekal Taluk was originally belonging to Sayyed Mohiddin Saheb as could be evident from Moola Tippani Nakal dated 28.05.1956, further further upon his death Abdul Razaq son of Sayyed Mihiddin Saheb is disclosed as owner as evident from Form No.VIII issued by the Tahsildar Anekal Taluk.

Further, Abdul Razaq has mortgaged Sy. No. 55 measuring 5Acres and 6 Guntas vide Mortgage Deed dated 22.08.1962 bearing Document No.1486/1962-63 in favour of PLD Bank, Anekal. *We have not provided with the Discharge Deed for the same, however considering the antiquity of the document and considering the revenue entries we are of the opinion that same is discharged.*

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Upon review of the RTC extracts for the period 1969-70 to 1994-95, it is evident that Mr. V. Siddaiah is recorded as occupant. His status arises from orders passed in Case Nos. 30 and 31 of 1969, dated 10.12.1969, whereby he was registered as a Permanent Tenant under Section 9A of the Act, as confirmed by the Endorsement issued by the Special Tahsildar for Inam Abolition. Considering the antiquity of the records and in the absence of Inam re grant order and the existence of the said Endorsement, it is established that the village is classified as an Inam Village and that Mr. V. Siddaiah stands duly registered as Tenant.Subsequent to the same to confirm the occupancy rights of Mr. V Siddaiah who was recorded as permanent tenant under Inam Abolition Act, he applied to the Land Tribunal to get his occupancy rights confirmed vide LRF No.2226 and 2204/1975-76, however in the absence of the proceeding papers we have provided with the Occupancy Certificate issued by Tribunal Anekal in the name of V Siddaiah which confirmed that he is registered as an Occupant for Sy. No.55.

Accordingly he applied and obtained khata in his name vide MR No. 16/1995-96.

Subsequent to the above and from the review of the Memorandum Recollecting Oral Partition dated 09.06.1987 and RTC for the period 1997-98 to 2004-05 it is evident that the upon the death of V Siddaiah his legal heirs have effected oral partition of their HUF Property and which is recorded in Memorandum Recollecting Oral Partition, wherein S.Goapala Reddy was allotted with an extent of 1Acre in Sy. No.55. Accordingly he applied and obtained khata in his name for the said extent vide MR No. 1/1997-98, Ravi was allotted with an extent of extent of 3Acres and 17 Guntas and S.Usha for an extent of 27 Guntas in Sy. No.55.

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Although the family tree of V. Siddaiah and the Mutation Register Extract (MR No. 1/1997-98) have not been furnished for our review, considering that the partition was effected in 1987 and no adverse claims have arisen to date from any of the legal representatives of V. Siddaiah, we are of the considered opinion that the aforesaid members are his lawful heirs.

Further form the review of the Partition Deed dated 09.07.2003 bearing Document No.3879/2003-04 that Mr. S.Goapala and his children namely 1) D.G.Geetha 2) G.Harish 3) G.Manjunath have effected partition of their HUF property which inter alia included portion Sy. No.54 measuring 3Acres and 04 Gunta, wherein a portion of land measuring 1Acre in Sy. No.54 was allotted to S.Goalapa, another portion of Sy. No.54 measuring 1Acre is allotted to the share of D.G.Geetha, and land measuring 1Acre and 03 Guntas in Sy. No.54 and 55 is allotted to the share of G. Harish and 1Acre and 1Gunta in Sy. No.54 and 55 is allotted to the share of G. Manjunath under the said Deed.

From the review of the Sale Deed dated 05.02.2005 bearing Document No. 24415/2005-06 it is evident that Ravi son of late SIddaiah along with his wife Shashikala and Sudha have sold portion of Sy. No. 55 measuring 2 Acres to M/s Educate India Trust. Accoridngly they applied and obtained khata in their names as could be evident from RTC for the period 2005-06 to 2022-23.

It is further noted from the RTC for the aforesaid period and MR No. T1/2013-14 that S.Usha has executed Mortgage dated 31.12.2013 bearing Document No. 3870/2013-14 in favour of RSSSN, Sarjapura for an amount of Rs.1,00,001/- and said mortgage is recorded vide MR No. T1/2013-14. The said loan yet to be cleared.



Further from the review of the Death Certificate dated 14.02.2018, RTC for the period 2023-24 and MRH No.4/2023-24 it is evident that upon the death of Gopala Reddy on 27.01.2018 his son Harish G and Manjunath G have transferred khata in their joint names vide MRH No.4/2023-24.

From the review of the Nadakacheri family tree of Mr. S.Gopala Reddy dated 22.11.2024 it is evident that Mr. S.Goapala Reddy @ U.S Gopal is married to Yashodha and they have three children namely D.G.Geetha, Harish G (Lakshmi wife of Harish, Keerthana S Reddy and Prannetha Reddy H children), G Manjunath (Madhu wife of Manjunath Jashwath G and Maneesh children)

Re: Portion of S. Goapala Reddy

It is further observed from the Partition Deed dated 09.07.2003 that an extent of 2 Guntas, out of 1 Acre and 3 Guntas in Survey Nos. 54 and 55, allotted to the share of G. Harish, has been reserved as a road to provide access to the land belonging to Usha, daughter of V. Siddaiah.

Further from the review of the Joint Development Agreement dated10.02.2025 bearing Document No. 9988/2024-25 it is evident that 1) Harish son of S.Goapala Reddy along with his wife and children namely 2) Lakhsmi 3) Keerthana S Reddy 4) Pranitha Reddy H 5) Madhu wife of late Manjunath along with her sons namely 6) Jashwanth M 7) Maneesh **(Owners)** and M/s Neobuild Ventures Private Limited **(Developer)** have **agreed to develop the** portion of Sy. No.54/2 measuring 3Guntas (out of 2 Acres and 4 Guntas) and Sy. No.55 measuring 36 guntas (out of 1Acre) into residential apartments/flats and further the owner shave executed General Power of Attorney dated 10.02.2025 bearing Document No. 865/2024-25 appointing and nominating the developer hwerin as their Power of Attorney holders to do all necessary acts, deeds and things

including the power to sell the developers share in portion of Sy. No.54/2 measuring 3Guntas (out of 2 Acres and 4 Guntas) and Sy. No.55 measuring 36 guntas (out of 1Acre).

Re portion belonging to Ravi son of V Siddiah;

Portion A:

From the review of the Sale Deed dated 08.08.2024 bearing Document No. 4006/2024-25 it is evident that 1) Ravi son of late V Siddaiah 2) H.S Sanath Kumar son of Subba Reddy 3) Shashikala wife of H.S Sanath Kumar 4) Manthan S son of H.S.Sanath Kumar 5) Prakash N son of Narayana Reddy 6) Sudha wife of Prakash N 7) Rohith P son of Prakash N **(Vendors)** have conveyed 25 Guntas in Sy. No.54 and 15 Guntas in Sy. No.55 to 1) Balaram Krishna Nandipineni son of Ramaiah Nandipineni 2) Jyothi Budhati wife of Sreenivas Akruti 3) Bhargava Sunil Kumar Parwathaneni son of Bapaiah Parwathaneni 4) Badveli Nikhilesh Reddy son of Badveli Venugoapal Reddy 5) Chamarthi Jagadeesh Bau son of C Rajedra 6) Panhadri Chennuru wife of Vinukonda Vijaya Kumar 7) Ramesh Babu Vala son of Venkateshwara Reddy Vaka **(Purchasers)**

Further 1) Balaram Krishna Nandipineni son of Ramaiah Nandipineni 2) Jyothi Budhati wife of Sreenivas Akruti 3) Bhargava Sunil Kumar Parwathaneni son of Bapaiah Parwathaneni 4) Badveli Nikhilesh Reddy son of Badveli Venugoapal Reddy 5) Chamarthi Jagadeesh Bau son of C Rajedra 6) Panhadri Chennuru wife of Vinukonda Vijaya Kumar 7) Ramesh Babu Vala son of Venkateshwara Reddy Vaka**(Owners)** and M/s Neobuild Ventures LLP have entered into Joint Development Agreement dated 08.08.2024 bearing Document No. 4007/2024-

25 (JDA) in respect to Sy. No.54 measuring 25 Guntas and Sy. No.55 measuring 15 Guntas with an intension to develop the said lands into residential apartments/flats and further they appointed and nominated M/s Neobuild Ventures LLP as their attorney holder to do all necessary acts, deeds and things including the power to sell Sy. No.54 measuring 25 Guntas and Sy. No.55 measuring 15 Guntas vide a Power of Attorney dated 09.08.2024 bearing Document No. 351/2024-25.

Portion B

Further 1) Ravi son of late V Siddaiah 2) H.S Sanath Kumar son of Subba Reddy 3) Shashikala wife of H.S Sanath Kumar 4) Manthan S son of H.S.Sanath Kumar 5) Prakash N son of Narayana Reddy 6) Sudha wife of Prakash N 7) Rohith P son of Prakash N **(Owners)** and M/s Neobuild Ventures LLP have entered into Joint Development Agreement dated 08.08.2024 bearing Document No. 4008/2024-25 (JDA) in respect to Sy. No.55 measuring 1Acre and 4 Guntas with an intension to develop the said lands into residential apartments/flats and further they appointed and nominated M/s Neobuild Ventures LLP as their attorney holder to do all necessary acts, deeds and things including the power to sell Sy. No.55 measuring 1Acre and 04 Guntas vide a Power of Attorney dated 08.08.2024 bearing Document No. 353/2024-25.

It is to note here that Ravi has sold more than 3Acres and 17 Guntas, i.e., 3Acres and 19 Guntas, 2 Acres to Educate India Trust, 15 Guntas under JDA dated 08.08.2024 bearing Document No. 4007/2024-25 and another 1Acre and 4 Guntas vide JDA dated 08.08.2024 bearing Document No. 4008/2024-25 Please clarify.

Re: Portion of land belonging to **Usha D/o V.Siddaiah**

From the review of the Joint Development Agreement dated 27.02.2024 bearing Document No. 10923/2023-24 it is evident that 1) S.Usha daughter of V Siddhaiah 2) Santhosh Kumar Nagaraju son of S.Usha along with his wife and children namely 3) Asha Sathish 4) Varsha Sathish Reddy 5) Suhas Sathish Reddy 6) Santhosh D.N son of Usha along with his wife 7) Shalini R wife of Santhosh D.N. **(owners)** M/s Neobuild Ventures LLP **(Developer)** have agreed to develop Sy. No.54 measuring 15 Guntas and Sy. No.55 measuring 27 Guntas into residential apartment/flats and further the owners have executed General Power of Attorney dated 27.02.2024 bearing Document No. 698/2023-24 in favour of the Developer to do all necessary acts deeds and things including the power to sell developers share in Sy. No.54 measuring 15 Guntas and Sy. No.55 measuring 27 Guntas.

Re: Common Flow for Sy. No.55:

Mrs. Balarama Krishna Nadipineni applied and obtained conversion of Sy. No.55/2 measuring 15 Guntas from agricultural to Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794478.

Ravi applied and obtained conversion of Sy. No.55/3 measuring 1Acre and 2 Guntas from agricultural to Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794343.

Mrs. Usha applied and obtained conversion of Sy. No.55/5 measuring 27 Guntas from agricultural to Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794087.

Harish G applied and obtained conversion of Sy. No.55/6 measuring 1Acre from agricultural to Group Housing Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 800100.

From the review of the LLP Agreement dated 22.03.2023 it is evident that Neobuild Ventures LLP is constituted, with the primary object of undertaking, managing, and executing land development projects. The LLP shall be empowered to acquire, hold, and deal with immovable property, enter into contracts with contractors, financiers, and statutory authorities, and carry out all acts incidental to the development, subdivision, and sale of land.

The property stands recorded in the Village Panchayat Tax Demand Register as evidenced by Form No.11/11A issued under Rule 30(1) of the Karnataka Panchayat Raj (Grama Panchayat Budget and Accounts) Rules, 2006.

SURVEY RECORDS

From the review of the Akaraband issued by the office of the Superintendent, Anekal Taluk it is evident that Sy. No.54 is having 4Acres and 4 Guntas as cultivable land there being no kharab land in it.

On perusal of the Village Map confirm the shape and location of the Schedule Property in the said village.

5. <u>ENDORSEMENT</u>

From the review of the Endorsement dated 12.04.2025 bearing No. PTCL.CR. 389/2025-26 it is evident that there are no proceedings initiated or pending

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under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to Sy. No. 54/2,3,4,5,6.

From the review of the Endorsement dated 12.04.2025 bearing No. PTCL.CR. 386/2025-26 it is evident that there are no proceedings initiated or pending under Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to Sy. No. 55.

From the review of the Nil Tenancy Certificate dated 11.09.2025 bearing No.RD1218028034748 issued by the office of the Tahsildar Anekal Taluk discloses that there were proceedings for the Sy. No.54/2 under Karnataka Land Reforms Act, 1961.

From the review of the Nil Tenancy Certificate dated 11.09.2025 bearing No.RD1218028034747 issued by the office of the Tahsildar Anekal Taluk discloses that there were proceedings for the Sy. No.54/4 under Karnataka Land Reforms Act, 1961.

From the review of the Nil Tenancy Certificate dated 11.09.2025 bearing No.RD1218028034707 issued by the office of the Tahsildar Anekal Taluk discloses that there were proceedings for the Sy. No.54/5 under Karnataka Land Reforms Act, 1961.

From the review of the Nil Tenancy Certificate dated 11.09.2025 bearing No.RD1218028034715 issued by the office of the Tahsildar Anekal Taluk

discloses that there were proceedings for the Sy. No.55/3 under Karnataka Land Reforms Act, 1961.

6. ANALYSIS OF ENCUMBRANCES

Re:Sy. No. 54:

On perusal of Encumbrance Certificate dated 11.01.2023 for the period from 01.04.1950 to 31.03.2004 reflects registered transactions for the aforesaid period in respect to Sy. No.54.

On perusal of Encumbrance Certificate for the period from 01.04.2004 to 16.01.2023 reflects registered transactions for the aforesaid period in respect to Sy. No.54.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.54/2.

On perusal of Encumbrance Certificate dated 12.10.2026 for the period from 01.04.2012 to 09.10.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.54/2.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid

period in respect to Sy. No.54/3.

On perusal of Encumbrance Certificate dated 12.10.2026 for the period from 01.04.2012 to 09.10.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.54/3.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.54/4.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.54/5.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.54/6.

Re: Sy. No.55:

On perusal of Encumbrance Certificate for the period from 01.04.1950 to 31.03.2004 reflects registered transactions for the aforesaid period in respect to Sy. No.55.

On perusal of Encumbrance Certificate for the period from 01.04.2004 to 15.01.2023 reflects registered transactions for the aforesaid period in respect to

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Sy. No.55.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/2.

On perusal of Encumbrance Certificate dated 12.10.2026 for the period from 01.04.2012 to 09.10.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/2.

On perusal of Encumbrance Certificate dated 12.10.2026 for the period from 01.04.2012 to 09.10.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/2.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/3.

On perusal of Encumbrance Certificate dated 12.10.2026 for the period from 01.04.2012 to 09.10.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/3.

On perusal of Encumbrance Certificate dated 12.10.2026 for the period from 01.04.2012 to 09.10.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/4.



On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/5.

On perusal of Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 reflects no registered transactions for the aforesaid period in respect to Sy. No.55/6.

7. MORTGAGES

It is noted from the RTC for the aforesaid period and MR No. T1/2013-14 that S.Usha has executed Mortgage dated 31.12.2013 bearing Document No. 3870/2013-14 in favour of RSSSN, Sarjapura for an amount of Rs.1,00,001/- and said mortgage is recorded vide MR No. T1/2013-14. The said loan to be discharged.

LITIGATION

Prima facie perusal of documents listed above, it appears that there is no pending litigation in relation to the said Property.

8. TAXES

From the review of the Tax Paid Receipt dated 27.08.2026 it is evident that property Tax for the year 2026-27 is paid in respect to Sy. No. 54 and 55.

9. CONCLUSION

Subject to the observations made below and receipt of the documents listed hereto**,** we are of the opinion that above listed are the absolute owners of the lands as detailed therein

10. RECOMMENDATION

It is further advisable that before entering into any transaction Neobuild Ventures LLP shall carry out physical measurement of the said Property and shall also verify absolute physical vacant and peaceful possession of the said Property.

11. REQUIRED DOCUMENTS AND OBSERVATIONS :

NIL

12. DISCLAIMER:

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to provide a Report based on the above and represent that we have not made an independent search or verification of
any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

Subrahamanya Hegde
Advocate