ANANDA & HEGDE LAW ASSOCIATES
Solicitors & Advocates

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783

No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

PRIMA FACIE TITLE DUE DILIGENCE REPORT

PREPARED FOR

M/s Neobuild Ventures LLP

Sl. No.	Survey Number	EXTENT						OWNER NAME
		TOTAL		Kharab		Balance		
		Acre	Cents	Acre	Cents	Acre	Cents	
1.	51/7 (Old Sy. No. 51)	01	00	00	00	00	00	S.Mamatha, Naveen Kumar.S, S.Vanishree,

ON THE OWNERSHIP RIGHTS OF FOLLOWING

27th October 2026

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1. INTRODUCTION

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

Subrahmanya Hegde B.A. LLB. (SPL.)
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and information provided to us. Title verification report is prepared in accordance with the terms of the Engagement Letter.

M/s 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 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 M/s Neobuild Ventures LLP It may not be relied on by any other person other than M/s Skanda Avani Shelters Private Limited 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	
2.	51/7	01	00	00	00	00	00	S.Mamatha, Naveen Kumar.S, S.Vanishree,

Boundaries will be described after obtaining rectified survey documents for all the extents.

4. **LIST OF DOCUMENTS SCRUTINISED;**

1. Moola Tippani Nakal
2. RTC for the period 1969-70 to 2021-22
3. Panchayat Parikat dated 09.06.1987 entered between Siddaiah and his children.
4. Joint Development Agreement dated 29.02.2024 executed by Naveen Kumar.S, S.Mamatha, S.Vanishree in favour of M/s Neobuild Ventures LLP- bearing Document No. 11041/2023-24.
5. General Power of Attorney dated 29.02.2024 executed by Naveen Kumar.S, S.Mamatha, S.Vanishree in favour of M/s Neobuild Ventures LLP- bearing Document No. 704/2023-24.
6. Official Memorandum dated 09.10.2025 bearing Document No. 794083.
7. MR T29-2025-26
8. Hissa Survey Tippani Nakal
9. Akaraband for Sy. No.51/7
10. PTCL Endorsement dated 12.08.2025
11. EC from 01.04.1950 to 31.03.2004 for Sy. No. 51 issued by office of the Sub Registrar, Anekal.
12. EC from 01.04.2004 to 22.10.2025 for Sy. No. 51/7 issued by office of the Sub Registrar, Anekal.
13. EC from 01.04.2004 to 22.10.2025 for Sy. No. 51/1 issued by office of the Sub Registrar, Anekal.
14. EC from 01.4.2025 to 25.10.2026 for Sy. No. 51/7 issued by office of the Sub Registrar, Anekal.
15. Tax Paid Receipt-2026-27
16. LLP Agreement of Newbuild Ventures LLP.

5.DEVOLUTION OF TITLE

From the documents made available for the scrutiny discloses that the property bearing portion of Survey No.51 measuring 1 Acres OUT OF TOTAL extent of 5 Acre 17 Guntas there being no kharab situated at Chikkavaderapura Village of Sarjapura Hobli and Anekal Taluk was originally belonging to V.Siddaiah.

It is observed that there is a Panchayat Parikat dated 09.06.1987 between the

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
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Email: legal@ahlawassociates.com
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family members of Late. V.Siddaiah and as per the same, the Schedule Property was transferred in the name of S.Sujatha and her name was mutated in the RTC through MR No. 1/1997-98.

On perusal of RTC for the period 2001-02 to 2006-07 for Sy. No. 51 reflects the name of S.Sujatha.

It is observed that the land belonged to S.Sujatha was resurveyed and was assigned with new Sy. No. 51/1 (Along with other adjacent owner).

On perusal of 2001-02 to 2006-07 for Sy. No. 51 reflects the name of S.Sujatha.

It is observed that subsequent to death of said S.Sujatha, the above said land was mutated in the name of S.Mamatha, Naveen Kumar.S, S.Vanishree and assigned with new Sy. No. 51/7. The family tree of Sujatha needs to be confirmed.

From the review of the Hissa Survey Tippani Nakal reflects the shape of the land.

Further from the review of the Joint Development Agreement dated 29.02.2024 bearing Document No. 11041/2023-24 (JDA) it is evident that Naveen Kumar.S, S.Mamatha, S.Vanishree **(Owners)** and M/s Neobuild Ventures LLP **(Developer)** agreed to enter into this JDA with an intension to develop the Schedule Property into residential apartments along with General Power of Attorney dated 29.02.2024 bearing Document No.704/2023-24 empowering M/s Neobuild Ventures LLP to do all necessary acts, deeds and things including the power to sell the developers share in the Schedule Property.

Naveen Kumar.S, S.Mamatha, S.Vanishree applied and obtained conversion of Sy. No.51/7 measuring 1 Acre from agricultural to Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794083. The details of conversion has been mutated in the revenue records vide MR T29-2025-26.

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.

SURVEY RECORDS

From the review of the Akaraband issued by the Revenue Inspector, Anekal it is evident that Sy. No.51/1 (Old Sy. Number) is having 2 Acres 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. ENDORSEMENT

The Endorsement bearing No. PTCL: (A)(CR): CR:1390/2025-26 dated 12.08.2025 issued by the Deputy Commissioner, Bengaluru South Sub Division, confirms that no proceeding have been initiated under the provisions of the Scheduled Castes and Scheduled Tribes (Prohibition of Certain Lands) Act, 1978 with regard to Survey No.51/7 measuring about 1 Acres.

6. ANALYSIS OF ENCUMBRANCES

On perusal of Encumbrance Certificate for the period from 01.04.1950 to 31.03.2004 for Sy. No. 51 and EC from 01.04.2004 to 22.10.2025 for Sy. No. 51/1 and 01.04.2004 to 22.10.2025 for Sy. No. 51/7, EC from 01.4.2025 to 25.10.2026 reflects registered transactions for the aforesaid period.

7. MORTGAGES

Nil

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 it is evident that property Tax for the year 2026-27 is paid in respect to Sy. No. 51/7.

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 M/s 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 FOR FINAL TSR:

Required List for Sy. No. 51/7, measuring to an extent of 1 Acre situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

REQUIRED LIST.

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
ANANDA & HEGDE
LAW ASSOCIATES
76-77, Krishna Krupa Building,
Ground Floor, 2nd Main Road,
Seshadripuram, Bengaluru - 560 020

ANANDA & HEGDE LAW ASSOCIATES
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Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
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PRIMA FACIE TITLE DUE DILIGENCE REPORT

PREPARED FOR

M/s Neobuild Ventures LLP

Sl. No.	Survey Number	EXTENT						OWNER NAME
		TOTAL		Kharab		Balance		
		Acre	Cents	Acre	Cents	Acre	Cents	
1.	53/1	01	00	00	00	00	00	Krishna Reddy son of Kota Bujji Reddy
2.	53/2	00	35	00	00	00	00	Nirugatti Venu Reddy

ON THE OWNERSHIP RIGHTS OF FOLLOWING

08th October 2026

ANANDA & HEGDE
LAW ASSOCIATES
Solicitors & Advocates

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
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1. INTRODUCTION

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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**).

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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

Subrahmanya Hegde B.A. LLB. (SPL.)
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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 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 M/s Neobuild Ventures LLP It may not be relied on by any other person other than M/s Skanda Avani Shelters Private Limited and no duty of care of liability whatsoever is or will be accepted by us to any other party in connection with this Report.

ANANDA & HEGDE LAW ASSOCIATES

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	
3.	53/1	01	00	00	00	00	00	Krishna Reddy son of Kota Bujji Reddy
4.	53/2	00	35	00	00	00	00	Nirugatti Venu Reddy

Boundaries will be described after obtaining rectified survey documents for all the extents.

4. LIST OF DOCUMENTS SCRUTINISED

1. Moola Tippani Nakal
2. RTC for the period 1969-70 to 2021-22
3. Release Deed dated 10.06.2022 bearing Document No. 2206/2022-23.
4. Sale Deed dated 06.08.1980 bearing Document No. 752/1980-81
5. Confirmation Deed dated 05.03.2024 bearing Document No. 11194/2023-24
6. Sale dated 21.03.2024 bearing Document No. 11784/2023-24.
7. Joint Development Agreement dated 21.03.2024 bearing Document No. 11785/2023-24
8. General Power of Attorney dated 21.03.2024 bearing Document No.763/2023-24
9. Sale Deed dated 05.03.2024 bearing Document No. 11191/2023-24
10. Joint Development Agreement dated 05.03.2024 bearing Document No. 11204/2023-24
11. Nadakacheri Family Tree of Mr. Seerappa
12. General Power of Attorney dated 05.03.2024 bearing Document

No.716/2023-24
13. Joint Development Agreement dated 05.03.2024 bearing Document No. 11205/2023-24
14. General Power of Attorney dated 05.03.2024 bearing Document No.715/2023-24
15. Official Memorandum dated 09.10.2025 bearing Document No. 794267.
16. Official Memorandum dated 09.10.2025 bearing Document No. 794266.
17. Official Memorandum dated 09.10.2025 bearing Document No. 794265
18. Hissa Survey Tippani Nakal
19. Akaraband for Sy. No.53/1 to 3
20. Endorsement bearing No. PTCL: (A)(CR): CR: 2116/2025-26 dated 19.08.2025 for Sy. No. 53/3
21. E C from 01.04.1960 to 31.03.2004 for Sy. No. 53
22. Encumbrance Certificate dated 29.08.2026 for the period from 01.04.2011 to 27.08.2026 for Sy. No.53/1, 2 and 3
23. Tax Paid Receipt
24. LLP Agreement of Newbuild Ventures LLP

DEVOLUTION OF TITLE

From the documents made available for the scrutiny discloses that the property bearing portion of Survey No.53 measuring 3 Acres and 35 Guntas ("**Sy. No.53**") there being no kharab situated at Chikkavaderapura Village of Sarjapura Hobli and Anekal Taluk was originally belonging to V. Ramaiah son of Venkatappa which is reflecting in RTC for the period 1969-70 to 1988-89.

It is further agreed that V Rama Reddy son of Venkatappa has sold the Sy. No.53 in favour of Lakshmana Reddy and Pilla Reddy vide Sale Deed dated 18.04.1972 bearing Document No. 267/1973-74, further said Lakshmana Reddy and Pilla Reddy have conveyed the said land to Sheerappa son of Raghavappa vide Sale Deed dated 06.08.1980 bearing Document No. 752/1980-81.

Further to the above Veerappa @ Seerappa and Chinnappa sons of Raghavappa has effected Panchayath Parikhath dated 30.04.1988, wherein Sy. No.53 was

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

allotted to the share of Chinnappa as evident from the recitals of the confirmation deed dated 05.03.2024. Accordingly, Chinnappa applied and obtained Khata in his name vide MR No. 5/1994-95.

However as per the RTC for the year 1989-90 Veerappa is disclosed as Khatedar vide IHR 13/1982-83, further from the RTC for the year 1990-91 to 2021-22 Chennappa son of Raghavappa is disclosed as khatedar and Occupant.

Further from the review of the Nadakacheri family Tree of Mr. Seerappa dated 09.09.2024 it is evident that following are his legal heirs;

S.I No.	Name of family Members	Relationship with Seerappa
1.	*Manjula DM*	*Grand Daughter*
2.	*Dhanaraj DV*	*Grand Son*
3.	*Venatatamma*	*Wife*
4.	*Saraswathi*	*Daughter in law*
5.	*Lakshmamma*	*Daughter*
6.	*Roopa N*	*Grand Daughter*
7.	*Kusuma*	*Grand Daughter*

Subrahmanya Hegde B.A. LLB. (SPL.)
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8.	*Akhila*	*Son in law*
9.	*Pushpa*	*Daughter*
10.	*Seerappa*	*Self*
11.	*Raghavendra*	*Son*
12.	*Jayavanti*	*Daughter in law*
13.	*Harish*	*Grand son*
14.	*Shubha*	*Grand Daughter*
15.	*Madhukumar*	*Grand son*
16.	*Srinivas*	*Grand son*
17.	*Venkataraju DM*	*Grand son*
18.	*Manjula*	*Daughter in law*
19.	*Muniyappa*	*Son*
20.	*Rekha N*	*Grand daughter*
21.	*Ashwini*	*Grand daughter*

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22.	*Ventataswamy*	*Son*
23.	*Vinay*	*Grand son*
24.	*Narayanappa S*	*Grand son*
25.	*Muniyappa*	*Son*
26.	*Muniyamma*	*Daughter*
27.	*Muniyamma*	*Daughter in law*

Further 1) Chinnappa R son of Raghavappa, 2) Nanjamma wife of Chinnappa R, 3) Manjula K wife of Madesh DC, 4) Mamatha C daughter of Chinnappa R, 5) Radhika C daughter of Chinnappa R have executed Release Deed dated 10.06.2022 bearing Document No. 2206/2022-23 releasing their right, title and interest over portion of Sy. No.53 measuring 3 Acres and 35 Guntas in favour of Madesh D.C. son of Chennappa R.

From the review of the Confirmation Deed dated 05.03.2024 bearing Document No. 11194/2023-24 it is evident that 1) Lakhsmamma daughter of late Seerappa 2) Muniyappa son of late Seerappa along with his wife and children namely 3) Manjula DM 4) Venkataraju DM 5) Harish DM 6) Narayanappa S son of late Seerappa along with his children namely 7) Madhukumar N son of Narayanappa 8) Rekha N 9) Roopa N 10) Venkataswamy son of late Seerappa along with his children namely 11) Pushpa Dhanaraj DV 12) Jayanthi wife of late Muniyappa along with her children namely 13) Kusuma 14) Shubha 15) Ashwini 16) Muniyamma daughter of Seerappa 17) Raghavendra son of Seerappa along with his children namely 18) Srinivas 19) Vinay have executed this confirmation deed

Subrahmanya Hegde B.A. LLB. (SPL.)
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in favour of Madesh D C, thereby confirming the Panchayath Parikhat dated 30.04.1988 effected amongst Seerappa and Chinnappa sons of late Raghavappa they also further confirm the Release Deed executed by Chinnappa and his family members in favour of Madesh DC in respect to Sy. No.53 measuring 3 Acres and 35 Guntas.

From the review of the Hissa Survey Tippani Nakal dated 23.08.2024 it is evident that Sy. No. 53 measuring 3Acres and 35 Guntas is divided into three sub divisions, wherein 1Acre belonging to Krishna Reddy Kota son of Kota Bajji Reddy and Divya Kota wife of Krishna Reddy Kota is assigned with new Sy. No. 53/1, another portion measuring 35 Guntas belonging to Nerugatti Venu Reddy son of N.Gangulu Reddy is assigned with new Sy. No. 53/2 and remaining extent of 2Acres belonging to Madesh DC son of Chinnappa is assigned with new Sy. No. 53/3.

Re: Sy. No. 53/1:

Further 1) Chinnappa R son of Raghavappa along with his wife and son namely 2) Nanjamma 3) Madesh D C have sold 1Acre out of (3Acres and 35 Guntas) to 1) Krishna Reddy Kota son of Kota Bujji Reddy 2) Divya Kota wife of Krishna Reddy Kota by a Deed of Sale dated 21.03.2024 bearing Document No. 11784/2023-24.

Further from the review of the Joint Development Agreement dated 21.03.2024 bearing Document No. 11785/2023-24 (JDA) it is evident that 1) Krishna Reddy Kota son of Kota Bujji Reddy 2) Divya Kota wife of Krishna Reddy Kota **(Owners)** and M/s Neobuild Ventures LLP **(Developer)** agreed to enter into this JDA with an intension to develop the Sy. No.53 measuring 1 Acre into residential apartments along with General Power of Attorney dated 21.03.2024 bearing

Document No.763/2023-24 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.53 measuring 1 Acre.

Re: Sy. No. 53/2 :

From the review of the Sale Deed dated 05.03.2024 bearing Document No. 11191/2023-24 it is evident that 1) Chinnappa R son of Raghavappa and 2) Madesh D C have together conveyed the portion of Sy. No.53 measuring 35 Guntas (out of 3Acres and 35 Guntas) to Neerugatti Venu Reddy son of N.Gangulu Reddy.

Further from the review of the Joint Development Agreement dated 05.03.2024 bearing Document No. 11204/2023-24 (JDA) it is evident that Neerugatti Venu Reddy son of N.Gangulu Reddy **(Owner)** and M/s Neobuild Ventures LLP **(Developer)** agreed to enter into this JDA with an intension to develop the Sy. No.53 measuring 35 Guntas into residential apartments along with General Power of Attorney dated 05.03.2024 bearing Document No.716/2023-24 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.53 measuring 35 Guntas.

Re: Conversion;

Krishna Reddy Kota son of Kota Bujji Reddy applied and obtained conversion of Sy. No.53/1 measuring 1Acre from agricultural to Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794267.

Neerugatti Venu Reddy applied and obtained conversion of Sy. No.53/2

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

measuring 35 Guntas from agricultural to Apartment Residential purpose as could be evident from Official Memorandum dated 09.10.2025 bearing Document No. 794266.

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.

SURVEY RECORDS

From the review of the Akaraband issued by the Revenue Inspector, Anekal it is evident that Sy. No.53/1 is having 1 Acres as cultivable land there being no kharab land in it.

From the review of the Akaraband issued by the Revenue Inspector, Anela it is evident that Sy. No.53/2 is having 35 Guntas as cultivable land there being no kharab land in it.
From the review of the Akaraband issued by the Revenue Inspector, Anela it is evident that Sy. No.53/3 is having 2 Acres as cultivable land there being no kharab land in it.

Upon Phodi being conducted by the Survey Department Sy. No.52 measuring 5Acres and 14 Guntas is phodid and assigned with new four Sub Survey Numbers, a portion of land measuring 3 Acres and 35 Guntas in Sy. No.53 is phodid and assigned with new three survey numbers, a portion of land

measuring 1 Acre belonging Krishna Reddy Kota is assigned with new Sy. No. 53/1, another portion of land measuring 35 Guntas belonging to Nirugatti Venu Reddy is assigned with new Sy. No. 53/2 and remaining portion of 2 Acres belonging to Madesh D C is assigned with new Sy. No. 53/3 as evident from Hissa Survey Tippani Nakal.

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

5. ENDORSEMENT

The Endorsement bearing No. PTCL: (A)(CR): CR: 2116/2025-26 dated 19.08.2025 issued by the Deputy Commissioner, Bengaluru South Sub Division, confirms that no proceeding have been initiated under the provisions of the Scheduled Castes and Scheduled Tribes (Prohibition of Certain Lands) Act, 1978 with regard to Survey No.53/3 measuring about 2 Acres.

6. ANALYSIS OF ENCUMBRANCES

On perusal of Encumbrance Certificate dated 29.08.2026 for the period from 01.04.1960 to 31.03.2004 Sy. No. 53 and EC from 01.04.2004 to 05.05.2022, 01.04.2011 to 27.08.2026 reflects registered transactions for the aforesaid period in respect to Sy. No.53/1,

On perusal of Encumbrance Certificate dated 29.08.2026 for the period from 01.04.2011 to 27.08.2024 reflects registered transaction for the aforesaid period in respect to Sy. No.53/2.

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

7. MORTGAGES

Nil

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.53.

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 M/s 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 FOR FINAL TSR:

Nil

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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

ANANDA & HEGDE LAW ASSOCIATES

ANANDA & HEGDE LAW ASSOCIATES
Solicitors & Advocates

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783

No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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.	54/5	00	05	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
2.	54/6	00	11	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
3.	55/5	00	27	00	00	00	00	S Usha daughter of Siddaih jointly
4.	55/6	01	00	00	00	00	00	Harish G and Madhu wife of late G. Manjunath jointly

28th October 2026

ANANDA & HEGDE LAW ASSOCIATES
Solicitors & Advocates

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783

No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

1. INTRODUCTION

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 Skanda Avani Shelters Private Limited 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

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
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professional fees actually paid to us for this Report.

g. With reference to documents examined in the title search conducted, all parties 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 M/s Neobuild Ventures LLP It may not be relied on by any other person other than M/s 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.	54/5	00	05	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
2.	54/6	00	11	00	00	00	00	C. L. Prasad C. P. Jaideep Lakshmi Narayanappa Renuka Pradeep C. P. Nandini S. Vidyashree jointly
3.	55/5	00	27	00	00	00	00	S Usha daughter of Siddaih jointly
4.	55/6	01	00	00	00	00	00	Harish G and Madhu wife of late G. Manjunath jointly

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. GPA dated 10.02.2025 bearing Document No. 864/2024-25
10. Agreement to Sale dated 10.02.2025 bearing Document No. 9987/2024-

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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11. GPA dated 10.02.2025 bearing Document No. 863/2024-25
12. Agreement to Sale dated 10.02.2025 bearing Document No. 9986/2024-25
13. Sale dated 27.03.2025 bearing Document No. 11405/2024-25.
14. Sale Deed dated 08.08.2024 bearing Document No. 4006/2024-25
15. Joint Development Agreement dated 08.08.2024 bearing Document No. 4007/2024-25
16. Power of Attorney dated 09.08.2024 bearing Document No. 351/2024-25
17. Joint Development Agreement dated 27.02.2024 bearing Document No. 10923/2023-24
18. General Power of Attorney dated 27.02.2024 bearing Document No. 698/2023-24
19. Joint Development Agreement dated10.02.2025 bearing Document No. 9988/2024-25
20. General Power of Attorney dated 10.02.2025 bearing Document No. 865/2024-25
21. Joint Development Agreement dated 10.02.2025 bearing Document No. 11467/2024-25
22. General Power of Attorney dated 10.02.2025 bearing Document No. 1071
23. Official Memorandum dated 09.10.2025 bearing Document No. 794290
24. Official Memorandum dated 09.10.2025 bearing Document No. 794086
25. 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
26. Encumbrance Certificate dated 31.08.2026 for the period from 01.04.2011 to 28.08.2026 for Sy. No. 54/2 to 6

27. 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

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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. LLP Agreement of M/s Neobuild Ventures LLP
28. PTCL Endorsement
29. Tax Paid Receipt

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 Mr. V. Siddaiah who has acquired the same

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

vide order in case no. 30 & 31/1969 and order dated 10.12.1969, wherein Mr. V. Siddaiah is registered as Permanent Tenant under section 9A of the Act as evident from Endorsement issued by the Special Tahsildar for Inam Abolition.

On perusal of RTC for the period 1969-70 to 1994-95 reflects the name of Mr. V. Siddaiah.

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 3 Acres 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.

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 3 Acres and 04 Gunta, wherein a portion of land measuring 1 Acre in Sy. No.54 was allotted to S.Goalapa, another portion of Sy. No.54 measuring 1 Acre 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 1 Gunta 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 1 Acre out of 3 Acres 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 3 Acres 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.

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 bee 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

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
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Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

measuring 11 Guntas out of 2 Acres 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 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 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.

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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 and Mr. V. Siddaiah is disclosed as occupant as could be evident from RTC for the period 1969-70 to 1994-95.

Further from the review of the RTC for the period 1995-96 to 1996-97 said V Siddaiah is disclosed as khatedar 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

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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.

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.

It is to note here that in the aforesaid Partition Deed though Sy. No.55 is included, the allotment of share is not properly done out of Sy. No.55

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.

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 1 Acre 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.

***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.

SURVEY RECORDS

We have perused the the Hissa Survey Tippani Nakal, RR Pakka Book Nakal and Atlas for Sy. No.54, 54/1 and 2 and 55 which confirms the shape of the land.

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

5. ENDORSEMENT

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 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.

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
2nd Main Road, Sheshadripuram, Bangalore-560020
Email: legal@ahlawassociates.com
Web: www.ahlawassociates.com | Ph No: 080-23469711

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 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 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

Subrahmanya Hegde B.A. LLB. (SPL.)
+91 90600 69259
V. G. Murthy B.A. LLB. (SPL.)
+91 97383 30783
No. 76-77 Krishna Krupa Building Ground & 2nd Floor
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Email: legal@ahlawassociates.com
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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 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 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 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.

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 M/s 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 FOR FINAL TSR:

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

ANANDA & HEGDE LAW ASSOCIATES