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TITLE SCRUTINY REPORT

Date: 06.04.2023

To,
M/S URBANIZE DEVELOPERS INDIA PVT. LTD.,
No. 9/2-2, Purshotham Layout,
Off SBI Road, St. Marks Road,
Bangaluru

Subject: Title scrutiny of the residentially converted properties bearing Survey No. 225/1, measuring 4 Acres 39 Guntas, Survey No. 225/2, measuring 1 Acre and Survey No. 225/3, measuring 20 Guntas, all situated at Huilmangala village, Jigani hobli, Anekal Taluk, Bangalore.

I. DESCRIPTION OF PROPERTY:

Item No. 1:

All that piece and parcel of the residentially converted immovable property bearing Survey No. 225/1, measuring 4 Acres 39 Guntas, situated at Huilmangala village, Jigani hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 155;
West by : Survey No. 225/2, 225/3, 225/4 and 225/5;
North by : Road and Kaluve;
South by : Survey No. 226.



Item No. 2:

All that piece and parcel of the residentially converted immovable agricultural property bearing Survey No. 225/2, measuring 1 Acre, situated at Huilmangala village, Jigani hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 225/1;
West by : Survey No. 227;
North by : Kaluve;
South by : Survey No. 225/3.

Item No. 3:

All that piece and parcel of the residentially converted immovable agricultural property bearing Survey No. 225/3, measuring 20 Guntas, situated at Huilmangala village, Jigani hobli, Anekal Taluk, Bangalore and bounded on:

East by : Survey No. 225/1;
West by : Survey No. 227;
North by : Survey No. 225/2;
South by : Survey No. 225/4.

(The Item no. 1, Item No. 2 and Item No. 3 properties are jointly referred to as "***Properties***")

II. DOCUMENTS EXAMINED:

We have examined the following documents for the purpose of title scrutiny of the Properties:

SL. No.	PARTICULARS
1.	Unregistered Partition Deed dated 28.10.1993 executed between sons of Mr. late Doddathimma Reddy, i.e. Mr. H T Rama Reddy, Mr. H T Narayana Reddy and Mr. H T Gopal Reddy.

2.	Genealogical tree of Mr. Chikkavenkatappa Reddy;
3.	Sale Deed dated 20.08.1998 executed by Mr. H T Narayana Reddy along with his children, H N Manjunath, H N Sudhakar, H N Premanand in favour of K C Hanumanta Reddy registered as Document No. BNG(U) ANKL/1934/98-99, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 1 Acre 30 Guntas out of total extent of 7 Acres 22 Guntas;
4.	Sale Deed dated 20.08.1998 executed by Mr. H T Narayana Reddy along with his children, H N Manjunath, H N Sudhakar, H N Premanand in favour of K C Hanumanta Reddy registered as Document No. BNG(U) ANKL/1935/98-99, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 1 Acre 20 Guntas out of total extent of 7 Acres 22 Guntas;
5.	Sale Deed dated 20.08.1998 executed by Mr. H T Narayana Reddy along with his children, H N Manjunath, H N Sudhakar, H N Premanand in favour of K C Hanumanta Reddy registered as Document No. BNG(U) ANKL/1936/98-99, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 1 Acre 30 Guntas out of total extent of 7 Acres 22 Guntas;
6.	Partition Deed dated 25.06.2012 executed between H T Narayana Reddy and his children, H N Manjunath, H N Sudhakar, H N Nandini and H N Premanand registered on 26.03.2014 as Document No. JGN--1-07581-2013-14, Book I, stored in CD No. JGND335, in the office of the Sub-Registrar, Jigani, in respect of various properties, including Survey No. 225;
7.	Genealogical tree of Mr. K C Hanumantha Reddy;
8.	Death certificate of Mr. K C Hanumantha Reddy;
9.	Deed of Release dated 30.07.2015 executed by Mrs. R Shakunthala, wife of late K C Hanumantha Reddy, and her children, i.e. K H



	Sudhakar, Mr. Chandrashekar K H, Mrs. Shantha K H @ Shanthakumari, and Mrs. Jyothi H registered as Document No. BGR-1-02767-2015-16, in Book I, stored in CD No. BGRD266, in the office of the Sub-Registrar, Begur, in respect of various properties, including Survey No. 225;
10. ✓	Agreement to sell dated 14.11.2016 executed by Mrs. R Shakunthala, Mr. Sudhakar K H, Mr. Chandrashekar K H and Mr. Shantha K H in favour of MR. K R Sridhar son of K Y Rama Reddy registered as Document No. ANK-1-05166-2016-17, in Book I, stored in CD No. ANKD412, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 4 Acres 25 Guntas;
11. ✓	Sale Deed dated 15.04.2019 executed by Mrs. R Shakunathala, Mr. Sudhakar K H and his children, i.e. Ms. S Smriti, Ms. S Varshitha, Ms. Yashica, Mr. Chandrashekar K H and his children, Master K C Goraksh and Ms. C Kriti, Mrs. Shantha K H @ Shantha Kumari and her children, Mr. N Gururaj, Ms. N Sowbhagya, Mr. N Gagan, Mrs. Jyothi H and her children, Mr. V Vinay, Ms. V Apoorva in favour of Mr. K R Sridhara registered as Document No. ANK-1-00378-2019-20, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/1, measuring 4 Acres 39 Guntas;
12.	Agreement of Sale dated 13.02.2017 executed by Mrs. Radha, wife of late H N Premananda Reddy and their children, H P Harishtha and H P Charan Reddy in favour of Mr. H A Ram Kumar registered as Document No. JGN-1-06363-2016-17, in Book I, stored in CD No. JGND455, in the office of the Sub-Registrar, Jigani, in respect of Survey No. 225, measuring 1 Acre 1 Gunta;
13. ✓	Irrevocable General Power of Attorney dated 13.02.2017 executed by Mrs. Radha, wife of late H N Premananda Reddy and their children, H P Harishtha and H P Charan Reddy in favour of Mr. H A Ram Kumar registered as Document No. JGN-4-00180-2016-17, in Book IV, stored in CD No. JGND455, in the office of the Sub-Registrar, Jigani, in respect of Survey No. 225, measuring 1 Acre 1 Gunta;

14.	Sale Deed dated 18.06.2018 executed by Mrs. Radha, Ms. H P Harshitha, Master H P Charan Reddy and H A Ram Kumar (as confirming party) in favour of Mr. K R Sridhara registered as Document No. ANK-1-01271-2018-19, in Book I, stored in CD No. ANKD439, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/2, measuring 1 Acre;
15.	Agreement to Sell dated 25.02.2017 executed by Mr. H N Sudhakar in favour of Mr. Manoj Kumar H N registered as Document No. JGN-1-06631-2016-17, in Book I, stored in CD No. JGND460, in the office of the Sub-Registrar, Jigani, in respect of Survey No. 225, measuring 1 Acre 1 Gunta;
16.	Agreement of Sale dated 13.02.2017 executed by Mrs. H N Nandini and her son, Mr. H J Dilip Kumar in favour of Mr. H A Ram Kumar registered as Document No. JGN-1-06364-2016-17, in Book I, stored in CD No. JGND455, in the office of the Sub-Registrar, Jigani, in respect of Survey No. 225, measuring 20 Guntas;
17.	Irrevocable General Power of Attorney dated 13.02.2017 executed by Mrs. H N Nandini and her son, Mr. H J Dilip Kumar in favour of Mr. H A Ram Kumar registered as Document No. JGN-4-00181-2016-17, in Book I, stored in CD No. JGND455, in the office of the Sub-Registrar, Jigani, in respect of Survey No. 225, measuring 20 Guntas;
18.	Cancellation of power of attorney dated 20.06.2018 executed by Mrs. H N Nandini and her son, Mr. H J Dilip Kumar and Mr. H A Ram Kumar registered as Document No. ANK-4-00065-2018-19, in Book IV, stored in CD No. ANKD439, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 20 Guntas;
19.	Sale Deed dated 20.06.2018 executed by Mrs. H N Nandini and her son, Mr. H J Dilip Kumar and Mr. H A Ram Kumar (as confirming party) in favour of Mr. K R Sridhar registered as Document No. ANK-1-01364-2018-19, in Book I, stored in CD No. ANKD439, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/3, measuring 20 Guntas;



20.	Confirmation Deed dated 22.04.2019 executed by Mrs. Gowramma in favour of Mr. K R Sridhara registered as Document No. ANK-1-00497-2019-20, in Book I, stored in CD No. ANKD523, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/1, 225/2 and 225/3;
21.	Confirmation Deed dated 16.09.2021 executed by Mrs. Shruthi H J in favour of Mr. K R Sridhara registered as Document No. ANK-1-03854-2021-22, in Book I, stored in CD No. ANKD1116, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/3;
22.	Sale Deed dated 21.02.2022 executed by Mr. K R Sridhara in favour of Mr. H R Ravichandra registered as Document No. BSK-1-12264-2021-22, in Book I, stored in CD No. BSKD1247, in the office of the Sub-Registrar, Basavanagudi, in respect of Survey No. 225/1, 225/2 and 225/3;
23.	Special Power of Attorney 04.01.2023 executed by H R Ravichandra son of late R Rajashekar Reddy in favour of T M Ravi registered as Document No. SHR-4-00727-2022-23, in Book IV, stored in CD No. SHRD1151, in the office of the Sub-Registrar, Jayanagar;
24.	Confirmation Deed dated 09.01.2023 executed by Mrs. Nethravathi and Mrs. Nandhini H N in favour of Mr. H R Ravichandra, represented by T M Ravi, registered as Document No. ANK-1-08856-2022-23, in Book I, stored in CD No. ANKD1472, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225/1, 225/2 and 225/3;
25.	Plaint, Compromise petition and Order sheet in O.S. No. 2/1954 filed by Muniswami Reddy against Doddathimmaiah before the Munsiff Court, Bangalore;
26.	Plaint, written statement, memo for withdrawal and order sheet in O.S. No. 26/2008 filed by Nethravathi and Nandini against Narayanareddy H T, H N Manjunatha reddy, H N Sudhakara Reddy,



	H N Premanand (since dead, represented by a) Radha, b) Harshitha and c) Charan), K C Hanumantha Reddy (since dead, represented by a) Suma, b) Sudhakar, c) Jyothi, d) Chandrashekar, before the Civil Judge, Senior Division and JMFC, at Anekal;
27. ✓	Plaint, compromise petition, order sheet and final decree in O.S. No. 773/2015 filed by Mrs. Netravati against H T Narayana Reddy and others before the Senior Civil Judge and JMFC, Anekal;
28. ✓	Final decree dated 15.06.2016 in O.S. No. 773/2015 filed by Netravati against Narayana Reddy and others before Senior Civil Judge, Anekal registered as Document No. ANK-1-04750-2016-17, in Book I, stored in CD No. ANKD411, in the office of the Sub-Registrar, Anekal;
29. ✓	Mortgage Deed dated 05.06.1959 executed by Munishamappa son of Chikkabusa Reddy in favour of Cooperative Society registered as Document No. 861/59-60, in Book I, Volume no. 823, at page 75, in the office of Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 6 Acres;
30. ✓	Mortgage Discharge Deed dated 16.02.2022 executed by Jigani Agricultural Seva Co-operative Society registered as Document No. ANK-1-09208-2021-22, in Book I, stored in CD No. ANKD1225, in the office of the Sub-Registrar, Anekal, in respect of Survey No. 225, measuring 6 Acres;
31. ✓	Change of Land Use Order dated 31.01.2023 bearing No. BDA/NYS/CLU-59/2974/2022-23 issued by Bangalore Development Authority in respect of Survey Nos.225/1, 225/2 and 225/3;
32. ✓	Official Memorandum dated 02.03.2023 bearing No. 473042 issued by the Deputy Commissioner, Bangalore in respect of Survey No.225/1 measuring 4 Acres 39 Guntas, out of 5 Acre 1 Gunta;
33. ✓	Official Memorandum dated 02.03.2023 bearing No. 473046 issued by



	the Deputy Commissioner, Bangalore in respect of Survey No.225/2 measuring 1 Acre, out of 1 Acre 1 Gunta;
34. ✓	Official Memorandum dated 02.03.2023 bearing No. 473054 issued by the Deputy Commissioner, Bangalore in respect of Survey No.225/3 measuring 20 Guntas;
35. ✓	Index of lands in respect of Survey No. 225, measuring 7 Acres 22 Guntas;
36. ✓	Record of Rights in respect of Survey No. 225;
37. ✓	Record of Rights, Tenancy and crops (RTCs) for the period 1969-70 to 2014-15 in respect of Survey No. 225, measuring 7 Acres 22 Guntas;
38.	Record of Rights, Tenancy and crops (RTCs) for the period 2018-19 to 2022-23 in respect of Survey No. 225/1, measuring 5 Acres 1 Gunta, including 2 Guntas of kharab;
39.	Record of Rights, Tenancy and crops (RTCs) for the period 2018-19 to 2022-23 in respect of Survey No. 225/2, measuring 1 Acre 1 Gunta, including 1 Gunta of kharab;
40.	Record of Rights, Tenancy and crops (RTCs) for the period 2018-19 to 2022-23 in respect of Survey No. 225/3, measuring 20 Guntas;
41.	Record of Rights, Tenancy and crops (RTCs) for the period 2021-22 in respect of Survey No. 225/4, measuring 5 Guntas;
42.	Record of Rights, Tenancy and crops (RTCs) for the period 2021-22 in respect of Survey No. 225/5, measuring 35 Guntas;
43.	Mutation Register Extract bearing MR No. 5/1959-60;
44. ✓	Mutation Register Extract bearing MR No. 21/1993-94;



45.	Mutation Register Extract bearing MR No. 4/1998-99;
46.	Mutation Register Extract bearing MR No. 5/1998-99;
47.	Mutation Register Extract bearing MR No. 6/1998-99;
48.	Mutation Register Extract bearing MR No. H2/2013-14;
49.	Mutation Register Extract bearing MR No. H97/2014-15;
50.	Mutation Register Extract bearing MR No. H94/2016-17;
51.	Mutation Register Extract bearing MR No. T11/2017-18;
52.	Mutation Register Extract bearing MR No. H39/2017-18;
53.	Mutation Register Extract bearing MR No. H141/2018-19;
54.	Mutation Register Extract bearing MR No. H3/2018-19;
55.	Mutation Register Extract bearing MR No. H5/2018-19;
56.	Mula tippani in respect of Survey No. 225;
57.	Hissa tippani in respect of Survey No. 225;
58.	RR Balabagada nakal in respect of Survey No. 225;
59.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 225;
60.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 225/1;
61.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 225/2;



62.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 225/3;
63.	Village map of Hulimangala village;
64. ✓	Tax paid receipt dated 23.06.2021 in respect of Survey No. 225/1, 225/2 and 225/3.
65. ✓	Endorsement dated 02.03.2017 issued by Special Tahsildar, Anekal stating that IHC No. 1/82-83, in respect of Survey No. 225, is not available;
66. ✓	Endorsement dated 17.02.2018 issued by Special Tahsildar, Anekal stating that MR No. 32/59-60 in respect of Survey No. 226, is not available;
67. ✓	Undated Endorsement issued by Special Tahsildar, Anekal stating that MR No. 32/57-58 in respect of Survey No. 225/2, is not available;
68. ✓	Undated Endorsement issued by Special Tahsildar, Anekal stating that IHC No. 1/48-49 in respect of Survey No. 225/1, is not available;
69.	Endorsement dated 21.01.2022 bearing no. K/CR/566/21-22 issued by Tahsildar, Anekal, stating that preliminary record of Survey No. 225 is not available;
70.	Endorsement dated 25.01.2022 bearing no. PTCL/(A)/CR/729/2021-22 issued by Assistant Commissioner, Bangalore South Division, stating that there are no proceedings initiated under the PTCL Act in respect of Survey No. 225/1, 225/2 and 225/3;
71.	Endorsement dated 21.02.2023 issued by Tahsildar, Anekal Taluk, Bangalore stating that there are no tenancy claims filed in respect of Survey No. 225/1, 225/2 and 225/3;



72. ✓	Encumbrance certificate from 01.04.1920 to 31.03.2004 in respect of Survey No. 225;
73. ✓	Encumbrance certificate from 01.04.2004 to 22.02.2017 in respect of Survey No. 225;
74.	Encumbrance certificate from 23.02.2017 to 19.01.2022 in respect of Survey No. 225/1;
75.	Encumbrance certificate from 23.02.2017 to 19.01.2022 in respect of Survey No. 225/2;
76.	Encumbrance certificate from 23.02.2017 to 19.01.2022 in respect of Survey No. 225/3;
77.	Encumbrance certificate from 01.04.2004 to 09.01.2023 in respect of Survey No. 225;

III. COMMENTS ON THE DOCUMENTS EXAMINED:

1. On the examination of the above-mentioned documents, it is observed that the Survey No. 225/1, measuring 4 Acres 39 Guntas, Survey No. 225/2, measuring 1 Acre and Survey no. 225/3, measuring 20 Guntas, all situated at Huilmangala village, Jigani hobli, Anekal Taluk, Bangalore are converted properties. The flow of title in respect of the Properties are mentioned below:
2. The properties bearing Survey No. 225/1, 225/2 and 225/3 were earlier a part of larger property bearing Survey No. 225, measuring 7 Acres 22 Guntas, including 3 Guntas of kharab.
3. The Index of Lands in respect of Survey No. 225 furnished to us discloses that the property bearing Survey No. 225 was originally owned by Mr. Chikkabusa Reddy son of Chikkavenkatappa having acquired the same by way of inheritance and the same is recorded in Record of



Rights no. 467 and IH No. 1/48-49. We have been furnished with an endorsement issued by Special Tahsildar, Anekal stating that IHC No. 1/48-49 in respect of Survey No. 225/1, is not available.

4. Subsequently, it appears from the Index of Land that property bearing Survey No. 225 was mutated in the name of Mr. Doddathimmaiah, son of Chikkavenkatappa vide Record of Rights no. 695. *However, the Record of Rights does not specify the reason for change of name in the revenue records and hence we are unable to comment on the same.*
5. Mr. Muniswami Reddy son of Chikkabusa Reddy filed an original suit bearing O.S. No. 2/1954 against Mr. Doddathimmaiah before the Munsiff Court, Bangalore seeking partition in the joint family properties. During the pendency of the proceedings, the parties entered into a compromise agreement, wherein Mr. Muniswami Reddy was granted 5 Acres out of 7 Acres 19 Guntas in Survey No. 225. Based on the compromise, the suit was dismissed as settled on 18.03.1954. *Although Mr. Muniswami Reddy acquired only 5 Acres through the compromise, the RTCs furnished to us for the period 1969-70 onwards reflect the name of Mr. Munishamappa for the entire extent of Survey No. 7 Acres 22 Guntas.* The revenue records were mutated in the name of Mr. Muniswami Reddy vide MT No. 32/57-58 as reflected in Record of Rights bearing no. 901. We have been furnished with an endorsement issued by Special Tahsildar, Anekal stating that IHC No. 32/57-58 in respect of Survey No. 225/2, is not available.
6. Mr. Munishamappa son of Chikkabusa Reddy mortgaged property bearing Survey No. 225, measuring 6 Acres to Large Size Co-operative Society vide Mortgage Deed dated 05.06.1959. The said mortgage is recorded in the record of Rights bearing no. 998 and MR No. 95/59-60. The said mortgage was discharged by virtue of discharge deed dated 16.02.2022.
7. The Record of Rights bearing no. 1630 records that upon the death of Mr. Munishamappa, the property was mutated in the name of Mr. H T Rama Reddy vide IH No. 1/82-83. We have been furnished with endorsement



dated 02.03.2017 issued by Special Tahsildar, Anekal stating that IHC No. 1/82-83, is not available and hence we are unable to comment on the same. *It is observed from the genealogical tree furnished to us that Mr. Munishamappa was issueless and upon his death, the revenue entries were mutated in the name of the eldest son of his father's brother i.e., Mr. H T Rama Reddy, Son of Mr. Doddattimmaiah. It is pertinent to note that, in the absence of any Will executed by Mr. Munishamappa bequeathing his property in favour of H T Rama Reddy, we are of the opinion that all the children of Mr. Doddattimmaiah had right, share and interest in Survey No. 225.*

8. We have been furnished with affidavit dated 29.01.2022 sworn by Mr. H N Sudhakar Reddy which discloses the genealogical tree of Mr. Chikkavenkatappa Reddy. Chikkavenkatappa Reddy (dead) had two sons, i.e. Chikkabusa Reddy (dead) and Doddattimmaiah Reddy (dead). Mr. Chikkabusa Reddy had one son, Mr. Muniswami Reddy (dead). Mr. Doddattimmaiah Reddy was married to Muniyamma (dead) and they had five children,

- 4.1 H T Rama Reddy (dead), who is married to Papamma
- 4.2 H T Narayana Reddy, who is married to Vasanthamma (dead) and they have five children:
 - 4.2.1 H N Manjunath Reddy, who is married to Sarala and they have two children, i.e. Sindhura and Nikhil
 - 4.2.2 H N Nethravathi
 - 4.2.3 H N Sudhakar Reddy, who is married to Manjula and they have two children, H S Tritwik Reddy and H S Shreyas Reddy
 - 4.2.4 H N Nandini
 - 4.2.5 H N Premanand Reddy (dead), who is married to Y Radha and they have two children, Harshitha and Charan Reddy.
- 4.3 H T Krishna Reddy (dead)
- 4.4 H T Gopala Reddy (dead)
- 4.5 H T Gowramma

It is observed that the name of son of Chikkabusa Reddy is mentioned as Muniswami Reddy in the genealogical tree and it is mentioned as



Munishamappa in revenue records. It is recommended to get an affidavit confirming that they are one and the same person.

It is observed that, the genealogical tree does not reflect the names of the legal heirs of Mr. Krishna Reddy, Mr. Gopala Reddy, Mrs. Nandini and Mrs. Nethravathi.

We have not been furnished with the death certificates of Mr. Chikkavenkatappa Reddy, Mr. Chikkabusa Reddy, Mr. Doddathimmaiah Reddy, Mr. Muniswami Reddy, Mrs. Muniyamma, Mr. H T Rama Reddy, Mrs. Vasanthamma, Mr. H N Premanand Reddy, Mr. H T Krishna Reddy and Mr. H T Gopala Reddy. The same are recommended to be obtained to ascertain the date of death of the said individuals.

9. The sons of late Mr. Doddathimma Reddy i.e. Mr. H T Rama Reddy, Mr. H T Narayana Reddy and Mr. H T Gopal Reddy entered into a unregistered partition deed dated 28.10.1993, wherein all the properties owned by the joint family were pooled in and divided between them. As per the partition deed, Survey No. 225, measuring 7 Acres 19 Guntas fell into the share of Mr. H T Narayana. The said partition has been recorded in the revenue record vide Mutation Register Extract bearing MR No. 21/93-94. *It is observed that Mr. Krishna Reddy or his legal heirs are not a party to the partition deed. Since we have not been furnished with his death certificate, we are not aware of the date of his death. Further, the genealogical tree does not disclose the names of his legal heirs, hence we are unable to confirm if he had any legal heirs. In case he had died prior to the date of partition, his legal heirs, if any will have share, right and title in the joint family properties.*
10. Further, it is also observed that Mrs. H T Gowramma, daughter of late Mr. Doddathimma Reddy is not a party to the partition deed dated 28.10.1993. However, subsequently, Mrs. H T Gowramma, daughter of late Mr. Doddathimma Reddy has executed a confirmation deed dated 22.04.2019 in favour of Mr. K R Sridhara, (the present owner) confirming the execution of the partition deed and subsequent sale deeds, in respect of the present Survey No. 225/1, 225/2 and 225/3.



11. After acquiring the Property under the Partition Deed, Mr. H T Narayana Reddy along with his sons, Mr. H N Manjunath, Mr. H N Sudhakar, Mr. H N Premanand sold a portion of Survey No. 225, measuring 5 Acres out of 7 Acres 22 Guntas in favour of Mr. K C Hanumanta Reddy vide 3 sale deeds dated 20.08.1998. The said sale transactions have been recorded in the revenue records vide Mutation Register Extract bearing MR No. 4/1998-99, MR No. 5/1998-99 and MR No. 6/1998-99. It is noted that the Mr. H T Narayana Reddy continued to hold the remaining extent of 2 Acres 22 Guntas out of 7 Acres 22 Guntas.
12. We have been furnished with genealogical tree of Mr. K C Hanumantha Reddy which discloses that Mr. K C Hanumnatha Reddy, (son of Chikkavenkatappa and Akkamma) was married to Mrs. Shakuntala and they have 4 children, Mr. Shantakumari, Mr. Sudhakar, Mrs. Jyothi and Mr. Chandrashekar. Mr. Sudhakar was married to Mrs. Mala and Mr. Chandrashekar was married to Hemalatha.
13. Mr. K C Hanumantha Reddy died on 01.04.2008. The Mutation Register Extract bearing MR No. H2/2013-14 reflects that upon the death of Mr. K C Hanumanta Reddy, the revenue records of Survey no. 225, measuring 5 Acres were mutated in the name of his wife, Mrs. Shakuntala. *It is pertinent to note that since Mr. K C Hanumanta Reddy died intestate, although the revenue records reflect only the name of Mrs. Shakuntala, all his legal heirs had share, right and interest in Survey No. 225, measuring 5 Acres.*
14. Subsequently, upon the death of Mr. K C Hanumantha Reddy, his family members, i.e. Mrs. R Shakunthala, Mr. K H Sudhakar, Mr. K H Chandrashekar, Mrs. Shantha @ Shanthakumari and Mrs. Jyothi executed a release deed dated 30.07.2015. As per the release deed, out of an extent of 5 acres in Survey No. 225, Mrs. Shakunthala, Mr. Sudhakar and Mr. Chandrashekar jointly acquired 4 Acres 10 Guntas, Mrs. Shantha acquired 15 Guntas and Mrs. Jyothi acquired 15 Guntas.
15. Mrs. R Shakunthala, Mr. Sudhakar K H, Mr. Chandrashekar K H and Mrs. Shantha K H executed an Agreement to sell dated 14.11.2016 with



Mr. K R Sridhar son of K Y Rama Reddy, in respect of Survey No. 225, measuring 4 Acres 25 Guntas.

16. The Mutation Register Extract bearing MR No. T11/2017-18 and survey documents reflect that the property held by Mrs. R Shakunthala and her family members in Survey No. 225 was assigned with a separate number bearing Survey No. 225/1, measuring 5 Acres 1 Gunta, including 2 Guntas of kharab.
17. Mrs. R Shakunathala, Mr. Sudhakar K H and his children, i.e. Ms. S Smriti, Ms. S Varshitha, Ms. Yashica, Mr. Chandrashekar K H and his children, Master K C Goraksh and Ms. C Kriti, Mrs. Shantha K H @ Shantha Kumari and her children, Mr. N Gururaj, Ms. N Sowbhagya, Mr. N Gagan, Mrs. Jyothi H and her children, Mr. V Vinay, Ms. V Apoorva executed a Sale Deed dated 15.04.2019 in favour of Mr. K R Sridhar conveying Survey No. 225/1, measuring 4 Acres 39 Guntas. The said sale transactions is recorded in revenue records vide Mutation Register Extract bearing MR No. H141/2018-19.
18. *Thus, Mr. K R Sridhar became the owner of Survey No. 225/1, measuring 4 Acres 39 Guntas.*
19. From the litigation papers furnished to us, we gather that on 07.01.2008, Mrs. Nethravathi and Mrs. Nandini, daughters of Mr. Narayana Reddy, have filed an original suit bearing O.S. No. 26/2008 against Mr. Narayana Reddy and others seeking the relief of partition and separate possession along with permanent injunction in respect of various properties including Survey No. 225, measuring 7 Acres 22 Guntas. We have been furnished with memo for withdrawal dated 08.11.2022 filed by the Plaintiffs seeking to withdraw the suit as not pressed. The memo for withdrawal was taken on record and the suit was disposed as not pressed on 16.11.2022.
20. In respect of the remaining extent of 2 Acres 22 Guntas out of 7 Acres 22 Guntas in Survey No. 225 held by Mr. H T Narayana Reddy, Mr. H T Narayana Reddy along with his children, Mr. H N Manjunath, Mr. H N



Sudhakar, Mrs. H N Nandini and Mr. H N Premanand executed a registered partition deed dated 25.06.2012 partitioning various properties including Survey No. 225. As per the partition deed, Survey No. 225, measuring 2 Acres 22 Guntas was divided as follows:

- i. Mr. H N Sudhakar acquired 1 Acre 1 Gunta,
- ii. Mr. H N Premanand acquired 1 Acre 1 Gunta, and
- iii. Mrs. H N Nandini acquired 20 Guntas

21. The property was partitioned as per the above mentioned partition deed and the same was recorded in the revenue records vide Mutation Register Extract bearing MR No. H97/2014-15. It is pertinent to note here that the Mrs. Netravati, daughter of H T Narayana Reddy was not made party to the Partition Deed dated 25.06.2012.
22. It is forthcoming from the documents furnished to us that Mrs. Netravati, daughter of Mr. Narayana Reddy filed an original suit bearing O.S. No. 773/2015 against Mr. Narayana Reddy and others before the Senior Civil Judge and JMFC, Anekal seeking the relief of partition, in respect of various properties, including Survey No. 225, measuring 2 Acres 22 Guntas. During the pendency of the suit, the parties entered into a compromise and Mrs. Nandini and Mr. Jaya Kumar was deleted from the array of parties. In the compromise petition dated 15.06.2016, it was agreed that Mrs. Netravati will be the owner of 5 Guntas in Survey No. 225 along with other properties. Accordingly, final decree dated 15.06.2016 was drawn and 5 Guntas in Survey No. 225 was registered in favour of Mrs. Netravati. The said transfer is recorded in the revenue records vide Mutation Register Extract bearing MR No. H94/2016-17. We are not concerned with the said portion of the property in this report. From the MR No. T11/2017-18 which records the phodi of Survey No. 225, it can be noted that the extent of 1 Acre 1 Gunta, including 1 Gunta Kharab held by H N Sudhakar was reduced to 35 Guntas and the remaining 5 Guntas was assigned to Mrs. Netravati, as agreed under the compromise petition.



23. Mr. H N Sudhakar entered into an Agreement to Sell dated 25.02.2017 in favour of Mr. Manoj Kumar H N in respect of Survey no. 225, measuring 1Acre 1 Gunta. As we are not concerned with the said portion of the property for the purpose of this report, we are not commenting on the same.
24. Mr. H N Premanand acquired 1 Acre 1 Gunta under the partition deed dated 25.06.2012. It is gathered that Mr. H N Premanand died on 07.11.2016. *However, we have not been furnished with death certificate of Mr. H N Premanand and it is recommended to obtain the same.*
25. Upon the death of Mr. H N Premanand, the revenue records in respect of Survey no. 225, measuring 1 Acre 1 Gunta was mutated in the name of his wife, Mrs. Radha vide Mutation Register Extract bearing MR No. H39/2017-18. *Although only the name of his wife is reflected in the revenue records, since Mr. H N Premanand died intestate, upon his death all his legal heirs will have share, right and interest in the property.*
26. Mrs. Radha, wife of late H N Premananda Reddy and their children, H P Harishtha and H P Charan Reddy entered into an Agreement of Sale dated 13.02.2017 with Mr. H A Ram Kumar, in respect of Survey No. 225, measuring 1 Acre 1 Gunta. They also executed an Irrevocable General Power of Attorney dated 13.02.2017 appointing Mr. H A Ram Kumar as their attorney. The said extent of 1 Acre 1 Gunta held in Survey No. 225 by Mrs. Radha was later resurveyed and renumbered as Survey No. 225/2. The RTCs for the year 2018-19 to 2021-22 reflects the total extent of Survey No. 225/2 as 1 Acre 1 Gunta, including 1 Gunta of 'A' Kharab.
27. Mrs. Radha, Ms. H P Harshitha and Master H P Charan Reddy conveyed Survey no. 225/2, measuring 1 Acre in favour of Mr. K R Sridhara vide Sale Deed dated 18.06.2018. Mr. H A Ram Kumar joined in the execution of the sale deed as confirming party. The said sale transactions is recorded in revenue records vide Mutation Register Extract bearing MR No. H3/2018-19.



28. *Thus, Mr. K R Sridhar became the owner of Survey No. 225/2, measuring 1 Acre 1 Gunta.*
29. Mrs. H N Nandini acquired 20 Guntas under the partition deed dated 25.06.2012. Mrs. H N Nandini and her son, Mr. H J Dilip Kumar entered into an Agreement of Sale dated 13.02.2017 with Mr. H A Ram Kumar in respect of Survey No. 225, measuring 20 Guntas. They also executed an Irrevocable General Power of Attorney dated 13.02.2017 appointing Mr. H A Ram Kumar as their attorney. The said extent of 20 Guntas held in Survey No. 225 by Mrs. H N Nandini was later resurveyed and renumbered as Survey No. 225/2. The RTCs for the year 2018-19 to 2021-22 reflects the total extent of Survey No. 225/3 as 20 Guntas.
30. Mrs. H N Nandini and Mr. H J Dilip Kumar cancelled the power of attorney dated 13.02.2017 vide Cancellation deed dated 20.06.2018. Subsequently, on the same day, Mrs. H N Nandini and Mr. H J Dilip Kumar conveyed Survey No. 225/3, measuring 20 Guntas in favour of Mr. K R Sridhar vide Sale Deed dated 20.06.2018. Mr. H A Ram Kumar joined in the execution of the sale deed as confirming party. The said sale transactions is recorded in revenue records vide Mutation Register Extract bearing MR No. H5/2018-19.
31. Mrs. Shruthi H J, daughter of Mrs. Nandini has executed a confirmation deed dated 16.09.2021 in favour of Mr. K R Sridhara, confirming the sale deed in his favour in respect of Survey No. 225/3.
32. *Thus, Mr. K R Sridhar became the owner of Survey No. 225/3, measuring 20 Guntas.*
33. Mr. K R Sridhara conveyed Survey No. 225/1, measuring 4 acres 39 Guntas and 2 Guntas of A kharab, Survey No. 225/2, measuring 1 Acre and 1 Gunta of A kharab and Survey No. 225/3, measuring 20 Guntas in favour of Mr. H R Ravichandra by way of Sale Deed dated 21.02.2022.



34. Mr. H R Ravichandra executed a registered special power of attorney dated 04.01.2023 in favour of T M Ravi for the purpose of presentation of documents before Sub-Registrar.
35. Subsequent to the settlement in O.S. No. 26/2008, Mrs. Nethravathi and Mrs. Nandhini H executed a registered Confirmation Deed dated 09.01.2023 in favour of the present owner, Mr. H R Ravichandra, (represented by Mr. T M Ravi) in respect of Survey No. 225/1, 225/2 and 225/3.
36. We have been furnished with tax paid receipt dated 23.06.2021 for having paid property tax in respect of Survey No. 225/1, 225/2 and 225/3.
37. We have been furnished with the Change of Land Use Order dated 31.01.2023 bearing No. BDA/NYS/CLU-59/2974/2022-23 issued by Bangalore Development Authority stating the land usage of the properties in Survey Nos.225/1, 225/2 and 225/3 is changed from agricultural zone to residential purposes.
38. On an application made by H.R. Ravichandra, and payment of necessary fee, the Properties were converted from agricultural to non-agricultural layout-residential purpose vide the following conversion orders:
 - a. Official Memorandum dated 02.03.2023 bearing No. 473042 issued by the Deputy Commissioner, Bangalore in respect of Survey No.225/1 measuring 4 Acres 39 Guntas, out of 5 Acre 1 Gunta
 - b. Official Memorandum dated 02.03.2023 bearing No. 473046 issued by the Deputy Commissioner, Bangalore in respect of Survey No.225/2 measuring 1 Acre, out of 1 Acre 1 Gunta
 - c. Official Memorandum dated 02.03.2023 bearing No. 473054 issued by the Deputy Commissioner, Bangalore in respect of Survey No.225/3 measuring 20 Guntas



In Re: RTCs/ Pahani

39. We have been furnished with Record of Rights, Tenancy and crops (RTCs) for the period 1969-70 to 2014-15 in respect of Survey No. 225, measuring 7 Acres 22 Guntas. The details reflected in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
1969-70 to 1973-74	Munishamappa son of Busappa	Munishamappa HT Ramareddy	Nil	Nil
1974-75 to 1978-79	Munishamappa son of Busappa	Munishamappa HT Ramareddy	Ancestral	Nil
1979-80 to 1983-84	Munishamappa son of Busappa H T Rama Reddy	H T Rama Reddy Munishamappa	Ancestral Death - RR 1130	Nil
1984-85 to 1988-89	H T Ramareddy son of Doddatimaiah	H T Rama Reddy	Death - RR 1130 IHR 1/82-83	Nil
1989-90 to 1992-93	H T Rama Reddy	H T Rama Reddy	RR 1130 IHR 1/82-83	Nil
1993-94 to 1996-97	H T Narayana Reddy son of Doddarama Reddy	H T Narayana Reddy	Partition - MR 21/93-94	Nil
1997-98 to 1999-2000	H T Narayana Reddy K C Hanumanta Reddy (5A)	Narayana Reddy	Partition - MR 21/93-94 MR 4,5,6/98-99	Nil
2000-01 to 2012-13	H T Narayana Reddy (2A 22 G) K C Hanumanta Reddy (5A)	Narayana Reddy K C Hanumanta Reddy	Partition - MR 21/93-94 MR 4,5,6/98-99	Nil
2013-14	H T Narayana Reddy son of	H T Narayana Reddy	MR 21/93-94	Nil

	Doddattimma Reddy (2 A 22G)			
	Shakuntala wife of K C Hanumantha Reddy (5A)	Shakuntala	MR H2/2013-14 - Death	
2014-15	H N Sudhakar (1A 1G)	H T Narayana Reddy	MR H97/2014-15 (20.04.2015)	Nil
	H N Nandini (20G)	H N Sudhakar		
		H N Nandini		
	H N Premanand (1A 1G) children of H T Narayana Reddy	H N Premanand		
	Shakuntala wife of K C Hanumantha Reddy (5A)	Shakuntala	MR H2/2013-14 (Death - 10.10.2013)	

We have not been furnished with RTCs for the period 2015-16 to 2017-18 in respect of Survey No. 225, and it is recommended to obtain the same.

40. We have been furnished Record of Rights, Tenancy and crops (RTCs) for the period 2018-19 to 2022-23 in respect of Survey No. 225/1, measuring 5 Acres 1 Gunta, including 2 Guntas of kharab. The details recorded in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
2018-19 to 2021-22	K R Shridhar son of K Y Rama Reddy	K R Sridhar Shakuntala	MR H141/2018-19 (Sale - 03.06.2019)	Nil
2022-23	H R Ravichandra son of R Rajashekar Reddy	H R Ravichandra Shakuntala	MR T14/2022-23	Nil

We have not been furnished with MR No. T14/2022-23 in respect of Survey No. 225/1.



41. We have been furnished Record of Rights, Tenancy and crops (RTCs) for the period 2018-19 to 2022-23 in respect of Survey No. 225/2, measuring 1 Acre 1 Gunta, including 1 Gunta of kharab. The details recorded in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
2018-19 to 2021-22	K R Shridhar son of K Y Rama Reddy	K R Sridhar Radha	MR H3/2018-19 (Sale - 21.08.2018)	Nil
2022-23	H R Ravichandra son of R Rajashekar Reddy	H R Ravichandra Radha	MR T11/2022-23	Nil

We have not been furnished with MR No. T11/2022-23 in respect of Survey No. 225/2.

42. We have been furnished Record of Rights, Tenancy and crops (RTCs) for the period 2018-19 to 2022-23 in respect of Survey No. 225/3, measuring 20 Guntas. The details recorded in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
2018-19 to 2021-22	K R Shridhar son of K Y Rama Reddy	K R Sridhar H N Nandini	MR H 5/2018-19 (Sale - 21.08.2018)	Nil
2022-23	H R Ravichandra son of Rajashekar Reddy	Ravichandra Nandini	MR T9/2022-23	Nil

We have not been furnished with MR No. T9/2022-23 in respect of Survey No. 225/3.

43. We have been furnished Record of Rights, Tenancy and crops (RTCs) for the period 2021-22 in respect of Survey No. 225/4, measuring 5 Guntas. The details recorded in the RTCs are extracted below:



Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
2021-22	Netravati wife of Venaktesh Reddy	Netravati	MR H94/2016-17 (Partition)	Nil

44. We have been furnished Record of Rights, Tenancy and crops (RTCs) for the period 2021-22 in respect of Survey No. 225/5, measuring 35 Guntas. The details recorded in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
2021-22	H N Sudhakar son of H T Narayana Reddy	H N Sudhakar	MR H97/2014-15 Partition	Nil

45. We have been furnished with the village map of Hulimangala village which discloses the location of Survey No. 225. We have been furnished with mula tippani in respect of Survey No. 225, which discloses the shape of the property.
46. We have been furnished with hissa tippani dated 27.02.2017 of Survey No. 225, which discloses that the property was phodied into five (5) portions. The RR Balabagada nakal reflects that out of the total extent of 7 Acres 22 Guntas in Survey No. 225, upon phodi, Survey No. 225/1, measuring 5 Acres 1 Gunta was held by Mrs. Shakuntala, Survey No. 225/2, measuring 1 Acres 1 Gunta was held by Mrs. Radha, Survey No. 225/3, measuring 20 Guntas was held by Mrs. Nandini, Survey No. 225/4, measuring 5 Guntas was held by Mrs. Netravathi and Survey No. 225/5, measuring 35 Guntas was held by Mr. Sudhakar. The mutation register extract bearing MR No. T11/2017-18 records the phodi of Survey No. 225.
47. We have been furnished with Karnataka Revision Settlement Akarband in respect of Survey No. 225, which reflects that the total extent of Survey No. 225 is 7 Acres 22 Guntas and it has 3 Guntas of kharab. *However, the nature of kharab is not specified.*



48. We have been furnished with Karnataka Revision Settlement Akarband in respect of Survey No. 225/1, which reflects that the total extent of Survey No. 225/1 is 5 Acres 1 Gunta and it has 2 Guntas of A kharab. Therefore, the actual extent of Survey No. 225/1 is 4 Acres 39 Guntas.
49. We have been furnished with Karnataka Revision Settlement Akarband in respect of Survey No. 225/2, which reflects that the total extent of Survey No. 225/2 is 1 Acre 1 Gunta and it has 1 Gunta of A kharab. Therefore, the actual extent of Survey No. 225/2 is 1 Acre.
50. We have been furnished with Karnataka Revision Settlement Akarband in respect of Survey No. 225/3, which reflects that the total and actual extent of Survey No. 225/3 is 20 Guntas and no kharab.
51. We have been furnished with encumbrance certificate from 01.04.1920 to 31.03.2004 and 01.04.2004 to 22.02.2017 in respect of Survey No. 225, which reflects the transactions mentioned above. We have been furnished with encumbrance certificate from 23.02.2017 to 19.01.2022 in respect of Survey No. 225/1, 225/2 and 225/3, which reflects the above mentioned transactions during the relevant period. *We have been furnished with encumbrance certificate from 01.04.2004 to 09.01.2023 which does not reflect all transactions in the said period. Hence, it is recommended to obtain a fresh encumbrance certificate till date.*
52. We have been furnished with endorsement dated 21.01.2022 bearing no. K/CR/566/21-22 issued by Tahsildar, Anekal, stating that preliminary record of Survey No. 225 is not available.
53. We have been furnished with endorsement dated 25.01.2022 bearing no. PTCL/(A)/CR/729/2021-22 issued by Assistant Commissioner, Bangalore South Division stating that there are no claims or litigation initiated by any person under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Properties.
54. We have been furnished with endorsement dated 21.01.2023 issued by Tahsildar, Anekal Taluk confirming that there are no tenancy claims



made under Section 48 (A) and in Form 7 A of Karnataka Land Reforms Act, 1961, in respect of the Properties.

55. *We have not been provided with Endorsement issued by the Tahsildar, Anekal stating that the properties are not a grant land.*
56. *We have not been furnished with the Endorsement issued by the Special Land Acquisition Officer/ KHB/ KIADB/ NHAI/ State Highway Authority, confirming that the properties are not acquired or proposed to be acquired for any acquisition proceedings.*
57. *We recommend that the landowner obtains the aforesaid endorsements so as to ensure that there no acquisitions or pending claims or litigations under the aforesaid relevant statutes in respect of the properties.*

IV. OPINION:

58. On the basis of the examination of the above mentioned documents, subject to our observations, we are of the opinion that Mr. H Ravichandra son of late R Rajashekar Reddy is the present owner, having right, title and interest, in respect of properties bearing Survey No. 225/1, measuring 4 Acres 39 Guntas, Survey No. 225/2, measuring 1 Acre and Survey No. 225/3, measuring 20 Guntas, all situated at Huilmangala village, Jigani hobli, Anekal Taluk, Bangalore.
59. For the purpose of this opinion, as we have not been furnished with the complete Genealogical Tree and death certificate of Mr. Krishna Reddy, son of late Mr. Doddathimma Reddy, we have presumed that Mr. Krishna Reddy had predeceased prior to the family partition dated 28.10.1993 and that he had no legal heirs.



We trust the above report clarifies the position on the marketability in respect of the Property. Should you require any further clarification, please do feel free to revert.

Yours truly,



M/S AGRAA LEGAL
Advocates & Consultants

:Disclaimer:

Our report is prepared and written based on the documents provided to us, information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at that point of time. Wherever, we felt that certain documents or information are required, we have sought your indulgence towards the same to clarify us the said information and/or to provide us the said documents. On submission of those documents and/or on providing our information, our report on the title and marketability of the Item Properties may differ/ change



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TITLE SEARCH REPORT

Date: 30.09.2024

To,

M/s Urbanize Developers India Pvt. Ltd.,

No. 9/2-2, Purshotham Layout,

Off SBI Road, St. Marks Road,

Bengaluru – 560085.

Subject: Title report in respect of residentially converted property bearing Survey No.226/2 measuring 5 Acres 11 Guntas, including 10 Guntas of 'A' Kharab, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District.

I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of residentially converted property bearing Survey No.226/2 measuring 5 Acres 11 Guntas excluding 10 Guntas of 'A' Kharab, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows:

East by : Property bearing Survey No.155;
West by : Property bearing Survey No.227;
North by : Property bearing Survey No.226/1;
South by : Road:

The aforesaid immovable property is hereinafter referred to as the "***Property***".

II. DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. No	PARTICULARS OF DOCUMENTS
1.	Death Certificate of H.M.Shamma Reddy dated 02.12.2011 issued by Chief Registrar of Births and Deaths, Hulimangala Village Panchayath;
2.	Affidavit dated 07.08.2024 sworn by Vidya Ananthram wife of Satishchandra detailing the Genealogical Tree of Dodda Venkataiah;
3.	Partition Deed dated 10.09.2014 executed between H.S. Sujayamma wife of Late H.N. Janardhana Reddy, H.S. Vijayamma wife of Srinivasa Reddy, Mohana Reddy husband of Late H.S. Jayalakshamma and son of Sidda Reddy, Venkatesh Babu son of Late H.S. Jayalakshamma, Rajanna son of Late H.S. Jayalakshamma, Mala daughter of Late H.S. Jayalakshamma, Vani daughter of Late H.S. Jayalakshamma, H.S. Vishalakshamma wife of Earappa Reddy, H.S. Savithramma wife of Shamanna, H.S. Anantharama Reddy son of H.M. Shamanna Reddy, H.S. Pramamma, H.S. Nagarathanamma wife of Guruprasad, registered as Document No. 2705/2014-15, Book-I, stored in CD no. ANKD380, in the office of Sub- Registrar of Anekal, in respect of Survey No. 226/2 measuring 5 Acres 1 Gunta and other properties;
4.	Affidavit dated 02.09.2014 sworn by H.S. Anantharam Reddy son of late H.M. Shamanna Reddy detailing the Genealogical Tree of H.M. Shamanna Reddy;
5.	Development Agreement dated 25.01.2024 executed by H.S. Anantharama Reddy son of H.M. Shamanna Reddy along with H.N. Manjula wife of H.S. Anantharama Reddy, Karthik Anantharam represented by his general power of attorney holder H.S. Ananthram Reddy, Vidya Anantharam wife of Satish Chandra M, Savitha Anantharam wife of Akarsh all children of H.S. Anantharama Reddy in favour of M/s. Urbanize Land Holdings Private Limited represented by its managing director H.R. Ravichandra son of late Rajashekar Reddy registered as Document No. ANK-1-11451-2023-

	24, Book I, in the office of Sub Registrar, Anekal in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
6.	General Power of Attorney dated 25.01.2024 executed by H.S. Anantharama Reddy son of H.M. Shamanna Reddy along with H.N.Manjula wife of H.S. Anantharama Reddy, Karthik Anantharam represented by his general power of attorney holder H.S.Ananthram Reddy, Vidya Anantharam wife of Satish Chandra M, Savitha Anantharam wife of Akarsh all children of H.S. Anantharama Reddy in favour of M/s. Urbanize Land Holdings Private Limited represented by its managing director H.R.Ravichandra son of late Rajashekar Reddy registered as Document No.ANK-4-000604-2023-24, Book 4, in the office of Sub Registrar, Anekal in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
7.	Official memorandum dated 18.03.2024 bearing no. 644606, issued by Deputy Commissioner of Bangalore, in respect of Survey No.226/2 measuring 5 Acres 01 Guntas excluding 10 Guntas of kharab;
8.	Relinquishment Deed dated 01.08.2024 executed by H.S. Ananthrama Reddy, represented by his GPA Holder M/s. Urbanize Land Holdings Pvt. Ltd., represented by its Managing Director H.R. Ravichandra in favour of Bangalore Development Authority, registered on 02.08.2024 as Document No. BDA-1-01370-2024-25, Book I, in the office of the Sub-registrar at Bangalore Development Authority, in respect of Survey Nos.226/2, 227/2 and other portions totally measuring 13 Acres 13 Guntas (excluding 13 Guntas of kharab);
9.	Record of Rights, Tenancy and Crops/ Pahani, for the period 1969-70 to 2024-25 in respect of Survey No.226/2 measuring 5 Acres 11 Guntas including 10 Guntas of A Kharab;

10.	Mutation Registrar extract bearing M.R No.H112/2011-12 in respect of Survey No.226/2 measuring 5 Acres 1 Gunta;
11.	Mutation Registrar extract bearing M.R No.H60/2014-15 in respect of Survey No.226/2 measuring 5 Acres 1 Gunta;
12.	Mutation Registrar extract bearing M.R No.T177/2023-24 in respect of Survey No.226/2 measuring 5 Acres 1 Gunta;
13.	Moola Survey Tippani in respect of Survey No. 226;
14.	Survey Sketch in respect of Survey No. 226/2;
15.	Hissa Survey Atlas in respect of Survey No. 226;
16.	Karnataka Revision Settlement Akarband in respect of Survey No.226/2;
17.	Village Map of Hulimangala Village;
18.	Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 in respect of Survey No.226/2 and 227/2;
19.	Encumbrance Certificate for the period 01.04.2004 to 18.05.2023 in respect of Survey No. 226/2 measuring 5 Acres 1 Gunta;
20.	Encumbrance Certificate for the period 01.04.2004 to 07.08.2023 in respect of Survey No. 226/2 measuring 5 Acres 1 Gunta;
21.	Encumbrance Certificate for the period 01.04.2004 to 08.01.2024 in respect of Survey No.226/2;
22.	Encumbrance Certificate for the period 01.04.2004 to 08.04.2024 in respect of Survey No.226/2 and 227/2;

23.	Encumbrance Certificate from the period 18.03.2023 to 03.07.2024 in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
24.	Encumbrance Certificate from the period 01.04.2004 to 18.09.2024 in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
25.	Endorsement dated 06.09.2023 issued by the Tahsildar of Anekal taluk in respect of Survey No. 226/2 measuring 5 Acres 1 Gunta.
26.	Endorsement dated 06.05.2024 bearing No. Bengaluru/Special acquisition-2/53/2024-25 issued by the Karnataka Industrial Areas Development Board in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
27.	Endorsement dated 22.05.2023 issued by Tahsildar of Anekal stating that Inheritance Registrar bearing No. 4/1979-80 is not available in respect of Survey No. 226/2;
28.	Endorsement dated 22.05.2024 bearing No. KHB/land acquisition/Anekal/10/2024-25 issued by the Karnataka Housing Board in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
29.	Endorsement dated 23.05.2024 bearing No. P.T.C.L (A)/C. R:95/2024-25 issued by the Assistant Commissioner, in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
30.	Endorsement dated 10.06.2024 issued by Tahsildar, Anekal Taluk in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;

III. COMMENTS ON THE DOCUMENTS EXAMINED

Our perusal/ examination of the above documents provided to us indicates that Survey No.226/2 measuring 5 Acres 11 Guntas including 10 Guntas of A Kharab, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. The land bearing Survey No.226/2 measuring 5 Acres 11 Guntas including 10 Guntas of A Kharab, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District was owned by Busaya Reddy @ Manchaiah as gathered from Record of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 1978-79.
2. On the death of Busaya Reddy @ Manchaiah, the revenue records of the property was mutated in the name of his son H.M.Shamanna Reddy vide Inheritance Certificate bearing IHC No.4/1979-80 as gathered from RTCs for the period 1979-80 to 1983-84.
3. We have been furnished with the Affidavit dated 07.08.2024 sworn by Vidya Ananthram wife of Satishchandra detailing the Genealogical Tree of Dodda Venkataiah and it discloses that Dodda Venkataiah had a son named Bussa Reddy alias Busayya Reddy. Further Bussa Reddy alias Busayya Reddy has a son named H.M. Shamanna Reddy. The said H.M. Shamanna Reddy is married to Eeramma and they have 8 children namely;
 1. H.S.Sujayamma
 2. H.S.Vijayamma
 3. H.S.Jayalakshmamma
 4. H.S.Vishalakshmamma
 5. H.S.Savithamma
 6. H.S.Ananthram Reddy – he is married to H.N.Manjula and they have 3 children namely Karthik Annanthram, Vidya Ananthram, Savitha Ananthram
 7. H.S.Nagarathnamma
 8. H.S.Pramilamma
4. We have not been furnished with Inheritance Register Extract bearing IHC No.4/1979-80, however, we have been furnished with Endorsement dated 22.05.2023 issued by Tahsildar of Anekal stating that Inheritance Certificate bearing IHC No. 4/1979-80 is not available.
5. We have been furnished with Death Certificate of H.M.Shamma Reddy dated 02.12.2011 issued by Chief Registrar of Births and Deaths,

Hulimangala Village Panchayath, which discloses that he died on 26.11.2011.

6. We gather from the Affidavit dated 02.09.2014 sworn by H.S. Anantharamy Reddy that H.M. Shamanna Reddy (D) was married to Eramma (D) and they had 8 children namely;

1. H.S. Sujamma
2. H.S. Vijayamma
3. H.S. Jayalakshamma (D) – was married to Mohan Reddy and they have 4 children named Mala, Venkatesh Babu, Vani and Rajanna
4. H.S. Vishalakshamma
5. H.S. Savithamma
6. H.S. Anantharam Reddy
7. H.S. Pramila
8. H.S. Nagarathna.

7. We have been furnished with the Mutation Registrar Extract bearing M. R No.H112/2011-12 in respect of Survey No.226/2 measuring 5 Acres 1 Gunta, which records that on the death of H.M. Shamanna Reddy, the revenue records of the property stands in the name of his H.S. Anantharamaiah.
8. The legal heirs of H.M. Shamanna Reddy viz., H.S. Sujamma wife of Late H.N. Janardhana Reddy, H.S. Vijayamma wife of Srinivasa Reddy, Mohana Reddy husband of Late H.S. Jayalakshamma and son of Sidda Reddy, Venkatesh Babu son of Late H.S. Jayalakshamma, Rajanna son of Late H.S. Jayalakshamma, Mala daughter of Late H.S. Jayalakshamma, Vani daughter of Late H.S. Jayalakshamma, H.S. Vishalakshamma wife of Earappa Reddy, H.S. Savithamma wife of Shamanna, H.S. Anantharama Reddy son of H.M. Shamanna Reddy, H.S. Pramilamma, H.S. Nagarathanamma wife of Guruprasad have effected partition of joint family properties vide registered Partition Deed dated 10.09.2014, wherein property bearing Survey No.226/2 measuring 5 Acres 1 Gunta was allotted to the share of H.S. Anantharama Reddy and the said partition was

recorded in revenue records vide Mutation Registrar Extract bearing M.R No.H60/2014-15.

9. Pursuant thereto, the said H.S. Anantharama Reddy along with his family members namely H.N.Manjula wife of H.S. Anantharama Reddy, Karthik Anantharam represented by his general power of attorney holder H.S.Ananthram Reddy, Vidya Anantharam wife of Satish Chandra M, Savitha Anantharam wife of Akarsh all children of H.S. Anantharama Reddy entered into a Joint Development Agreement (JDA) dated 25.01.2024 with M/s.Urbanise Land Holdings Private Limited, represented by its managing Director H.R.Ravichandra authorizing them to develop the property and under the said JDA it is agreed that owner shall convey 30% share of saleable area to the developer and remaining 70% share shall be the owners share.
10. H.S. Anantharama Reddy and his family members also executed a General Power of Attorney dated 25.01.2024 in favour of M/s.Urbanise Land Holdings Private Limited, represented by its managing Director H.R.Ravichandra.
11. Further, we have been furnished with official memorandum dated 18.03.2024, issued by Deputy Commissioner of Bangalore, vide which the land bearing Survey No.226/2 measuring 5 Acres 01 Guntas excluding 10 Guntas of kharab was converted from agricultural to non-agricultural residential purposes and the said transaction came to be recorded in the revenue records vide mutation register extract bearing MR No.T177/2023-24.
12. We have been furnished with Relinquishment Deed dated 01.08.2024 executed by H.S. Ananthrama Reddy, represented by his GPA Holder M/s. Urbanize Land Holdings Pvt. Ltd., represented by its Managing Director H.R. Ravichandra in favour of Bangalore Development Authority, vide which a portion of land measuring 8134.06 Sq. meters was relinquished for park, open space and 16665.88 Sq. meters was relinquished for roads out of Survey No.226/2, 227/2 and other portions totally measuring 13 Acres 13 Guntas;

13. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1969-70 to 2024-25 in respect of Survey No.226/2 for the extent measuring 5 Acres 11 Guntas including 10 Guntas A Kharab and the details reflected in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
1969-70 to 1978-79	Busaya Reddy @ Manchaiah	Shamanna Reddy		
1979-80 to 1983-84	Busaya Reddy @ Manchaiah Shamanna Reddy	H.M.Shamanna Reddy	Ancestral IHC4/79-80	
1984-85 to 2010-11	H.M. Shamanna Reddy son of Busaya @ Manchaiah	H.M.Shamanna Reddy	IHC4/79-80	
2011-12 to 2013-14	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	H.M.Shamanna Reddy H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	MR H112/11-12 - 27.03.2012 - inheritance	
2014-15 to 2023-24	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	MR H60/14-15 Partition - 29.01.2015	
2024-2025	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy - land conversion	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy - land conversion	MR T177/23-24 Residence - 15.04.2024	

14. We have been furnished with the Tippani in respect of Survey No.226, which reflects the shape.
15. We have been furnished with the Survey Sketch in respect of Survey No. 226, which reflects the boundaries of Survey No.226/2 as East by Survey No.155, West by Survey No.227, North by Survey No.226/1 and South by Road.
16. We have been furnished with Karnataka Revision Settlement Akarbandh in respect of Survey No.226/2, which reflects the extent as 5 Acres 11 Guntas including 10 Guntas kharab.
17. We have been furnished with Village Map of Hulimangala Village and it reflects the boundary of Survey No.226 as East by Survey No.155, West by Survey No.227, North by Survey No.225 and South by Road.
18. *We have not been furnished with latest Tax Paid Receipts and the same is recommended to be obtained.*
19. We have been furnished with Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 in respect of Survey No.226/2 measuring 05 Acres 11 Guntas which reflects no transaction for the relevant period.
20. We have been furnished with Encumbrance Certificate for the period 01.04.2004 to 18.05.2023 and Encumbrance Certificate for the period 01.04.2004 to 07.08.2023 in respect of Survey No. 226/2 measuring 5 Acres 1 Gunta, which reflects the Partition Deed dated 10.09.2014.
21. We have been furnished with Encumbrance Certificate for the period 01.04.2004 to 08.01.2024 in respect of Survey No.226/2, which reflects the partition deed dated 10.09.2014. We have also been furnished with Encumbrance Certificate for the period 01.04.2004 to 08.04.2024 in respect of Survey No.226/2 and 227/2, which reflects the Joint Development Agreement dated 25.01.2024.

22. Further, we have also been furnished with the Encumbrance Certificate from the period 18.03.2023 to 03.07.2024 in respect of Survey No.226/2 measuring 05 Acres 01 Guntas and it reflects the Joint Development Agreement dated 25.01.2024.
23. We have been furnished with Encumbrance Certificate from the period 01.04.2004 to 18.09.2024 in respect of Survey No.226/2 measuring 05 Acres 01 Guntas, and it reflects 1) Relinquishment Deed dated 01.08.2024, 2) Joint Development Agreement dated 24.01.2024 and 3) Partition Deed dated 10.09.2014.
24. We have been furnished with Endorsement dated 06.09.2023 and dated 10.06.2024 issued by the Tahsildar of Anekal Taluk in respect of Survey No. 226/2 measuring 5 Acres 1 Gunta stating that no tenancy applications are filed in respect of property.
25. Upon our review of Endorsement dated 06.05.2024 issued by the Karnataka Industrial Areas Development Board (KIADB), it is seen that the property has not been acquired by KIADB.
26. We have been provided with an Endorsement dated 22.05.2024 issued by the Karnataka Housing Board stating that the property has not been acquired by them for any project.
27. We not been furnished with an Endorsement dated 23.05.2024 issued by the Assistant Commissioner stating that there are no proceedings initiated under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property.
28. *We have not been furnished with the Endorsement issued by the Special Land Acquisition Officer/ NHAI/State Highway Authority, confirming that the Property is not acquired or proposed to be acquired for any acquisition proceedings.*

IV. CONCLUSION

1. On the basis of the examination/perusal of the above-mentioned documents and subject to the production of the documents, we are of the opinion that H.S. Anantharama Reddy son of H.M. Shamanna Reddy is the khatedar in possession of property bearing Survey No.226/2 measuring 5 Acres 11 Guntas including 10 Guntas A Kharab.
2. M/s. Urbanise Land Holdings Private Limited have the developing rights by virtue of Joint Development Agreement dated 25.01.2024 and under the said JDA it is agreed that owner shall convey 30% share of saleable area to the developer and remaining 70% share shall be the owners share.
3. We have been informed that there are no litigations pending in respect of the Property in any Revenue Court or in any other Court of law.
4. Since the property is an agricultural property, it is mandatory to convert the Property from agricultural use to non-agricultural use, before commencing any development/commercial activity on the Property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,



M/s. AGRAA LEGAL
Advocates & Consultants

Disclaimer:

This report is to be accountable for the period 40 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analyzed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc., we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. 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.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
- 6. We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*



ADVOCATES & CONSULTANTS

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Tel: +91-80-41680004 / 22114370. Email: admin@agraalegal.com

TITLE SEARCH REPORT

Date: 30.09.2024

To,

M/s Urbanize Developers India Pvt. Ltd.,

No. 9/2-2, Purshotham Layout,

Off SBI Road, St. Marks Road,

Bengaluru – 560085.

Subject: Title report in respect of residentially converted property bearing Survey No.227/2 measuring 2 Acres 14 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District.

I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of residentially converted property bearing Survey No.227/2 measuring 2 Acres 14 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows:

East by : Survey No.226;
West by : Survey No.228;
North by : Survey No.227/1;
South by : Road;

(boundaries mentioned as per conversion order)

The aforesaid immovable property is hereinafter referred to as the “**Property**”.

II. DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. No	PARTICULARS OF DOCUMENTS
1.	Death Certificate of H.M.Shamma Reddy dated 02.12.2011 issued by Chief Registrar of Births and Deaths, Hulimangala Village Panchayath;
2.	Affidavit dated 07.08.2024 sworn by Vidya Ananthram wife of Satishchandra detailing the Genealogical Tree of Dodda Venkataiah;
3.	Partition Deed dated 10.09.2014 executed between H.S. Sujayamma wife of Late H.N. Janardhana Reddy, H.S. Vijayamma wife of Srinivasa Reddy, Mohana Reddy husband of Late H.S. Jayalakshamma and son of Sidda Reddy, Venkatesh Babu son of Late H.S. Jayalakshamma, Rajanna son of Late H.S. Jayalakshamma, Mala daughter of Late H.S. Jayalakshamma, Vani daughter of Late H.S. Jayalakshamma, H.S. Vishalakshamma wife of Earappa Reddy, H.S. Savithramma wife of Shamanna, H.S. Anantharama Reddy son of H.M. Shamanna Reddy, H.S. Pramamma, H.S. Nagarathanamma wife of Guruprasad, registered as Document No. 2705/2014-15, Book-I, stored in CD no. ANKD380, in the office of Sub- Registrar of Anekal, in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas and other properties;
4.	Affidavit dated 02.09.2014 sworn by H.S. Anantharam Reddy son of late H.M. Shamanna Reddy detailing the Genealogical Tree of H.M. Shamanna Reddy;
5.	Development Agreement dated 25.01.2024 executed by H.S. Anantharama Reddy son of H.M. Shamanna Reddy along with H.N. Manjula wife of H.S. Anantharama Reddy, Karthik Anantharam represented by his general power of attorney holder H.S. Ananthram Reddy, Vidya Anantharam wife of Satish Chandra M, Savitha Anantharam wife of Akarsh all children of H.S. Anantharama Reddy in favour of M/s. Urbanize Land Holdings Private Limited represented by its managing director H.R. Ravichandra son of late Rajashekar Reddy registered as Document No. ANK-1-11451-2023-

	24, Book I, in the office of Sub Registrar, Anekal in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
6.	General Power of Attorney dated 25.01.2024 executed by H.S. Anantharama Reddy son of H.M. Shamanna Reddy along with H.N.Manjula wife of H.S. Anantharama Reddy, Karthik Anantharam represented by his general power of attorney holder H.S.Ananthram Reddy, Vidya Anantharam wife of Satish Chandra M, Savitha Anantharam wife of Akarsh all children of H.S. Anantharama Reddy in favour of M/s. Urbanize Land Holdings Private Limited represented by its managing director H.R.Ravichandra son of late Rajashekar Reddy registered as Document No.ANK-4-000604-2023-24, Book 4, in the office of Sub Registrar, Anekal in respect of Survey No.226/2 measuring 05 Acres 01 Guntas;
7.	Official memorandum dated 18.03.2024 bearing no. 644607, issued by Deputy Commissioner of Bangalore, in respect of Survey No.227/2 measuring 2 Acres 14 Guntas;
8.	Relinquishment Deed dated 01.08.2024 executed by H.S. Ananthrama Reddy, represented by his GPA Holder M/s. Urbanize Land Holdings Pvt. Ltd., represented by its Managing Director H.R. Ravichandra in favour of Bangalore Development Authority, registered on 02.08.2024 as Document No. BDA-1-01370-2024-25, Book I, in the office of the Sub-registrar at Bangalore Development Authority, in respect of Survey Nos.226/2, 227/2 and other portions totally measuring 13 Acres 13 Guntas (excluding 13 Guntas of kharab);
9.	Record of Rights, Tenancy and Crops/ Pahani, for the period 1969-70 to 1978-79, 1984-85 to 1992-93 to 2024-25 in respect of in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas;

10.	Mutation Registrar extract bearing M.R No.H112/2011-12 in respect of Survey No.227/2 measuring 2 Acres 14 Gunta;
11.	Mutation Registrar extract bearing M.R No.H60/2014-15 in respect of Survey No.227/2 measuring 2 Acres 14 Gunta;
12.	Mutation Registrar extract bearing M.R No.T178/2023-24 in respect of Survey No.226/2 measuring 2 Acres 14 Guntas;
13.	Moola Survey Tippani in respect of Survey No. 227;
14.	Hissa Survey Tippani in respect of Survey No. 227;
15.	RR Balabagada Nakalu in respect of Survey No. 227;
16.	Karnataka Revision Settlement Akarband in respect of Survey No.227/2;
17.	Village Map of Hulimangala Village;
18.	Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 in respect of Survey No.226/2 and 227/2;
19.	Encumbrance Certificate for the period 01.04.2004 to 08.01.2024 in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas;
20.	Encumbrance Certificate for the period 01.04.2004 to 08.04.2024 in respect of Survey No.226/2 and 227/2;
21.	Encumbrance Certificate from the period 01.04.2004 to 18.09.2024 in respect of Survey No.227/2 measuring 02 Acres 14 Guntas;
22.	Endorsement dated 06.09.2023 issued by the Tahsildar of Anekal taluk in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas.

23.	Endorsement dated 22.05.2023 issued by Tahsildar of Anekal stating that Inheritance Registrar bearing No. 4/1979-80 is not available in respect of Survey No. 227/2;
24.	Endorsement dated 06.05.2024 bearing No. Bengaluru/Special acquisition-2/53/2024-25 issued by the Karnataka Industrial Areas Development Board in respect of Survey No.227/2 measuring 02 Acres 14 Guntas;
25.	Endorsement dated 22.05.2024 bearing No. KHB/land acquisition/Anekal/10/2024-25 issued by the Karnataka Housing Board in respect of Survey No.227/2 measuring 02 Acres 14 Guntas;
26.	Endorsement dated 23.05.2024 bearing No. P.T.C.L (A)/C. R:95/2024-25 issued by the Assistant Commissioner, in respect of Survey No.227/2 measuring 02 Acres 14 Guntas;
27.	Endorsement dated 10.06.2024 issued by the Tahsildar, Anekal Taluk in respect of Survey No.227/2 measuring 02 Acres 14 Guntas;

III. COMMENTS ON THE DOCUMENTS EXAMINED

Our perusal/ examination of the above documents provided to us indicates that Survey No.227/2 measuring 2 Acres 14 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District is an agricultural property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. The land bearing Survey No.227/2 measuring 2 Acres 14 Guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, was owned by Busaya Reddy @ Manchaiah as gathered from Record of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 1978-79.

2. On the death of Busaya Reddy @ Manchaiah, the revenue records of the property was mutated in the name of his son H.M.Shamanna Reddy vide Inheritance Certificate bearing IHC No.4/1979-80 as gathered from RTCs for the period 1979-80 to 1983-84.
3. We have been furnished with the Affidavit dated 07.08.2024 sworn by Vidya Ananthram wife of Satishchandra detailing the Genealogical Tree of Dodda Venkataiah and it discloses that Dodda Venkataiah had a son named Bussa Reddy alias Busayya Reddy. Further Bussa Reddy alias Busayya Reddy has a son named H.M. Shamanna Reddy. The said H.M. Shamanna Reddy is married to Eeramma and they have 8 children namely;
 1. H.S.Sujayamma
 2. H.S.Vijayamma
 3. H.S.Jayalakshamma
 4. H.S.Vishalakshamma
 5. H.S.Savithamma
 6. H.S.Ananthram Reddy – he is married to H.N.Manjula and they have 3 children namely Karthik Ananthram, Vidya Ananthram, Savitha Ananthram
 7. H.S.Nagarathamma
 8. H.S.Pramilamma
4. We have not been furnished with Inheritance Register Extract bearing IHC No.4/1979-80, however, we have been furnished with Endorsement dated 22.05.2023 issued by Tahsildar of Anekal stating that Inheritance Certificate bearing IHC No. 4/1979-80 is not available.
5. We have been furnished with Death Certificate of H. M. Shamma Reddy dated 02.12.2011 issued by Chief Registrar of Births and Deaths, Hulimangala Village Panchayath, which discloses that he died on 26.11.2011.
6. We gather from the Affidavit dated 02.09.2014 sworn by H.S.Anantharamy Reddy that H.M.Shamanna Reddy (D) was married to Eramma (D) and they had 8 children namely;

1. H.S.Sujamma
 2. H.S.Vijayamma
 3. H.S.Jayalakshamma (D) – was married to Mohan Reddy and they have 4 children named Mala, Venkatesh Babu, Vani and Rajanna
 4. H.S.Vishalakshamma
 5. H.S.Saviahramma
 6. H.S.Anantharam Reddy
 7. H.S.Pramila
 8. H.S.Nagarathna.
7. We have been furnished with the Mutation Registrar Extract bearing M.R No.H112/2011-12, in respect of Survey No.227/2 which records on the death of H.M.Shamanna Reddy, the revenue records of the property stands in the name of his H.S. Anantharamaiah.
8. The legal heirs of H.M. Shamanna Reddy, viz., H.S. Sujamma wife of Late H.N. Janardhana Reddy, H.S. Vijayamma wife of Srinivasa Reddy, Mohana Reddy husband of Late H.S. Jayalakshamma and son of Sidda Reddy, Venkatesh Babu son of Late H.S. Jayalakshamma, Rajanna son of Late H.S. Jayalakshamma, Mala daughter of Late H.S. Jayalakshamma, Vani daughter of Late H.S. Jayalakshamma, H.S. Vishalakshamma wife of Earappa Reddy, H.S. Savithramma wife of Shamanna, H.S. Anantharama Reddy son of H.M. Shamanna Reddy, H.S. Pramilamma, H.S. Nagarathanamma wife of Guruprasad have effected partition of joint family properties vide registered Partition Deed dated 10.09.2014 registered as Document No. 2705/2014-15, Book-I, stored in CD no. ANKD380, in the office of Sub- Registrar of Anekal, wherein property bearing Survey No.227/2 measuring 2 Acres 14 Guntas was allotted to the share of H.S. Anantharama Reddy and the said partition was recorded vide Mutation Registrar Extract bearing M.R No.H60/2014-15.
9. Pursuant thereto, the said H.S. Anantharama Reddy along with his family members namely H.N.Manjula wife of H.S. Anantharama Reddy, Karthik Anantharam represented by his general power of attorney holder H.S.Ananthram Reddy, Vidya Anantharam wife of Satish Chandra M,

Savitha Anantharam wife of Akarsh all children of H.S. Anantharama Reddy entered into a Joint Development Agreement (JDA) dated 25.01.2024 with M/s. Urbanise Land Holdings Private Limited, represented by its managing Director H.R.Ravichandra authorizing them to develop the property and under the said JDA it is agreed that owner shall convey 30% share of saleable area to the developer and remaining 70% share shall be the owners share.

10. H.S. Anantharama Reddy and his family members also executed a General Power of Attorney dated 25.01.2024 in favour of M/s.Urbanise Land Holdings Private Limited, represented by its managing Director H.R.Ravichandra.
11. Further, we have been furnished with official memorandum dated 18.03.2024, issued by Deputy Commissioner of Bangalore, vide which the land bearing Survey No.227/2 measuring 2 Acres 14 Guntas was converted from agricultural to non-agricultural residential purposes and the said transaction came to be recorded in the revenue records vide mutation register extract bearing MR No.T178/2023-24.
12. We have been furnished with Relinquishment Deed dated 01.08.2024 executed by H.S. Ananthrama Reddy, represented by his GPA Holder M/s. Urbanize Land Holdings Pvt. Ltd., represented by its Managing Director H.R. Ravichandra in favour of Bangalore Development Authority, vide which a portion of land measuring 8134.06 Sq. meters was relinquished for park, open space and 16665.88 Sq. meters was relinquished for roads out of Survey No.226/2, 227/2 and other portions totally measuring 13 Acres 13 Guntas;
13. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1969-70 to 1978-79, 1984-85 to 1992-93, 1994-95 to 2024-25 in respect of in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas and the details reflected in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
1969 - 70 to 1978-79	Busaya Reddy @ Manchaiah	Shamanna Reddy		
1984-85 to 1993- 94	(Busaya Reddy @ Manchaiah) H.M. Shamanna Reddy son of Busaya @ Manchaiah	H.M. Shamanna Reddy	IHC4/79- 80	
1994-95 to 2011-12	H.M. Shamanna Reddy son of Busaya @ Manchaiah	H.M. Shamanna Reddy	IHC4/79- 80	
2012-13 2013-14	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	MR H112/11- 12 - dated 27.03.2012 - inheritance	
2014-15 to 2023-24	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	MR H60/14-15 Partition dated 29.01.2015	
2024-2025	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	H.S. Anantharamaiah son of Late H.S. Shamanna Reddy	MR T178/23-24 Residence - 15.04.2024	

We have not been furnished with Record of Rights, Tenancy and Crops/ Pahani, for the period 1979-80 to 1983-84, in respect of property bearing Survey No.227/2 measuring 2 Acres 14 Guntas, since the land is converted we are not insisting on the same.

14. We have been furnished with the Tippani in respect of Survey No.227, which reflects the shape.
15. We have been furnished with Hissa Survey Tippani and RR Balabagada Nakalu in respect of Survey No. 227, which reflects the phodi of Survey No.227 as 227/1 and 227/2 and portion measuring 2 Acres 14 Guntas held by Busaya Reddy @ Manchaiah was allotted with Survey No.227/2.
16. We have been furnished with Karnataka Revision Settlement Akarbandh in respect of Survey No.227/2, which reflects the extent as 2 Acres 14 Guntas and there being no kharab.
17. We have been furnished with Village Map of Hulimangala Village and it reflects the boundary of Survey No.227 as East by Survey No.225 and 226, West by Survey No.228, North by Survey No.224 and South by Road.
18. *We have not been furnished with latest Tax Paid Receipts and the same is recommended to be obtained.*
19. We have been furnished with Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 in respect of Survey No. 227/2 measuring 02 Acres 14 Guntas which reflects no transaction for the relevant period.
20. We have been furnished with Encumbrance Certificate for the period 01.04.2004 to 18.05.2023 and Encumbrance Certificate for the period 01.04.2004 to 07.08.2023 in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas, which reflects the Partition Deed dated 10.09.2014.
21. We have also been furnished with Encumbrance Certificate for the period 01.04.2004 to 08.04.2024 in respect of Survey No.226/2 and 227/2, which reflects the Joint Development Agreement dated 25.01.2024.
22. We have been furnished with Encumbrance Certificate from the period 01.04.2004 to 18.09.2024 in respect of Survey No.227/2 measuring 02 Acres 14 Guntas, and it reflects 1) Relinquishment Deed dated 01.08.2024, 2) Joint

Development Agreement dated 24.01.2024 and 3) Partition Deed dated 10.09.2014.

23. We have been furnished with Endorsement dated 06.09.2023 and dated 10.06.2024 issued by the Tahsildar of Anekal Taluk in respect of Survey No. 227/2 measuring 2 Acres 14 Guntas stating that no tenancy applications are filed in respect of property.
24. Upon our review of Endorsement dated 06.05.2024 issued by the Karnataka Industrial Areas Development Board (KIADB), it is seen that the property has not been acquired by KIADB.
25. We have been provided with an Endorsement dated 22.05.2024 issued by the Karnataka Housing Board stating that the property has not been acquired by them for any project.
26. We been furnished with an Endorsement dated 23.05.2024 issued by the Assistant Commissioner stating that there are no proceedings initiated under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property.
27. *We have not been furnished with the Endorsement issued by the Special Land Acquisition Officer/ NHAI/State Highway Authority, confirming that the Property is not acquired or proposed to be acquired for any acquisition proceedings.*

IV. CONCLUSION

1. On the basis of the examination/perusal of the above-mentioned documents and subject to the production of the documents, we are of the opinion the H.S. Anantharama Reddy son of H.M. Shamanna Reddy is the khatedar in possession of property bearing Survey No.227/2 measuring 2 Acres 14 Guntas.

2. M/s. Urbanise Land Holdings Private Limited have the developing rights by virtue of Joint Development Agreement dated 25.01.2024 and under the said JDA it is agreed that owner shall convey 30% share of saleable area to the developer and remaining 70% share shall be the owners share.
3. We have been informed that there are no litigations pending in respect of the Property in any Revenue Court or in any other Court of law.
4. Since the property is an agricultural property, it is mandatory to convert the Property from agricultural use to non-agricultural use, before commencing any development/commercial activity on the Property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,



M/S. AGRAA LEGAL
Advocates & Consultants

Disclaimer:

This report is to be accountable for the period 40 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analyzed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc., we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.

1. *No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
2. *This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
3. *This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
4. *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.*
5. *Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*