



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/968426282/9535397986**

To,

Date.07.06.2025.

**M/s. VENKATESWARA CREATORS,**  
a registered partnership firm, having its place of business at No.G2,  
Parimala Residency, H V Reddy Layout, Brookfield,  
Kundalahalli, Bangalore, Karnataka – 560037.

Represented by its Partners,

**1. Mr. GONUGUNTLA SOMASEKHARA RAO,** Aged About 48 Years,  
S/o Late Sri. Gonuguntla Venkateswarlu,  
Residing at No.G2, Parimala Residency, H V Reddy Layout,  
Kundalahalli, Bangalore – 560037.  
Aadhaar No.9069 2327 2442

**2.Mrs.GONUGUNTLA RANI ANANTHA LAKSHMI,**  
Aged About 41 Years,  
W/o Sri. Gonuguntla Somasekhara Rao,  
Residing at No.G2, Parimala Residency, H V Reddy Layout,  
Kundalahalli, Bangalore – 560037.  
Aadhaar No.7697 8929 3281

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. VENKATESWARA CREATORS,**  
based on the photocopies of title documents provided by them.





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**RE:**

All that piece and parcel of property bearing **Converted New Survey No.158/24** (old Sy.No.158/5 earlier Survey No.158/1, now assigned **Muthsandra Gramapanchayath Katha No.158/24, PID No. 150300402000621183**, duly converted from agricultural to non-agricultural purpose vide conversion order Application No.187745, dated.12.11.2020, issued by Deputy Commissioner, Bangalore Rural District, situated at **MUTHSANDRA VILLAGE**, Anugondanahalli Hobli, Hosakote Taluk, Bangalore Rural District, measuring about **26 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the;

East by : Land belongs to Bhanuprakash;

West by : Road;

North by : Land belongs to Y Muni Reddy;

South by : Land bearing Survey No.159;

### **I. LIST OF DOCUMENTS SCRUTINISED:**

<b>I.No.</b>	<b>DATE</b>	<b>NATURE AND PARTICULARS OF DOCUMENTS</b>	<b>Original/ Copy</b>
01.		Village Map, Akarbandh, Karda Nakalu, Atlas, Hissa Survey Tippani, RR Balabagada Nakalu, Karda Nakalu, in respect of the above said property.	Copy
02.		Endorsement issued by the Thasildhar stating that Index of land Records and Record of Rights in respect of the above said Sy.No is not available.	Copy





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03.		Endorsement issued by Thasildhar stating that MR No.5/1991-92 in respect of the above said Sy.No is not available.	Copy
04.		MR.No.6/2004-05, H35/2014-15, T33/2020-21, T34/2020-21 and T22/2023-24.	Copy
05.		RTC extracts from 1974-75 to 1988-89, 1994-95 to 1996-97, 2002-03 to 2019-20 to 2022-2023 in respect of the above said property.	Copy
06.	15.05.1949	Sale deed executed by Sri.M.R.krishna Shetty Son of Sri.Ramanna in favour of Smt.Venkatamma @ Bodamma Wife of Sri.Appayappa @ Venkatappa registered vide document No.2852/1948-49, Book I, Volume 681, pages 196 to 197 registered in the office of the Sub-registrar Hosakote in respect of Sy.No.158/1 of Muttasandra Village.	Copy
07.	11.12.1950	Sale deed executed by Smt.Venkatamma @ Bodamma Wife of Sri.Appayappa @ Venkatappa in favour of Sri.Yellappa Son of Nanjappa registered vide document No.3185/1950-51, Book I, Volume 722, pages 115 to 116 registered in the office of the Sub-registrar Hosakote in respect of Sy.No.158/1 of Muttasandra Village.	Copy
08.	08.08.1991	Sale deed executed by Sri.Venkatashami Reddy Son of Sri.Yellappa and his son Sri.Prakash Reddy in favour of Sri.M.N.Krishna Reddy Son of Sri.Nanjunda Reddy registered vide document No.1238/1991-92, Book I, Volume 1885, pages 99 to 101 registered in the office of the Sub-registrar Hosakote in respect of Sy.No.158/1 of Muttasandra Village.	Copy

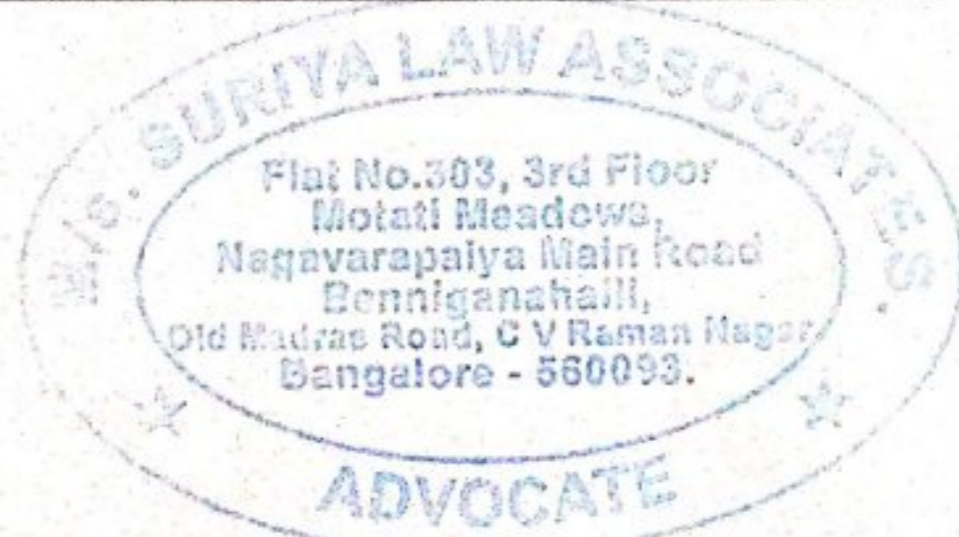




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09.	3.10.2011	Release deed executed by Smt.Kamamma Wife of Late M.N.Krishna Reddy and her daughters Smt.Manjula, Smt.Shantha and Smt.Nagaveni in favour of Sri.Nanjunda Reddy and Sri.Ramesh both sons of Late M.N.Krishna Reddy registered vide document No.229/2011-12, Book IV, registered in the office of the Sub-Registrar Hosakote.	Copy
10.	31.10.2014	Partition deed entered between Sri.K.Nanjunda Reddy and Sri.K.Ramesh both sons of late M.N.Krishna Reddy registered vide document No.5359/2014-15, Book I, registered in the office of the Sub-Registrar Hosakote.	Copy
11.		Death Certificate of Sri.M.N.Krishna Reddy and Family Tree of Sri.M.N.Krishna Reddy.	Copy
12.	28.02.2025	PTCL Endorsement issued by the Assistant Commissioner Doddabalapura in respect of the above said property.	Copy
13.	12.11.2020	Conversion Certificate bearing SL.No. 187745 issued by Deputy Commissioner, Bangalore Rural District.	Copy
14.	12.04.2023	Joint Development Agreement entered between Sri.K.Ramesh Reddy Son of Late M.N.Krishna Reddy and his daughters Kumari Monika.R and Manushree R and M/s.Venkateshwara Creators represented by its Partners Sri.Gonaguntala Somashekara Rao, Yekkuluri Arun Kumar Reddy and Dappili Goutham Reddy registered vide document No.476/2023-24, Book I, registered in the office of the Sub-Registrar Hosakote.	Copy



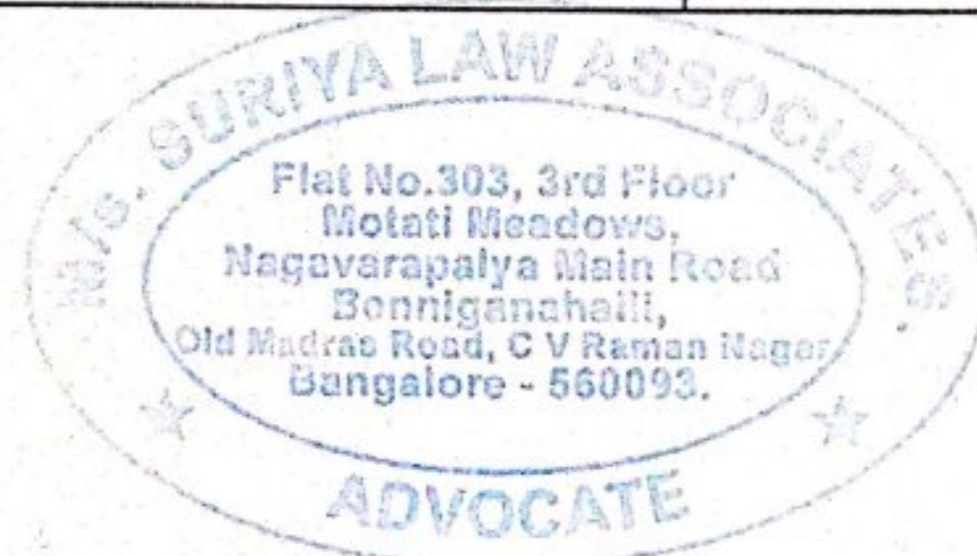


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15.	12.04.2023	General Power of Attorney executed by Sri.K.Ramesh Reddy Son of Late M.N.Krishna Reddy and his daughters Kumari Monika.R and Manushree R in favour of M/s.Venkateshwara Creators represented by its Partners Sri.Gonaguntala Somashekara Rao, Yekkuluri Arun Kumar Reddy and Dappili Goutham Reddy registered vide document No.18/2023-24, Book IV, registered in the office of the Sub-Registrar Hosakote.	Copy
16.	17.02.2025.	Supplemental Agreement entered between Sri.K.Ramesh Reddy Son of Late M.N.Krishna Reddy and his daughters Kumari Monika.R and Manushree R and M/s.Venkateshwara Creators represented by its Partners Sri.Gonaguntala Somashekara Rao and Yekkuluri Arun Kumar Reddy for sharing of villas.	Copy
17.	26.02.2024	Official Memorandum issued by Thasildhar Hosakote Taluk for change of direction of Pathway passing in respect of the above said property.	Copy
18.	20.03.2024	Official Memorandum issued by Deputy Commissioner, Bangalore Rural District for change of direction of Pathway passing in respect of the above said property.	Copy
19.		Sketch for change of Pathway passing in respect of the above said property.	Copy
20.		Tax and other charges paid receipts in respect of the above said property.	Copy

*Accept*

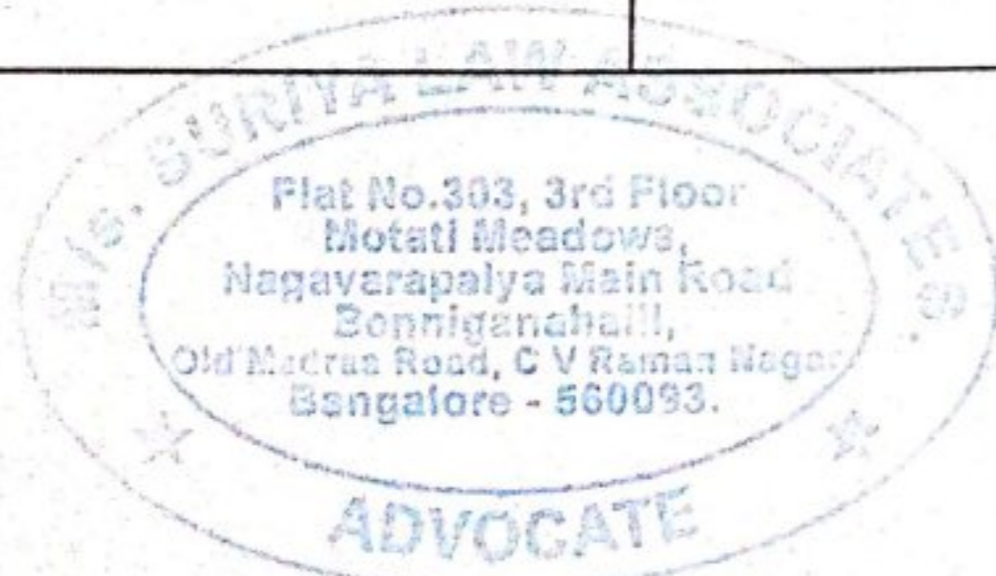




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21.		E-Katha issued by the Muthsandra Gramapanchayath in the names of M/s.Venkateshwara Creators represented by its Partners Sri.Gonaguntala Somashekara Rao, Yekkuluri Arun Kumar Reddy and Dappili Goutham Reddy GPA Holder for Mr.K.Ramesh Reddy.	Copy
22.	20.11.2024	NOC issued by the Muthasandra Grama Panchayath for Supply of water.	Copy
23.	05.11.2024	Permission Charges and other charges paid receipts.	Copy
24.	03.12.2024 04.09.2024	Intimation letter issued by the Hosakote Planning Authority for Plan Approval.	Copy
25.	08.01.2025	Commencement certificate issued by the Hoskote Planning Authority.	Copy
26.	05.02.2024	Building Approval Letter issued by the Muthasandra Gramapanchayath.	Copy
27.	06.04.2023	Partnership deed entered between Sri.Gonaguntala Somashekara Rao, Yekkuluri Arun Kumar Reddy, Dappili Goutham Reddy and Smt.Prathyush Tenneti in the name and Style of "M/s.Venkateswara Creators".	Copy
28.	10.04.2023	Acknowledgement of registration of Firm of Venkateswara Creators.	Copy
29.	06.04.2023	Reconstitution of the Partnership deed entered between Sri.Gonaguntala Somashekara Rao, Yekkuluri Arun Kumar Reddy, Dappili Goutham Reddy Smt.Prathyush Tenneti and Smt.Gonuguntala Rani Anantha in the name and Style of "M/s.Venkateswara Creators"	Copy
30.	07.12.2024	Memorandum acknowledging receipt of documents for change in the constitution of the firm.	Copy





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31.	22.02.2025	Reconstitution of Partnership deed entered between Sri.Gonaguntala Somashekara Rao (Continuing partner), Smt.Gonuguntala Rani Anantha Lakshmi (Continuing partner), Yekkuluri Arun Kumar Reddy, Dappili Goutham Reddy, Smt.Prathyush Tenneti (Retiring partners) and in the name and Style of "M/s.Venkateswara Creators"	Copy
32.	31.05.2025	Acknowledgement for change of Constitution of the Firm of Venkateswara Creators.	Copy
33.		Encumbrance certificate from 1.03.1940 to 31.03.2004 and from 1.04.2004 to 8.05.2025 in respect of the above said property.	Copy

### **II. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property till date, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

### **III. CERTIFICATE**

Therefore I certify that M/s.Venkateshwara Creators represented by its Partners Sri.Gonaguntala Somashekara Rao and Smt.Gonuguntala Rani Anantha Lakshmi are the owners and they would derive marketable title to sell the Villas that has been allocated to Builders share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para in the project Known as "**WHISPERS OF BLISS**" and Sri.K.Ramesh Reddy Son of Late M.N.Krishna Reddy and his daughters Kumari Monika.R and Manushree R the Owners would derive marketable title to sell the remaining Villas. There are no claims of minor or other persons/ and there are no charges, encumbrances or mortgages for the property described under Para.

  
(MURTHY.S)  
ADVOCATE.

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**  
Flat No. 303, 3rd Floor, Motati Meadows,  
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Old Madras Road, C.V. Raman Nagar Post,  
Bangalore - 560 093. Mob.98450 87191

