



## **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**

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To,

Date.26/12/2024.

**M/s. SURYA BUILDERS AND DEVELOPERS,**  
A Partnership firm having its office at  
No.976/D, AECS Layout, 'A' Block, Singasandra Post,  
Bangalore – 560 068

Represented by its Managing Partners

**1. Mr. T. MAHESHWARA REDDY,** aged about 48 years,  
S/o. Sri. Rama Chandra Reddy  
Aadhaar No.3650 9493 7524

**2. Mr. P. VIJAYA BHASKAR REDDY,** aged about 63 years,  
S/o. Sri. Ramireddy  
Aadhaar No. 3617 2121 9269

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SURYA BUILDERS AND DEVELOPERS** based on the photocopies of title documents provided by them.



**RE:**  
**ITEM NO.I:**

All that piece and parcel of the immovable Property bearing **Converted Survey No.45/5**, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506354, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANNEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **1 Acre**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;







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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/968426282/9535397986**

East by : Land in Survey No.45/6;  
West by : Land in Survey No.45/3, 45/8 & 45/9;  
North by : Land in Survey No.45/4, 45/7 & 45/11;  
South by : Land in Survey No.45/12;

### **ITEM NO.II:**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.45/12, Old Sy.No.45/5**, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.508030, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **1 Acre 7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows:

East by : Land in Survey No.45/6 belongs to Lakshmi Narayana;  
West by : Land in Survey No.45/8 & 45/9;  
North by : Land in Survey No.45/5;  
South by : Land in Survey No.46/4;

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

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Sy.No.45/5:</b>	
01.		Akarbandh, Hissa Survey Tippani, Atlas, RR Balabagada Nakalu, in respect of the above said property.	Copy
02.		Mutation register Extract No.T14/2023-24, MR No.H4/2019-20, MR No.5/2007-08, and MR No.8/2003-04.	Copy





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**M.9845087191/968426282/9535397986**

03.		RTC Extract from 1969-70 to 2024-25 in respect of Sy.No.45/5 measuring 1 Acre + 0.08 Guntas karab Situated at Chikkanekkundi Village.	Copy
04.	10.06.1965	Sale deed executed by Sri.Venkatappa Son of Ramaswamy and his son Sri.Ramaiah in favour of Sri.Munishamappa Son of Nanjundappa and Munishamappa Son of Chikkanagappa registered vide document No.918/1965-66, Book I, Volume 1012, Pages 62 to 64 in the office of the Sub-registrar Anekal.	Copy
05.	16.06.1966	Sale deed executed by Sri.Munishamappa Son of Nagappa in favour of Sri.Munishamappa Son of Nanjundappa registered vide document No.870/1966-67, Book I, Volume 1031, Pages 151 to 152, in the office of the Sub-registrar Anekal.	Copy
06.	27.04.1990	Sale deed executed by Sri.Munishamappa Son of late Nanjundappa in favour of Sri.Munivenkatappa Son of late Munishami Reddy, registered as document No.144/1990-91, Volume 1557, pages 87 to 90, Book I, in the office of the Sub-Registrar Anekal.	Copy
07.	19.07.2007	Partition deed entered between Sri.Thimmarayappa and Munivenkatappa both sons of Late Munishami and Children of Munivenkatappa viz., Munishami Reddy and his wives Gowramma and Savithramma, Sri.Nagappa, Krishna Reddy and Narayana Reddy registered as document No.1135/2007-08, Book I, in the office of the Sub-Registrar Sarjapura, Anekal Taluk.	Copy







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08.	29.11.2018	Gift deed executed by Sri.Narayana Reddy Son of Late Munivenkatappa in favour of his daughters Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya registered vide document No.5774/2018-19, Book I, registered in the office of the Sub-registrar Anekal in respect of the above said property.	Copy
09.		Family Tree of Narayana Reddy Showing the details of his wife, children and grand children (including married daughters)	Copy
10.	25.02.2022	Joint Development Agreement entered between Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy and of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.9677/2021-22, Book I, in the office of the Sub-Registrar Anekal.	Copy
11.	25.02.2022	General Power of Attorney executed by Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.485/2021-22, Book IV, in the office of the Sub-Registrar Anekal.	Copy
12.	15.11.2022	Rectification deed executed by Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy	Copy





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**M.9845087191/968426282/9535397986**

		and P.Vijaya Bhaskar Reddy registered vide document No.6609/2022-23, Book I, in the office of the Sub-Registrar Sarjapura Basavanagudi.	
13.	15.11.2022	Rectification deed executed by Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy and P.Vijaya Bhaskar Reddy registered vide document No.402/2022-23, Book IV, in the office of the Sub-Registrar Sarjapura Basavanagudi.	Copy
14.	10.01.2024	Cancellation of Joint Development Agreement entered between Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy and of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.13072/2023-24, Book I, in the office of the Sub-Registrar Anekal.	Copy
15.	10.01.2024	Revocation of General Power of Attorney executed by Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.317/2023-24, Book IV, in the office of the Sub-Registrar Anekal.	Copy
16.	17.07.2023	Conversion order bearing No.506354 issued by the Deputy Commissioner, Bangalore	Copy







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**M.9845087191/968426282/9535397986**

		District, Bangalore, in respect of the above said property.	
17.		Conversion Sketch.	Copy
18.		Conversion charges paid receipt.	Copy
19.	10.01.2024	Joint Development Agreement entered between Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy, Sri.P.Vijaya Bhaskar Reddy registered vide document No.13073/2023-24, Book I, in the office of the Sub-Registrar Anekal.	Copy
20.	10.01.2024	General Power of Attorney executed by Smt.N.Pushpa, Smt.N.Kavitha and Smt.N.Sowbhagya all daughters of Sri.Narayana Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Sri.P.Vijaya Bhaskar Reddy registered vide document No.318/2023-24. Book IV, in the office of the Sub-Registrar Anekal.	Copy
21.		Encumbrance Certificate from 01.04.1950 to 31.03.2004, from 1.04.2004 to 28.11.2023 in respect of the above said property.	Copy
		<b>New Sy.No.45/12, Old Sy.No.45/5</b>	
22.		RTC Extract from 200-01 to 2009-10 in respect of Sy.No.45/5 of Chikkanekundi Village.	Copy
23.	15.11.2022	Sale deed executed by Smt.N.Pushpa, Akshaya N, Adarsh N, Smt.N.Kavitha, Ganavi.L, Varuna and Smt.N.Sowbhagya, Sinchana R and Druthi R in favour of	Copy







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**M.9845087191/968426282/9535397986**

		Sri.T.Maheshwara Reddy registered as document No.6622/2022-23, in Book I, in the office of the Sub-Registrar, Sarjapura in respect of Sy.No.45-5, measuring 1 Acre 7 Guntas of Chikkanekundi Village.	
24.	17.07.2023	Conversion order bearing No.508030 issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of the above said property.	Copy
25.		Conversion Sketch.	Copy
26.		Conversion charges paid receipt.	Copy
27.	10.01.2024	Joint Development Agreement entered between Sri.T.Maheshwara Reddy son of Sri.Rama Chandra Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy, Sri.P.Vijaya Bhaskar Reddy registered vide document No.13074/2023-24, Book I, in the office of the Sub-Registrar Anekal.	Copy
28.	10.01.2024	General Power of Attorney executed by Sri.T.Maheshwara Reddy son of Sri.Rama Chandra Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy and Sri.P.Vijaya Bhaskar Reddy registered vide document No.319/2023-24, Book IV, in the office of the Sub-Registrar Anekal.	Copy
29.		Encumbrance Certificate from 1.04.2004 to 11.07.2024 in respect of the above said property.	Copy







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**M.9845087191/968426282/9535397986**

### **II. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property till date in respect of above said property, 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.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – I and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described above.

(MURTHY, S)  
ADVOCATE

**S. MURTHY**  
Advocate

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





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**M.9845087191/9686426282/9535397986**

To,

Date.26.12.2024.

**M/s. SURYA BUILDERS AND DEVELOPERS,**  
A Partnership firm having its office at  
No.976/D, AECS Layout, 'A' Block, Singasandra Post,  
Bangalore – 560 068

Represented by its Managing Partners

**1. Mr. T. MAHESHWARA REDDY,** aged about 48 years,  
S/o. Sri. Rama Chandra Reddy  
Aadhaar No.3650 9493 7524

**2. Mr. P. VIJAYA BHASKAR REDDY,** aged about 63 years,  
S/o. Sri. Ramireddy  
Aadhaar No. 3617 2121 9269

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SURYA BUILDERS AND DEVELOPERS** based on the photocopies of title documents provided by them.



**RE:**

All that piece and parcel of the immovable Property bearing **Converted Survey No.45/2**, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506358, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **38 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows;





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**M.9845087191/9686426282/9535397986**

East by : Land in Survey No.45/4;

West by : Land in Survey No.45/1;

North by : Land in Survey No.44;

South by : Land in Survey No.45/3;

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

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Village Map, Hissa Survey Tippani, Atlas, RR Balabagada Nakalu, in respect of the above said property.	Copy
02.		Endorsement issued by the Thasildhar stating that IL and RR and Preliminary Records in respect of the above said property is not available.	Copy
03.		RTC Extract from 1969-70 to 2023-24 in respect of Sy.No.45/2 measuring 38 Guntas + 2 Guntas karab Situated at Chikkanekkundi Village.	Copy
04.		Endorsement issued by the Special Thasildharstating that MR/IHC.No.2/1987-88 is not available.	Copy
05.		Mutation register Extract No.T6/2023-24 and MR No.H25/2016-17.	Copy







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**M.9845087191/9686426282/9535397986**

06.	06.06.2022	Release deed executed by Smt.Manjula K Wife of Sri.Ananda Reddy and Smt.Shanthamma Nagi Reddy Wife of Sri.Nagi Reddy both daughters of Sri.T.N.Krishna Reddy in favour of Sri.T.N.Krishna Reddy Son of Late Handenahalli Thimmaiahs registered vide document No.2065/2022-23, Book I, registered in the office of the Sub-registrar (Sarjapura) Basavanagudi in respect of the above said property.	Copy
07.	04.07.2022	Joint Development Agreement entered between Sri.Krishna Reddy Son of Sri.Thimmaiah and his wife Smt.Gowramma and son Sri.Ashok K and his wife Smt.Dakshayini.S and their Son Master, Mithun A, Sri.Shivappa K Son of Sri.Krishnareddy his wife Smt.Kavitha and their daughter Ms.Pragathi S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.2977/2022-23, Book I, registered in the office of the Sub-registrar (Sarjapura) Basavanagudi in respect of the above said property.	Copy
08.	04.07.2022	General Power of Attorney executed by Sri.Krishna Reddy Son of Sri.Thimmaiah and his wife Smt.Gowramma and son Sri.Ashok K and his wife Smt.Dakshayini.S and their Son Master, Mithun A, Sri.Shivappa K Son of Sri.Krishnareddy his wife Smt.Kavitha and their daughter Ms.Pragathi S in favour of M/s.Surya Builders and Developers represented by its managing Partners	Copy





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**M.9845087191/9686426282/9535397986**

		Sri.T.Maheshwara Reddy registered vide document No.165/2022-23, Book IV, registered in the office of the Sub-registrar (Sarjapura) Basavanagudi in respect of the above said property.	
09.	25.01.2024	Cancellation of Joint Development Agreement entered between Sri.Krishna Reddy Son of Sri.Thimmaiah and his wife Smt.Gowramma and son Sri.Ashok K and his wife Smt.Dakshayini.S and their Son Master, Mithun A, Sri.Shivappa K Son of Sri.Krishnareddy his wife Smt.Kavitha and their daughter Ms.Pragathi S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.13865/2023-24, Book I, registered in the office of the Sub-registrar (Atibele) Basavanagudi in respect of the above said property.	Copy
10.	25.01.2024	Revocation of General Power of Attorney entered between Sri.Krishna Reddy Son of Sri.Thimmaiah and his wife Smt.Gowramma and son Sri.Ashok K and his wife Smt.Dakshayini.S and their Son Master, Mithun A, Sri.Shivappa K Son of Sri.Krishnareddy his wife Smt.Kavitha and their daughter Ms.Pragathi S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy registered vide document No.342/2023-24, Book IV, registered in the office of the Sub-registrar (Atibele) Basavanagudi in respect of the above said property.	Copy





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11.	01.10.2021	PTCL endorsement issued by the Assistant Commissioner.	Copy
12.	01.10.2021	79A & B Endorsement issued by the Assistant Commissioner.	Copy
13.	25.10.2021	48(A) Endorsement issued by the Thasildhar in respect of the above said property.	Copy
14.	23.12.2022	Letter issue by the Bangalore Development Authority for change of land use in respect of the above said property.	Copy
15.	04.07.2023	Letter issued by the Bangalore Development	Copy
16.	30.05.2023	Commencement Certificate issued by the Bangalore Development Authority.	Copy
17.		Conversion intimation letter, Sketch and conversion charges paid receipt.	Copy
18.	17.07.2023	Conversion order bearing No.506358 issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of the above said property.	Copy
19.	25.01.2024	Joint Development Agreement entered between Sri.Krishna Reddy Son of Sri.Thimmaiah and his wife Smt.Gowramma and son Sri.Ashok K and his wife Smt.Dakshayini.S and their Son Mithun A, Sri.Shivappa K Son of Sri.Krishnareddy his wife Smt.Kavitha and their daughter Ms.Pragathi S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy and P.Vijaya Bhaskar Reddy registered vide document No.13876/2023-24, Book I, registered in the office of the Sub-registrar (Atibele) Basavanagudi in respect of the above said property.	Copy





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**M.9845087191/9686426282/9535397986**

20.	25.01.2024	General Power of Attorney executed by Sri.Krishna Reddy Son of Sri.Thimmaiah and his wife Smt.Gowramma and son Sri.Ashok K and his wife Smt.Dakshayini.S and their Son Mithun A, Sri.Shivappa K Son of Sri.Krishnareddy his wife Smt.Kavitha and their daughter Ms.Pragathi S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy and P.Vijaya Bhaskar Reddy registered vide document No.343/2023-24, Book IV, registered in the office of the Sub-registrar (Atibele) Basavanagudi in respect of the above said property.	Copy
21.		Encumbrance Certificate from 01.04.1950 to 31.03.2004, from 1.04.2004 to 29.12.2023, 29.12.2023 to 27.06.2024, and from 05.04.2004 to 06.08.2024 in respect of the above said property.	Copy

### **II. ENCUMBRANCES:**

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







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**M.9845087191/9686426282/9535397986**

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### **III. CERTIFICATE**

Therefore I certify that M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – I and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described above.

  
(MURTHY S)  
ADVOCATE

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**  
Flat No. 303, 3rd Floor, Motati Meadows,  
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To,

Date.26.12.2024.

**M/s. SURYA BUILDERS AND DEVELOPERS,**  
A Partnership firm having its office at  
No.976/D, AECS Layout, 'A' Block, Singasandra Post,  
Bangalore – 560 068

Represented by its Managing Partners

**1. Mr. T. MAHESHWARA REDDY,** aged about 48 years,  
S/o. Sri. Rama Chandra Reddy  
Aadhaar No.3650 9493 7524

**2. Mr. P. VIJAYA BHASKAR REDDY,** aged about 63 years,  
S/o. Sri. Ramireddy  
Aadhaar No. 3617 2121 9269

### **TITLE CLEARANCE CERTIFICATE**

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**M.9845087191/9686426282/9535397986**

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**RE:**

### **Item No.I.**

All that piece and parcel of the immovable Property bearing **Converted Survey No.45/3**, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.ALN(ASF)SR.125/2023-24 bearing Application No.506357, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **36 Guntas**, alongwith Kharab land, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Land in Survey No.45/5;  
West by : Varthur Village Boundary;  
North by : Land in Survey Nos.45/1 & 45/2;  
South by : Land in Survey No.45/3;

### **Item No.II**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.45/8**, Old Survey No.45/3, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506351, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **20 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Land in Survey No.45/5;  
West by : Varthur Village Boundary;  
North by : Land in Survey No.45/3;  
South by : Land in Survey No.45/9;





## **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.9845087191/9686426282/9535397986**

### **Item No.III**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.45/9**, earlier Survey No.45/8, Old Survey No.45/3, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506347, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANekkundi VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **26 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Land in Survey No.45/5;  
West by : Varthur Village Boundary;  
North by : Land in Survey No.45/8;  
South by : Land in Survey No.46;

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

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Item No.I- Survey No.45/3</b>	
01.		Endorsement issued by the Thasildhar stating that IL and RR in respect of the above said property is not available.	Copy
02.		Village Map, Akarbandh, Hissa Survey Tippani, Atlas, RR Balabagada Nakalu, in respect of the above said property.	Copy
03.		Mutation register extract No.T12/2023-24 and MR T7/2016-17 in respect of Sy.No.45/3 of Chikkanekundi Village.	Copy
04.		RTC Extract from 19 69-70 to 2024-25 in respect of Sy.No.45/3 measuring 36 Guntas + 3 Guntas karab Situated at Chikkanekundi Village.	Copy



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**M.9845087191/9686426282/9535397986**

05.		Case copies in O.S.No.469/2006 in the court of the Civil Judge (SR.DIVN) and JMFC Anekal.	Copy
06.		Case copies in O.S.No.471/2002 in the court of the Civil Judge (Senior Division).	Copy
07.		Case Copies in O.S.No.235/2003, O.S.No.1747/2006 in the Court of the Civil Judge (SR.DVN) Anekal.	Copy
08.		Final Decree in O.S.No.1747/2006 in the court of the Senior Civil Judge and JMFC at Anekal.	Copy
09.		Family Tree of Late Channappa including sons, Grand children and married daughters certified by Village Accountant.	Copy
10.		Family Tree of Late Narayana Reddy including sons, Grand children and married daughters certified by Village Accountant.	Copy
11.		Death certificate of Narayana Reddy.	Copy
12.	17.07.2023	Conversion Intimation letter issued by the Deputy Commissioner, Bangalore District, Bangalore.	Copy
13.	17.07.2023	Conversion order bearing No. ALN (ASH) SR:125/2023-24 issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of the above said property.	Copy
14.	19.04.2024	PTCL endorsement issued by the Assistant Commissioner.	Copy
15.	04.06.2024	48 A Endorsement issued by the Thasildhar.	Copy
16.	1.02.2024	Release Deed executed by Smt.Manjula.N and Smt.Prema Reddy both daughters Late Sri.Narayana Reddy and Smt.Jayamma in favour of their Mother Smt.Jayamma W/o	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Late Sri.Narayana Reddy registered vide document No.14209/2023-24, Book I, registered in the office of the Sub-Registrar Attibele in respect of the above said property.	
17.	1.02.2024	Release Deed executed by Smt.Jayamma Wife of Late Sri.Narayana Reddy in favour of Smt.Sushma Reddy R Wife of Late Sri.Ambarish @ Amaresh and Ms.Dhanyashree A daughter of late Sri.Ambarish @ Amaresh registered vide document No.14211/2023-24, Book I, registered in the office of the Sub-Registrar Attibele in respect of the above said property.	Copy
18.	01.02.2024	Joint Development Agreement entered between Smt.Sushma Reddy R Wife of Late Sri.Ambarish @ Amaresh and Ms.Dhanyashree A daughter of late Sri.Ambarish @ Amaresh and Smt.Jayamma Wife of Late Sri.Narayana Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.14214/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
19.	1.02.2024	General Power of Attorney executed by Smt.Sushma Reddy R Wife of Late Sri.Ambarish @ Amaresh and Ms.Dhanyashree A daughter of late Sri.Ambarish @ Amaresh and Smt.Jayamma Wife of Late Sri.Narayana	Copy







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**M.9845087191/9686426282/9535397986**

		Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.355/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
20.		Encumbrance Certificate from 01.04.1950 to 31.03.2004 and from 5.04.2004 to 06.08.2024 in respect of the above said property.	Copy
		<b>Item No.II-Survey No.45/8, Old Survey No.45/3- Measuring 15 Guntas</b>	Copy
21.		Endorsement issued by the Thasildhar stating that IL, RR and preliminary records in respect of the above said property is not available.	Copy
22.		Akarbandh, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas, in respect of the above said property.	Copy
23.		Mutation register extract No.H39/2018-19.	Copy
24.		RTC Extract from 2006-07 to 2024-25 in respect of Sy.No.45/8 measuring 20 Guntas + 4.08 Guntas karab Situated at Chikkanekkundi Village.	Copy
25.		Final Decree in O.S.No.1747/2006 in the court of the Senior Civil Judge and JMFC at Anekal.	Copy
26.	11.09.2018	Partition deed entered between Sri.C.Muniswamy Reddy and Vecra Reddy both sons of late Chennappa registered vide document No.2613/2018-19, Book I, registered in the office of the Sub-registrar	Copy





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**M.9845087191/9686426282/9535397986**

		Basavanagudi (Sarjapura) in respect of the above said property.	
27.	02.09.2022	Joint Development Agreement executed by Smt.Aruna and Smt.M.Savithri both daughters of late Sri.veera Reddy and Sri.Sunil V Grand Son of Late Sri.Veera Reddy in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.4676/2022-23, Book I, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
28.		General Power of Attorney executed by Smt.Aruna and Smt.M.Savithri both daughters of late Sri.Veera Reddy and Sri.Sunil V Grand Son of Late Sri.Veera Reddy in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.269/2022-23, Book IV, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
29.	15.07.2024	Deed of Cancellation of Joint Development Agreement executed by Smt.Aruna and Smt.M.Savithri both daughters of late Sri.veera Reddy and Sri.Sunil V Grand Son of Late Sri.Veera Reddy in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		vide document No.4903/2024-25, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
30.	15.07.2024	Deed of Cancellation of General Power of Attorney executed by Smt.Aruna and Smt.M.Savithri both daughters of late Sri.veera Reddy and Sri.Sunil V Grand Son of Late Sri.Veera Reddy in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.140/2024-25, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
		<b>Measuring 5 Guntas</b>	
31.	14.10.2022	Joint Development Agreement entered between Smt.Lakshmi M Wife of Sri.Lokesh M and Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.5828/2022-23, Book I, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	Copy
32.	14.10.2022	General Power of Attorney executed by Smt.Lakshmi M Wife of Sri.Lokesh M in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.348/2022-23, Book IV, registered in the	Copy







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**M.9845087191/9686426282/9535397986**

		office of the Sub-registrar Sarjapura, Basavanagudi.	
33.	17.07.2023	Conversion order No.506351 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
34.	15.07.2024	Deed of Cancellation of Joint Development Agreement executed by Smt.Lakshmi M Wife of Sri.Lokesh M in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.4902/2024-25, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
35.	15.07.2024	Deed of Cancellation of General Power of Attorney executed by Smt.Lakshmi M Wife of Sri.Lokesh M in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.141/2024-25, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
36.	15.07.2024	Joint Development Agreement entered between Smt.Aruna, Smt.Lakshmi.M, Smt.Savithri M all Daughter of Late Sri.Veera Reddy, Sri.Sunil V grand son of Late Veera Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy	Copy







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**M.9845087191/9686426282/9535397986**

		registered vide document No.4906/2024-25, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
37.	15.07.2024	General Power of Attorney executed by Smt.Aruna, Smt.Lakshmi.M, Smt.Savithri M all Daughter of Late Sri.Veera Reddy, Sri.Sunil V grand son of Late Veera Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.142/2024-25, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
38.		Encumbrance Certificate from 01.04.2004 to 01.02.2022 and from 01.04.2017 to 28.11.2023 in respect of the above said property.	Copy
		<b>Item No.III- Survey No.45/9, earlier Survey No.45/8. Old Survey No.45/3.</b>	Copy
39.		Endorsement issued by the Thasildhar stating that IL, RR and Preliminary Records in respect of the above said property is not available.	Copy
40.		Village Map, Akarbandh, Hissa Survey Tippani, and Atlas in respect of the above said property.	Copy
41.		Mutation Register extract No.H39/2018-19 and H7/2016-17.	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

42.		RTC Extract from 1969-70 to 2010-11, 2012-13 to 2021-22 in respect of Sy.No.45/9 old No.45/8 earlier No.45/3 of Chikkanekkundi Village.	Copy
43.	11.09.2018	Partition deed entered between Sri.C.Muniswamy Reddy and Veera Reddy both sons of late Chennappa registered vide document No.2613/2018-19, Book I, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
44.	07.05.2022	Joint Development Agreement entered between Sri.C.Muniswami Reddy Son of Sri.Chennappa, Smt.Gowramma Wife of Sri.Muniswami Reddy, and their Son Sri.Raghvendra.M and his wife Smt.Navya G and their children Sri.Varnith Reddy and Punith Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.1123/2022-23, Book I, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	Copy
45.	07.05.2022	General Power of Attorney executed by Sri.C.Muniswami Reddy Son of Sri.Chennappa, Smt.Gowramma Wife of Sri.Muniswami Reddy, and their Son Sri.Raghvendra.M and his wife Smt.Navya G and their children Sri.Varnith Reddy and Punith Reddy in favour of M/s.Surya Builders and Developers represented by its	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.67/2022-23, Book IV, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	
46.	02.02.2024	Cancellation of Joint Development Agreement executed by Sri.C.Muniswami Reddy Son of Sri.Chennappa, Smt.Gowramma Wife of Sri.Muniswami Reddy, and their Son Sri.Raghvendra.M and his wife Smt.Navya G and their children Sri.Varnith Reddy and Punith Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.14316/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
47.	02.02.2024	Revocation of General Power of Attorney executed by Sri.C.Muniswami Reddy Son of Sri.Chennappa, Smt.Gowramma Wife of Sri.Muniswami Reddy, and their Son Sri.Raghvendra.M and his wife Smt.Navya G and their children Sri.Varnith Reddy and Punith Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		registered vide document No.359/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
48.	17.07.2023	Conversion order No.506347 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
49.	02.02.2024	Joint Development Agreement entered between Sri.C.Muniswamy Reddy Son of Sri.Chennappa, Smt.Gowramma Wife of Sri.Muniswami Reddy, and their Son Sri.Raghvendra.M and his wife Smt.Navya G and their children Sri.Varnith Reddy and Punith Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.14318/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
50.	02.02.2024	General Power of Attorney executed by Sri.C.Muniswamy Reddy Son of Sri.Chennappa, Smt.Gowramma Wife of Sri.Muniswami Reddy, and their Son Sri.Raghvendra.M and his wife Smt.Navya G and their children Sri.Varnith Reddy and Punith Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.360/2023-24,	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
51.		Encumbrance Certificate from 1.04.1950 to 31.03.2004, 01.04.2004 to 01.02.2022 and from 01.04.2018 to 28.11.2023 in respect of the above said property.	Copy

### **II. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property till date in respect of above said property, 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.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – I and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described above.

(MURPHY. S)  
ADVOCATE

**S. MURTHY**  
Advocate

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





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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191  
**M.9845087191/9686426282/9535397986**

To,

Date.26.12.2024.

**M/s. SURYA BUILDERS AND DEVELOPERS,**  
A Partnership firm having its office at  
No.976/D, AECS Layout, 'A' Block, Singasandra Post,  
Bangalore – 560 068

Represented by its Managing Partners

**1. Mr. T. MAHESHWARA REDDY,** aged about 43 years,  
S/o. Sri. Rama Chandra Reddy  
Aadhaar No.3650 9493 7524

**2. Mr. P. VIJAYA BHASKAR REDDY,** aged about 63 years,  
S/o. Sri. Ramireddy  
Aadhaar No. 3617 2121 9269

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SURYA BUILDERS AND DEVELOPERS** based on the photocopies of title documents provided by them.



**RE:**

**Item No.I.**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.46/5**, Old Sy.No.46/2, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order bearing Application No.557293, dated:02.12.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANNEKUNDA VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **2½ Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows ;





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

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East by : Land in Survey No.46/4;  
West by : Land in Survey No.46/19;  
North by : Land in Survey No.46/13;  
South by : Road;

### **Item No.II.**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.46/19**, Old Sy.No.46/2, earlier Sy.No.46/5, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order bearing Application No.557292, dated:02.12.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **2½ Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Land in Survey No.46/5;  
West by : Land in Survey No.46/6;  
North by : Land in Survey No.46/13;  
South by : Road;

### **Item No.III**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.46/4**, Old Survey No.46/1, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506340, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **31 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows







## **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.9845087191/9686426282/9535397986**

East by : Land in Sy.No.47;  
West by : Land in Sy.No.46/1;  
North by : Land in Sy.No.45;  
South by : Land in Sy.No.46/13;

### **Item No.IV**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.46/13**, Old Survey No.46/4, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506339, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **31 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Land in Survey No.47;  
West by : Land in Survey No.46/1;  
North by : Land in Survey No.46/4;  
South by : Land in Survey No.46/3, 5, 6, 7, 11 & 12:

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

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>New Survey No.46/5, Old Sy.No.46/2, measuring 2½ Guntas</b>	
01.		Village Map, Akarbandh, Hissa Survey Tippani, Atlas, RR Balabagada Nakalu, in respect of the above said property.	Copy
02.		Mutation register extract No.T34/2023-24 and MR T16/2022-23, MR H23/2019-20, MR T17/2018-19, MR 22/2006-07, MR 23/2005-06, MR T7/2018-19.	Copy







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M.9845087191/9686426282/9535397986

03.		RTC Extract from 19 69-70 to 2024-25 in respect of Sy.No.46/5 measuring 2.08 Guntas, Situated at Chikkanekkundi Village.	Copy
04.	17.11.1948	Sale deed executed by Sri. Yellappa son of Sri. Muni Venkatappa in favour of Sri.Chikka Pillareddy son of Sri.Venkataravanappa registered vide document No.1274/1948-49, Book I, registered in the office of the Sub-registrar, Hoskote in respect of the above said property.	Copy
05.	24.01.1974	Panchayath Partition deed entered between Sri.Chikka Pillareddy and his son Sri. Chikka Narayana Reddy in respect of above said property.	Copy
06.	19.07.2004	Partition deed entered between Sri. Chikka Narayana Reddy son of Late Chikka Pillareddy and his children in respect of above said property.	Copy
07.	13.03.2020	Sale deed executed by Smt. Chandamma wife of Sri. Venkatesh Reddy, Sri. Venkatesh son of Late Chikka Ramareddy, Sri. Ranjith son of Sri. Venkatesh and Ms. Rashmi daughter of Sri.Venkatesh in favour of Sri. Subramani G son of Sri. Gopala Reddy registered vide document No.6551/2019-20, Book I, registered in the office of the Sub-registrar, Basavanagudi (Sarjapura), in respect of the above said property.	Copy
08.	21.03.2022	Gift deed executed by Sri. Subramani G son of Sri. Gopala Reddy in favour of Sri Sathish Kumar son of Sri. Gopala Reddy registered vide document No.7541/2021-22 Book I, registered in the office of the Sub-registrar	Copy







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**M.9845087191/9686426282/9535397986**

		Basavanagudi (Sarjapura) in respect of the above said property.	
09.		Conversion Sketch.	Copy
10.	02.12.2023	Conversion order bearing No. ALN (ASH) SR:295/2023-24 issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of the above said property.	Copy
11.	21.09.2021	PTCL endorsement issued by the Assistant Commissioner.	Copy
12.	22.09.2021	48 A Endorsement issued by the Tahasildhar.	Copy
13.	04.03.2024	Deed of Cancellation of Joint Development Agreement executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.16068/2023-24, Book 1, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
14.	04.03.2024	Deed of Revocation of General Power of Attorney executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of Surya Builders and Developers	Copy





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**M.9845087191/9686426282/9535397986**

		represented by its managing Partner Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.398/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
15.	04.03.2024	Joint Development Agreement entered between Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of M/s. Surya Builders and Developers represented by its managing Partners, Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri. P. Vijaya Bhaskar Reddy Son of Sri. Ramireddy registered vide document No.16070/2023-24 Book I, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	Copy
16.	04.03.2024	General Power of Attorney executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri. P. Vijaya Bhaskar Reddy Son of Sri. Ramireddy	Copy





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**M.9845087191/9686426282/9535397986**

		registered vide document No.400/2023-24 Book IV, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	
17.		Encumbrance Certificate from 01.04.1950 to 31.03.2004 and from 01.04.2019 to 29.12.2023 in respect of the above said property.	Copy
		<b>Item No.II-Survey No.46/19, Old Survey No.46/5 and Sy.No.46/2</b>	Copy
		<b>Measuring 2½ Guntas</b>	
19.		Moola Tippani Nakalu, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas, in respect of the above said property.	Copy
20.		Mutation register extract number MR T33/2023-24, MR T16/2022-23, MR T1/2019-20 and MR H28/2019-20	Copy
21.		RTC Extract from 2023-24 in respect of Sy.No.46/19, measuring 2.08 Guntas, Situated at Chikkanekkundi Village.	Copy
22.	02.12.2023	Conversion order No.557292 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
23.		Conversion Sketch	Copy
24.	21.09.2024	PTCL endorsement issued by the Assistant Commissioner.	Copy
25.	22.09.2021	48 A Endorsement issued by the Thasildhar.	Copy
26.	04.03.2024	Joint Development Agreement entered between Sri. Subramani G Son of Sri. Gopala Reddy, Smt. Anupama wife of Sri. Subramani G and his children, Sri. Yashwanth and Master Tejas and M/s. Surya Builders and Developers represented by its managing	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Partners, Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy son of Sri. Ramireddy registered vide document No.16069/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	
27.	04.03.2024	General Power of Attorney executed by Sri. Subramani G Son of Sri. Gopala Reddy, Smt. Anupama wife of Sri. Subramani G and his children, Sri. Yashwanth and Master Tejas in favour of M/s. Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy son of Sri. Ramireddy registered vide document No.399/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	Copy
		<b>New Sy.No.46/4, Old S.No.46/1, measuring 31 Guntas</b>	
28.		Village map, Akarbandh, Moola Tippani, Hissa Survey Tippani, RR Balabagada Nakalu, and Atlas in respect of the above said property.	Copy
29.		Endorsement issued by the Tahasildhar stating that IL, RR and Preliminary Records in respect of the above said property is not available.	Copy
30.		Mutation Register extract No.T8/2023-24, MR T1/2019-20, MR H8/2017-18, MR T3/2015-16, MR 13/2008-09.	Copy





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**M.9845087191/9686426282/9535397986**

31.		RTC Extract from 1969-70 to 2024-25, in respect of New Sy.No.46/4, old No.46/1 of Chikkanekkundi Village.	Copy
32.	25.06.1965	Sale deed executed by Sri.Nyathappa son of Sri.Muni Venkatappa and others in favour of Sri. Chikka Pilla Reddy son of Sri. Venkataramanappa registered vide document No.1081/1965-66, Book I, registered in the office of the Sub-registrar, Anekal in respect of the above said property.	Copy
33.	24.11.1974	Partition deed entered between Sri. Chikka Pillareddy and Sri.Gopala Reddy registered vide document No.1274/1948-49, Book I, registered in the office of the Sub-registrar, Hoskote in respect of the above said property.	Copy
34.		Panchayath Parikath in the year 1974 entered between Sri.Gopala Reddy son of Late Chikka Pilla Reddy and others in respect of the above said property.	Copy
35.	06.09.1994	Order bearing C.Mis No.75/94 in the Court of the Munsiff and J.M.F.C, at Anekal.	Copy
36.		G-Tree of Gopala Reddy showing the details of his wife, and children.	Copy
37.	13.09.2017	Partition deed entered between Sri.Gopala Reddy son of Sri. Chikka Pilla Reddy and his children registered vide document No.2241/2017-18, Book I, registered in the office of the Sub-registrar, Basavanagudi (Sarjapura), in respect of the above said property.	Copy
38.	30.06.2022	Joint Development Agreement entered between Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas,	Copy





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**M.9845087191/9686426282/9535397986**

		Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S and M/s. Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.2849/2022-23, Book I, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	
39.	30.06.2022	General Power of Attorney executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of M/s. Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.157/2022-23, Book IV, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
40.	04.03.2024	Cancellation of Joint Development Agreement executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama	Copy



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**M.9845087191/9686426282/9535397986**

		Chandra Reddy registered vide document No.16068/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
41.	04.03.2024	Revocation of General Power of Attorney executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.398/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
42.		Conversion order No.506340 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
43.	04.03.2024	Joint Development Agreement entered between Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.16070/2023-24, Book I, registered in the office of the Sub-registrar	Copy



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The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author details the various methods used to collect and analyze the data. This includes both manual and automated processes. The manual process involves reviewing each entry individually, while the automated process uses software to identify patterns and anomalies.

The third section describes the results of the analysis. It shows that there are several areas where the data is inconsistent or incomplete. These areas need to be investigated further to determine the cause of the discrepancies.

Finally, the document concludes with a list of recommendations for improving the data collection process. These include implementing stricter controls, using more reliable data sources, and providing additional training for the staff involved in data entry.



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**M.9845087191/9686426282/9535397986**

		Basavanagudi (Atibele) in respect of the above said property.	
44.	04.03.2024	General Power of Attorney executed by Sri.Satish Kumar son of Sri. Gopala Reddy and his wife, Smt. Suma K, and his children Manoj S and Manojna S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.400/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
45.		Encumbrance Certificate from 1.04.1950 to 31.03.2004, 01.04.2004 to 29.12.2023 and from 30.12.2013 to 10.07.2024 in respect of the above said property.	Copy
		<b>New Sy.No.46/13, Old Sy.No.46/4, earlier Sy.No.46/1, measuring 31 Guntas</b>	
46.		Akarbandh, Hissa Survey Tippani, RR Balabagada Nakalu, and Atlas in respect of the above said property.	Copy
47.		Mutation Register extract No.T3/2023-24, MR T1/2019-20, MR H8/2017-18 and MR T3/2015-16.	Copy
48.		RTC Extract from 1969-70 to 2024-25 in respect of New Sy.No.46/13, old No.46/1 of Chikkanekkundi Village.	Copy
49.	13.09.2017	Partition deed entered between Sri.Gopala Reddy son of Sri. Chikka Pilla Reddy and his children registered vide document No.2241/2017-18, Book I, registered in the	Copy





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**M.9845087191/9686426282/9535397986**

		office of the Sub-registrar, Basavanagudi (Sarjapura) in respect of the above said property.	
50.	17.07.2023	Conversion order No.506339 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
51.		Conversion charges paid receipt.	Copy
52.	21.09.2021	PTCL endorsement issued by the Assistant Commissioner.	Copy
53.	22.09.2021	48 A Endorsement issued by the Thasildhar.	Copy
54.	04.03.2024	Joint Development Agreement entered between Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.16069/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
55.	04.03.2024	General Power of Attorney executed by Sri.Subramani G Son of Sri.Gopala Reddy and his wife, Smt. Anupama and his children Sri. Yashwanth Master Tejas, in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.399/2023-24, Book IV, registered in the office of the Sub-registrar	Copy





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**M.9845087191/9686426282/9535397986**

		Basavanagudi (Añble) in respect of the above said property.	
56.		Encumbrance Certificate from 01.04.2017 to 29.12.2023 in respect of the above said property.	Copy

### **II. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property till date in respect of above said property, 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.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya, Bhaskar Reddy Son of Sri.Rami Reddy would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para – I and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described above.

  
(MURTHY. S)  
ADVOCATE

**S. MURTHY**  
Advocate

**M/S SURIYA LAW ASSOCIATES**

Flat No. 303, 3rd Floor, Motati Meadows,  
Nagavarapalya Main Road, Benniganahalli,  
Old Madras Road, C.V. Raman Nagar Post,  
Bangalore - 560 093. Mob.98450 87191





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**M.9845087191/9686426282/9535397986**

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To,

Date.26.12.2024.

**M/s. SURYA BUILDERS AND DEVELOPERS,**  
A Partnership firm having its office at  
No.976/D, AECS Layout, 'A' Block, Singasandra Post,  
Bangalore – 560 068

Represented by its Managing Partners

**1. Mr. T. MAHESHWARA REDDY,** aged about 43 years,  
S/o. Sri. Rama Chandra Reddy  
Aadhaar No.3650 9493 7524

**2. Mr. P. VIJAYA BHASKAR REDDY,** aged about 63 years,  
S/o. Sri. Ramireddy  
Aadhaar No. 3617 2121 9269

### **TITLE CLEARANCE CERTIFICATE**

This Legal Opinion is given to **M/s. SURYA BUILDERS AND DEVELOPERS** based on the photocopies of title documents provided by them.



**RE:**

**Item No.I.**

All that piece and parcel of the immovable Property bearing **Converted Survey No.45/4**, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.ALN(ASH)SR.129/2023-24 bearing Application No.506356, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **1 Acre 7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows:



1912

Dear Mr. ...

Dear Mr. ...

I have received your letter of the 10th...

I have received your letter of the 10th...

I am sorry to hear that you are not well...

I am sorry to hear that you are not well...

I hope you will soon be able to return...

I hope you will soon be able to return...

I am sure you will find the trip very interesting...

I am sure you will find the trip very interesting...

Yours faithfully,

Yours faithfully,



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

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East by : Land in Survey No.45/2;  
West by : Land in Survey Nos.45/10 & 45/11;  
North by : Land in Survey No.44;  
South by : Land in Survey No.45/5;

### **Item No.II**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.45/7**, Old Survey No.45/4, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506352, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **20 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Property of S. Govindagowda;  
West by : Land in Survey No.45/4;  
North by : Property of B.M.Lakshminarayana;  
South by : Property in Survey No.45/5;

### **Item No.III**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.45/10**, Old Survey No.45/4, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506345, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANEEKKUNDI VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows





## **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.9845087191/9686426282/9535397986**

East by : Land in Survey No.45/7;  
West by : Land in Survey No.45/4;  
North by : Land in Survey No.44;  
South by : Land in Survey No.45/11;

### **Item No.IV**

All that piece and parcel of the immovable Property bearing **Converted New Survey No.45/11**, Old Survey No.45/4, (Conversion for agricultural to non agricultural residential purpose vide Conversion Order No.506344, dated:17.07.2023, issued by the Deputy Commissioner, Bangalore Urban District) situated at **CHIKKANekkundi VILLAGE**, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, measuring **7 Guntas**, including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows

East by : Land in Survey No.45/7;  
West by : Land in Survey No.45/4;  
North by : Land in Survey No.45/10;  
South by : Land in Survey No.45/5;

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

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		<b>Item No.I- Survey No.45/4</b>	
01.		Endorsement issued by the Thasildhar stating that IL and RR in respect of the above said property is not available.	Copy
02.		Village Map, Akarbandh, Hissa Survey Tippani, Atlas, RR Balabagada Nakalu, in respect of the above said property.	Copy
03.		Mutation register extract No.T5/2023-24 and MR 2/1982-83.	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

04.		RTC Extract from 19 69-70 to 2021-22 in respect of Sy.No.45/4 measuring 1 Acre 7 Guntas + 1 Gunta karab Situated at Chilkanekkundi Viliage.	Copy
05.		Inheritance certificate extract No.2/1982-83 in respect of the above said property.	Copy
06.	22.11.1984	Un-registered Partition deed entered between Sri.Sidda Reddy son of Late Dodda Hanumappa and others in respect of above said property.	Copy
07.		G-Tree of Thayappa showing the details of his wife, children and grand children.	Copy
08.	25.04.2022	Joint Development Agreement entered between Sri.Krishna Reddy son of Late Thayappa, Smt. Prabavathi wife of Sri.Krishna Reddy, and his children, Sri.Kiran Kumar N K and Smt. Deepika N.K, Smt.Rashmi B wife of Sri.Kiran Kumar N.K and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.628/2022-23 Book I, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
09.	25.04.2022	General Power of Attorney executed by Sri.Krishna Reddy son of Late Thayappa, Smt. Prabavathi wife of Sri.Krishna Reddy, and his children, Sri.Kiran Kumar N K and Smt. Deepika N.K, Smt.Rashmi B wife of Sri.Kiran Kumar N.K in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy	Copy





The following is a list of the names of the persons who have been  
 named in the report of the committee on the subject of the  
 proposed amendment to the constitution of the State of New York.  
 The names are arranged in alphabetical order of the surnames.  
 The names of the persons who have been named in the report of  
 the committee on the subject of the proposed amendment to the  
 constitution of the State of New York are as follows:



## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845087191/9686426282/9535397986**

		Son of Sri.Rama Chandra Reddy registered vide document No.28/2022-23 Book IV, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	
10.	18.05.2024	Cancellation of Joint Development Agreement entered between Sri.Krishna Reddy son of Late Thayappa, Smt. Prabavathi wife of Sri.Krishna Reddy, and his children, Sri.Kiran Kumar N K and Smt. Deepika N.K, Smt.Rashmi B wife of Sri.Kiran Kumar N.K and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.16894/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	Copy
11.	18.03.2024	Revocation of General Power of Attorney executed by Sri.Krishna Reddy son of Late Thayappa, Smt. Prabavathi wife of Sri.Krishna Reddy, and his children, Sri.Kiran Kumar N K and Smt. Deepika N.K, Smt.Rashmi B wife of Sri.Kiran Kumar N.K in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.417/2023-24 Book IV, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	Copy
12.	17.07.2023	Conversion Charges Paid Receipt.	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

13.	17.07.2023	Conversion order bearing No. ALN (ASH) SR:129/2023-24 issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of the above said property.	Copy
14.	01.10.2021	PTCL endorsement issued by the Assistant Commissioner.	Copy
15.	25.10.2021	48 A Endorsement issued by the Thasildhar.	Copy
16.	18.03.2024	Joint Development Agreement entered between Sri.Krishna Reddy son of Late Thayappa, Smt. Prabavathi wife of Sri.Krishna Reddy, and his children, Sri.Kiran Kumar N K and Smt. Deepika N.K, Smt.Rashmi B wife of Sri.Kiran Kumar N.K and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri. P. Vijaya Bhaskar Reddy Son of Sri. Ramireddy registered vide document No.16896/2023-24 Book I, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	Copy
17.	18.03.2024	General Power of Attorney executed by Sri.Krishna Reddy son of Late Thayappa, Smt. Prabavathi wife of Sri.Krishna Reddy, and his children, Sri.Kiran Kumar N K and Smt. Deepika N.K, Smt.Rashmi B wife of Sri.Kiran Kumar N.K in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri. P. Vijaya Bhaskar Reddy Son of Sri. Ramireddy registered vide document No.418/2023-24	Copy





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**M.9845087191/9686426282/9535397986**

		Book IV, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	
18.		Encumbrance Certificate from 01.04.1950 to 31.03.2004 and from 01/04/2004 to 28/11/2023, 28/11/2023 to 08/08/2024 in respect of the above said property.	Copy
		<b>Item No.II-Survey No.45/7, Old Survey No.45/4</b>	Copy
		<b>Measuring 20 Guntas</b>	
19.		Endorsement issued by the Thasildhar stating that IL, RR and preliminary records in respect of the above said property is not available.	Copy
20.		Village Map, Akarbandh, Hissa Survey Tippani, RR Balabagada Nakalu, Atlas, in respect of the above said property.	Copy
21.		Mutation register extract number H30/2012-13 and MR T7/2023-24.	Copy
22.		RTC Extract from 1969-70 to 2024-25 in respect of Sy.No.45/7, Old SY.No.45/4, measuring 20 Guntas, Situated at Chikkanekkundi Village.	Copy
23.	27.08.2011	Will bequeath by Sri. Krishna Reddy son of Late Thayappa @ Muniswamy in favour of his son, Sri. N.K.Kiran Kumar registered vide document No.18/2011-12, Book III, registered in the office of the Sub-registrar Sarjapura, in respect of Sy.No.45/4, measuring 1 Acre 31 Guntas of Chikkanekkundi Village.	Copy
24.	20.06.2013	Sale deed executed by Sri. Krishna Reddy son of Late Thayappa @ Muniswamy and his wife, Smt. Prabhavathi and children	Copy



## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Sri.N.K.Kiran Kumar and N.K.Deepika in favour of Smt.Renukamma wife of Sri.Nagaraju registered vide document No.1153/2013-14, Book I, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	
25.	25.04.2022	Joint Development Agreement executed by Smt.Renukamma wife of Sri.Nagaraju in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.629/2022-23, Book I, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
26.	25.04.2022	General Power of Attorney executed by Smt.Renukamma wife of Sri.Nagaraju in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.27/2022-23, Book IV, registered in the office of the Sub-registrar Basavanagudi (Sarjapura) in respect of the above said property.	Copy
27.	10.01.2024	Deed of Cancellation of Joint Development Agreement executed by Smt.Renukamma wife of Sri.Nagaraju in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.13080/2023-24, Book I,	Copy





## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
28.	10.01.2024	Deed of Revocation of General Power of Attorney executed by Smt.Renukamma wife of Sri.Nagaraju in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.320/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
29.	17.07.2023	Conversion order No.506352 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
30.		Conversion charges paid receipt.	Copy
31.	01.10.2021	PTCL endorsement issued by the Assistant Commissioner.	Copy
32	25.10.2021	48 A Endorsement issued by the Thasildhar.	Copy
33.	10.01.2024	Joint Development Agreement executed by Smt.Renukamma wife of Sri.Nagaraju in favour of Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy son of Sri. Ramireddy registered vide document No.13081/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	Copy
34.	10.01.2024	General Power of Attorney executed by Smt.Renukamma wife of Sri.Nagaraju in favour of Surya Builders and Developers	Copy





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		represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy son of Sri. Ramireddy registered vide document No.321/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Attibele) in respect of the above said property.	
35.		Encumbrance Certificate from 01/04/1920 to 01/01/1979, 01/01/1979 to 31/03/2004, 01/04/2004 to 08/08/2024 in respect of the above said property.	Copy
		<b>New Sy.No.45/10, Old Sy.No.45/1</b>	
		<b>Measuring 7 Guntas</b>	
36.		Endorsement issued by the Thasildhar stating that IL, RR and Preliminary Records in respect of the above said property is not available.	Copy
37.		Akarbandh, Hissa Survey Tippani, and Atlas in respect of the above said property.	Copy
38.		Mutation Register extract No.H52/2018-19.	Copy
39.		RTC Extract from 1969-70 to 2018-19, 2021-22 in respect of New Sy.No.45/10, old No.45/4 of Chikkanekkundi Village.	Copy
40.	22.11.1984	Un-registered Partition deed entered between Sri.Sidda Reddy son of Late Dodda Hanumappa and others in respect of above said property.	Copy
41.	17.01.2019	Sale deed executed by Sri. Krishna Reddy son of Late Thayappa @ Muniswamy and his wife, Smt. Prabhavathi and children Sri.N.K.Kiran Kumar and N.K.Deepika in favour of Sri. Anand N Reddy son of Sri.	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Nanja Reddy registered vide document No.4818/2018-19, Book I, registered in the office of the Sub-registrar, Basavanagudi (Sarjapura) in respect of the above said property.	
42.	30.03.2022	Joint Development Agreement executed by Sri. Anand N Reddy son of Sri. Nanja Reddy, and his wife, Smt. Vidya J and his children, Nithin Reddy A, Krithi A and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.7818/2021-22, Book I, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	Copy
43.	30.03.2022	General Power of Attorney executed by Sri. Anand N Reddy son of Sri. Nanja Reddy, and his wife, Smt. Vidya J and his children, Nithin Reddy A, Krithi A in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.427/2021-22, Book IV, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	Copy
44.	19.01.2024	Cancellation of Joint Development Agreement executed by Sri. Anand N Reddy son of Sri. Nanja Reddy, and his wife, Smt. Vidya J and his children, Nithin Reddy A, Krithi A in favour of M/s.Surya Builders and Developers represented by its managing	Copy



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## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845037191/9686426282/9535397986**

		Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.13440/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
45.	19.01.2024	Revocation of General Power of Attorney executed by Sri. Anand N Reddy son of Sri. Nanja Reddy, and his wife, Smt. Vidya J and his children, Nithini Reddy A, Krithi A in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.329/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
46.	17.07.2023	Conversion order No.506345 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
47.		Conversion charges paid receipt.	Copy
48.	01.10.2021	PTCL endorsement issued by the Assistant Commissioner.	Copy
49.	25.10.2021	48 A Endorsement issued by the Thasildhar.	Copy
50.	19.01.2024	Joint Development Agreement entered between Sri. Anand N Reddy son of Sri. Nanja Reddy and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.13443/2023-24, Book I, registered in the office of the Sub-	Copy

*[Handwritten signature]*





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## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		registrar Basavanagudi (Atibele) in respect of the above said property.	
51.	19.01.2024	General Power of Attorney executed by Sri. Anand N Reddy son of Sri. Nanja Reddy in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.330/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
52.		Encumbrance Certificate from 1.04.1950 to 31.03.2004, 01.04.2004 to 28.11.2023 and from 01.04.2004 to 01.02.2022 in respect of the above said property.	Copy
		<b>New Sy.No.45/11, Old Sy.No.45/4</b>	
		<b>Measuring 3 Guntas</b>	Copy
53.		Endorsement issued by the Thasildhar stating that IL, RR and Preliminary Records in respect of the above said property is not available.	Copy
54.		Village map, Akarbandh, Hissa Survey Tippani, RR Balabagada Nakalu, and Atlas in respect of the above said property.	Copy
55.		Mutation Register extract No.T9/2023-24.	Copy
56.		RTC Extract from 1969-70 to 2021-22 and 2023-24 in respect of New Sy.No.45/11, old No.45/4 of Chikkanekkundi Village.	Copy
57.	17.01.2019	Sale deed executed by Sri.Krishna Reddy son of Late Thayappa @ Muniswamy, and his wife, Smt. Prabhavathi and his children	Copy







## **SURIYA LAW ASSOCIATES**

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**M.9845087191/9686426282/9535397986**

		Sri.N.K.Kiran Kumar and Smt. N.K.Deepika in favour of Sri. Srinivas S.R registered vide document No.4820/2018-19, Book I, registered in the office of the Sub-registrar, Basavanagudi (Sarjapura) in respect of the above said property.	
58.	07.05.2022	Joint Development Agreement executed by Sri. Srinivas S.R Son of Sri.Ramappa. S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.1128/2022-23, Book I, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	Copy
59.	07.05.2022	General Power of Attorney executed by Sri. Srinivas S.R Son of Sri.Ramappa. S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.68/2022-23, Book IV, registered in the office of the Sub-registrar Sarjapura, Basavanagudi in respect of the above said property.	Copy
60.	19.01.2024	Cancellation of Joint Development Agreement executed by Sri. Srinivas S.R Son of Sri.Ramappa. S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.13438/2023-24, Book I, registered in the office of the Sub-registrar	Copy







## **SURIYA LAW ASSOCIATES**

Flat No.303, 3<sup>rd</sup> Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,  
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**M.9845087191/9686426282/9535397986**

		Basavanagudi (Atibele) in respect of the above said property.	
61.	19.01.2024	Revocation of General Power of Attorney executed by Sri. Srinivas S.R Son of Sri.Ramappa. S in favour of M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy registered vide document No.328/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
62.	17.07.2023	Conversion order No.506344 issued by the Deputy Commissioner, Bangalore Urban District.	Copy
63.		Conversion charges paid receipt.	Copy
64.	19.04.2024	PTCL endorsement issued by the Assistant Commissioner.	Copy
65.	04.05.2024	48 A Endorsement issued by the Thasildhar.	Copy
66.	19.01.2024	Joint Development Agreement entered between Sri. Srinivas S.R Son of Sri.Ramappa. S and M/s.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.13444/2023-24, Book I, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	Copy
67.	19.01.2024	General Power of Attorney executed by Sri. Srinivas S.R Son of Sri.Ramappa. S in favour of M/s.Surya Builders and Developers represented by its managing Partners	Copy







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		Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy registered vide document No.331/2023-24, Book IV, registered in the office of the Sub-registrar Basavanagudi (Atibele) in respect of the above said property.	
68.		Encumbrance Certificate from 01/04/2004 to 01/02/2022 and from 01/02/2022 to 08/08/2024 in respect of the above said property.	Copy

### **II. ENCUMBRANCES:**

There are no encumbrances or minor claims over the subject property till date in respect of above said property, 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.Surya Builders and Developers represented by its managing Partners Sri.T.Maheshwara Reddy Son of Sri.Rama Chandra Reddy and Sri.P.Vijaya Bhaskar Reddy Son of Sri.Rami Reddy would derive marketable title to sell the Plots/Residential Row Houses/Villas that has been allocated to Builder's share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para -- I and Owners would derive marketable title to sell the remaining Plots/Residential Row Houses/Villas. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described above.

  
(MURTHY. S)  
ADVOCATE

**S. MURTHY**  
Advocate

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