

## TITLE REPORT

### 1. Introduction:

We have been engaged to act as the legal counsel to Assetz Private Limited ( earlier APG Premium Residential Private Limited) (“**Client**”) to conduct a legal title due diligence in respect of the residentially converted land bearing Survey No. 173/2 measuring 2 Acres 11 Guntas (vide conversion bearing No. 72816 (ALN(ASH)SR 287/2024-25 dated 04.01.2025) situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore of this Title Report.

### 2. Description of Schedule Property

All that piece and parcel of the immovable property being residentially converted land bearing Survey No. 173/2 measuring 2 Acres 11 Guntas (vide conversion bearing No. 72816- ALN(ASH)SR 287/2024-25 dated 04.01.2025 ) situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, bounded by:

East by : Land bearing Survey No. 173/1;  
West by : Land bearing Survey No. 31;  
North by : Land bearing Survey No. 31 and 30 feet connectivity road;  
South by : Land bearing Survey No. 171.

### 3. List of Documents Furnished:

Sl. No.	Particulars	Nature of document
1.	Entry No. RR 341 made in the Record of Rights	Photocopy
2.	Order dated 31.05.1982 passed in Case No. VOA 135/80-81 by the Tahsildar, Anekal Taluk.	Photocopy
3.	Endorsement bearing No. VOA:CR48:2011-12 dated 23.01.2012 issued by the Tahsildar, Anekal.	Original
4.	Death certificate of Munikaverappa.	Original
5.	Death Certificate of Mr. Kaverappa.	Original
6.	Death Certificate of Mr. Muniswamy.	Original

7.	Death Certificate of Mr. Muniyellappa.	Photocopy
8.	Entry No. MR 6/2011-12 made in the Mutation Register.	Certified Copy
9.	Sale Deed dated 13.04.2012, Registered as Document No. 236/12-13 of Book I in the office of the Sub Registrar Office.	Original
10.	Confirmation Deed dated 23.05.2013, registered as Document No. BSK-1-01862-2013-14 stored in CD No. BSKD216 in the office of the Sub Registrar, Basavanagudi (Banashankari).	Original
11.	Sale Deed dated 31.12.2018, registered as Document No. SRJ-1-04643-2018-19 stored in CD No. SRJD270 in the office of the Sub Registrar.	Original
12.	Entry No. MR H15/2019-20 made in the Mutation Register.	Certified Copy
13.	Entry No. MR H16/2019-20 made in the Mutation Register.	Certified Copy
14.	Order dated 20.10.2022 passed in O. S. 597/2021 filed in the Court of Senior Civil Judge and JMFC, Anekal.	Photocopy
15.	Order dated 23.08.2024 passed in Miscellaneous First Appeal No. 8059/2022 in the High Court of Karnataka.	Photocopy
16.	Order dated 14.12.2024 passed in suit bearing No. O.S. 597/2021 filed in the Court of Senior Civil Judge and JMFC, Anekal.	Photocopy
17.	Memo dated 07.11.2024 filed by Plaintiff and Defendant No. 16 (i.e., H. C. Narayana Reddy).	Photocopy

18.	Entry No. MR T7/2024-25 made in the Mutation Register.	Certified Copy
19.	Joint Development Agreement dated 11.07.2025 registered as Document No. BSK-1-04120-2025-26 registered on 11.07.2025 in the office of the Sub Registrar, Basavanagudi;	Original
20.	General Power of Attorney dated 11.07.2025 registered as Document No. BSK-4-00331-2025-26, registered on 11.07.2025 in the office of the Sub Registrar, Basavanagudi;	Original
21.	Record of Rights Tenancy and Crops (RTCs) issued in respect of the land bearing Survey No. 173 measuring 3 Acres 1 Guntas for the years 1969-70 to 1973-74, 1979-80 to 1984-85, 1984-85 to 1987-88, 1989-90 to 2023-24.	Certified Copy
22.	Revision Settlement Akarbandh in respect of Survey No. 173 situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.	Certified Copy
23.	Revision Settlement Akarbandh in respect of Survey No. 173/2 situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.	Photocopy
24.	Map of Gattahalli Village.	Certified Copy
25.	Endorsement bearing No. RRT Nakalu/CR/26/11-12 dated 22.08.2011 issued by the Special Tahildar, Anekal.	Certified Copy
26.	Moola Survey Tippany issued in respect of the land bearing Survey No. 173 situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.	Certified Copy
27.	Hissa Survey Tippany, issued in respect of Survey No. 173 measuring 3 Acres 11 Guntas;	Photocopy

28.	Atlas issued in respect of Survey No. 173 measuring 3 Acres 11 Guntas;	Photocopy
29.	RR Pakka Book issued in respect of Survey No. 173 measuring 3 Acres 11 Guntas;	Photocopy
30.	Nil Tenancy Certificate bearing No. RD00380282725274 dated 05.12.2023 issued by the Tahsildar, Anekal;	Photocopy
31.	Endorsement bearing No. PTCL/CR/92/11-12 dated 07.09.2011 issued by the Assistant Commissioner, Bengaluru South;	Certified Copy
32.	Official Memorandum bearing No. ALN(A)[SH]SR 98/2010-11 dated 06.01.2012 issued by the Deputy Commissioner, Bangalore;	Original
33.	Official Memorandum bearing No. 72816-ALN(ASH)SR 287/2024-25 dated 04.01.2025 issued by the Deputy Commissioner;	Original
34.	Entry No. MR T43/2024-25 made in the Mutation Register;	Original
35.	Endorsement bearing No. KHB/LAO/Gattahalli/(173)/2023-24 dated 02.01.2024 issued by the Karnataka Housing Board;	Photocopy
36.	Letter bearing No. Bangalore/SplLAO-2/2693/2023-24 dated 30.12.2023 issued by the Karnataka Industrial Areas Development Board;	Photocopy
37.	House/Land Tax Assessment and Demand Register in form 11B bearing No. 150200100500520282 issued by Shantipura Grama Panchayat.	Certified Copy
38.	Encumbrance Certificate issued in respect of Survey No. 173 for the period from 01.04.1930 to 31.03.2004 and 01.04.1984 to 31.03.2004.	Certified Copy

39.	Encumbrance Certificate issued in respect of Survey No. 173/2 measuring 2 Acres 11 guntas for the period from 01.04.2004 to 20.11.2024.	Photocopy
40.	Encumbrance Certificate dated 18.07.2025 issued in respect of Survey No. 173 measuring 2 Acres 11 guntas for the period from 01.04.2018 to 14.07.2025.	Photocopy

#### 4 **Flow of Title:**

- 4.1 On perusal of the documents provided to us, we note that the land bearing Survey No. 173 measuring 3 Acres 1 situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District is a service inam land attached to neeraganti office under the provisions of Karnataka Village Offices Abolition Act, 1961,.
- 4.2 As per the extract of Entry No. RR 341 made in the Record of Rights records that the land bearing Survey No. 173 is a Neeraganti inam land (**Document No. 1**).
- 4.3 The sons of Mr. Maddurappa viz., Mr. Munishamappa, Mr. Munikaverappa, Mr. Kaverappa, Mr. Munivenkatappa and Mr. Muniyellappa have made an application seeking to register and regrant Survey No. 173 measuring 3 Acres 1 Guntas in their favour. The Tahsildar, Anekal Taluk vide Order dated 31.05.1982 passed in Case No. VOA 135/80-81 regranted the land bearing Survey No. 173 measuring 3 Acre 1 Gunta jointly in favour of the claimants under Section 5/6 of the Karnataka Village Offices Abolition Act, 1961, subject to the condition that they should not alienate the land for a period of 15 years as contemplated under Section 7(A) of the Act (**Document No. 2**).
- 4.4 Mr. Munivenkatappa, Mr. Munishamappa, Mr. Munikaverappa, Mr. Kaverappa, and Mr. Muniyellappa have jointly made an application to convert the land bearing Survey No. 173 measuring 3 Acres 1 gunta and the said land has been converted from agricultural use to non-agricultural residential use vide Official Memorandum bearing No. ALN[A][SH]SR98/2011-12 dated 06.01.2012.
- 4.5 On an application made by Mr. Munivenkatappa seeking for permission to alienate the land, the Tahsildar, Anekal vide an Endorsement bearing No. VOA:CR48:2011-12 dated 23.01.2012 stated that the land in Survey No. 173 measuring 3 Acres 1 guntas, which was regranted to Mr. Munivenkatappa and others vide Order dated 31.05.1982, subject to restriction of non-alienation of land for a period of 15 years. However, the

said non-alienation period of 15 years has been lapsed and seeking permission to alienate the land is not necessary. Hence the regrantees (as referred in Para4.3 of this Report) can alienate the land (***Document No. 3***). Further the endorsement also specifies that if there is any litigation in any court in respect of the land, the said endorsement is not valid.

***We note that pursuant to the conversion of the land in the year 2012, the land ceased to be an agriculture in nature and is therefore, outside the ambit of the Karnataka Village Offices Inams Abolition Act.***

- 4.6 We note that the brothers of Mr. Munivenkatappa i.e. Mr. Munikaverappa died on 10.06.1991, Mr. Kaverappa died on 01.05.1998, Mr. Muniswamy died on 18.09.2002 and Mr. Muniyellappa died on 03.06.2011 as evidenced from Death Certificates (***Document Nos. 4 to 7***).
- 4.7 Entry No. MR 6/2011-12 made in the Mutation Register records the demise of Mr. Mr. Muniswamappa, Mr. Munikaverappa, Mr. Kaverappa and Mr. Muniyellappa and transferred khata in respect of Survey No. 173 measuring 3 Acre 1 Gunta jointly to the names of Mr. Venkataswamy (son of Late Mr. Muniswamappa), Mrs. Muniyamma (wife of Late Mr. Munikaverappa), Mrs. Yellamma (wife of Late Mr. Kaverappa), Mr. Munivenkatappa (son of Mr. Madhurappa) and Mrs. Muniyamma (wife of Late Mr. Muniyellappa) (***Document No. 8***).
- 4.8 Thereafter, family members of Mr. Munivenkatappa, Late Mr. Munishamappa, Late Mr. Munikaverappa, Late Mr. Kaverappa, and Late Mr. Muniyellappa have jointly sold the property bearing Survey No. 173 measuring 3 Acres 1 Gunta in favour of Prabhavathi Builder and Developers Private Limited, represented by their Managing Director Mr. B.E. Praveen Kumar under the registered Sale Deed dated 13.04.2012 (***Document No. 9***).

The following are the family members who have joined the execution of the sale deed:

- A. Mr. Munivenkatappa, (i) Mrs. Lakshamma (daughter of Mr. Munivenkatappa), (ii) Mr. Papanna (son of Mr. Munivenkatappa), Mr. Girish, Mr. Madhu, Mrs. Manjula (all children of Mr. Papanna) (iii) Mr. Muniraju (son of Mr. Munivenkatappa) representing himself and his minor children Master vijay and Miss Navya, (iv) Mrs. Yellamma (daughter of Mr. Munivenkatappa)
- B. Late Mr. Muniswamappa's family members
- (i) Mr. Venkataswamy (son of Late Mr. Muniswamappa), Mr. Muniraju, Mrs. Manjamma (children of Mr. Venkataswamy), (ii) Mrs. Venkatamma and Mrs. Kaveramma, Mrs. Pullamma@Pushpa, Mrs. Vajramma ( both

daughters of Mrs. Papamma and grand daughters of Mr. Muniswamappa); (iii) Mr. Muniyappa (son of Late Mr. Muniswamappa), Mr. Maddura, Mr. Madhu, Mr. Yellappa, Mrs. Pushpa@ Yellamma (all children of Mr. Muniyappa); (iv) Mr. Nagappa (son of Late Mr. Muniswamappa), Mr. Manjunath, Mrs. Radhamma (both children of Mr. Nagappa); (v) Mrs. Nagamma (daughter of Late Mr. Muniswamappa), (vi) Mrs. Manjula, Mrs. Bhagya, Mr. Gopi (children of Late Mrs. Gowamma and grand children of Late Mr. Muniswamappa); (vi) Mr. M. Krishnappa (son of Late Mr. Muniswamappa) representing himself and his minor children Miss Chaitra Krishna, Miss Nirmita Krishna and Master Suhas Krishna; (vii) Mrs. Munikaveramma (daughter of Late Mr. Muniswamappa),

C. Late Mr. Munikaverappa's family members

- (i) Mrs. Muniyamma (wife of Late Mr. Munikaverappa); (ii) Mr. Venkataswamy (son of Late Mr. Munikaverappa) Mrs. Renuka, Mr. Sampath, Mrs. Janakamma, Mrs. Shivamma (all children of Mr. Venkataswamy); (iii) Mr. Muniraju (son of Late Mr. Munikaverappa) representing himself and his minor children viz., Miss Manasa and Miss Mandara; (iv) Mrs. Muni Lakshamma (daughter of Late Mr. Munikaverappa), Mrs. Mangala (daughter of Late Mr. Munikaverappa), Mr. Maddurappa (son of Late Mr. Munikaverappa) representing himself and his minor sons Master Dhruva, Master Dhani and Master Lakshmish

D. Family members of Late Mr. Kaverappa

- (i) Mrs. Yellamma (Wife of Late Mr. Kaverappa), (ii) Mrs. Vanajakshi (wife of Late Mr. Venkatesh and daughter-in law of Late Mr. Kaverappa) representing herself and her minor sons Master Santosh and Master Prem; (iii) Mr. Muniraju (son of Late Mr. Kaverappa) representing himself and his minor children Master Rohith and Miss Lakshmi; (iv) Mrs. Papamma (daughter of Late Mr. Kaverappa), (v) Mr. Munikrishna (son of Late Mr. Kaverappa),

E. Family members of Late Mr. Muniyellappa

- (i) Mrs. Munirathnamma and Muniyamma (wife of Late Mr. Muniyellappa); (ii) Mrs. Vinoda, Mr. Vijaya Kumar and Mr. Ravikumar (all children of Late Mr. Muniyellappa)

**[AL Note:** *We have not been provided with the genealogical tree of Mr. Muniyellappa, Mr. Kaverappa, Mr. Munikaverappa, Mr. Munishamappa reflecting the names of their family members. However, since the sale deed has been effected more than 12 years ago, we have dispensed with its requirement.]*

- 4.9 One of the family member of Late Mr. Muniswamappa being Mrs. Punitha (daughter of Mr. Muniyappa) has executed registered Confirmation Deed dated 23.05.2013 (**Document No. 10**) in favour of Prabhavathi Builders and Developers Private Limited, represented by its authorised signatory Mr. Manohar K. P, whereby confirming the execution of the Sale Deed dated 13.04.2012, registered as Document No. SRJ-1-00236 and confirms that Prabhavathi Builders and Developers Private Limited are the absolute owners of the Schedule Property.
- 4.10 Prabhavathi Builder and Developers Private Limited, (represented by their Managing Director Mr. B.E. Praveen Kumar and Mrs. Nandini) along with M/s. I.M.I Builder (represented by Managing Partners Mr. Mohamed Ismail, Mr. K. P. Manohar, Mr. Iqbal Ahmed) conveyed a portion of land in Survey No. 173 measuring 2 Acres 11 Guntas (out of 3 Acres 1 Gunta) in favour of Mr. H.C. Narayana Reddy under the registered Sale Deed dated 31.12.2018 (**Document No.11**). We note from the recitals of the sale deed that Prabhavathi Builder and Developers Private Limited has entered into Partnership Deed with Mr. Mohamed Ismail, Mr. K. P. Manohar, Mr. Iqbal Ahmed in the name and style of M/s. I.M.I Builder.
- 4.11 Entry No. MR H15/2019-20 made in the Mutation Register records the court stay ordered in RRT proceedings (**Document No. 12**).
- [**AL Note:** *We have been informed that the Order passed in the RRT proceeding is not available, as the reference number of RRT proceedings are not recorded in the mutation register. However, we have been informed that there are no claims or litigations pending in respect of the Schedule Property as on date. hence requirement of the same are disregarded. Further, the said order is without jurisdiction since the property in Survey No. 173 was already converted to non-agricultural purpose.*]
- 4.12 Entry No. MR H16/2019-20 made in the Mutation Register records the change of entry in RTC vide the Court order in RRT proceedings and records that Mr. H.C. Narayana Reddy as the holder of land measuring 2 Acres 11 Guntas in Survey No. 173 and Mr. Munishamappa to be the holder of 30 Guntas in Survey No. 173 (**Document No. 13**).
- 4.13 We note that one Mr. Krishna Murthy (**Plaintiff**) had filed specific performance suit bearing No. O. S. 597/2021 filed in the Court of Senior Civil Judge and JMFC, Anekal against 1. Mr. Munivenkatappa, 2. Mr. Papanna, 3. Mr. Muniraju, 4. Mr. Muniyappa, 5. Mr. Nagappa, 6. Mrs. Muniveramma, 7. Mr. Venkataswamy, 8. Mr. Muniraju, 9. Mr. Maddurappa, 10. Mr. Muniraju, 11. Mr. Munikrishna, 12. Mrs. Munirathamma, 13. Mr. Vijaya Kumar, 14. Mr. Ravikumar, 15. Prabhavathi Builders and Developers Private Limited, 16. Mr. H. C. Narayana Reddy seeking specific performance of sale agreement dated 16.06.2011, whereby directing the Defendants 1 to 14 to execute and

register the sale deed in favour of Plaintiff and to declare the sale deed dated 13.04.2012 (SRJ-1-00236-2012-13) and Sale deed dated 31.12.2018 (SRJ-1-04643-2018-19) as null and void. And praying for permanent injunction restraining the Defendant No. 15 and 16, their agents from alienating, creating any charge or encumbrance over the schedule property in favour of any third parties.

- 4.14 The Hon'ble Court vide Order dated 20.10.2022 (**Document No. 14**) dismissed IA No.1 and disposed off the exparte order of temporary injunction filed in IA No. 3.
- 4.15 Being aggrieved by the Order dated 20.10.2022, Mr. Krishna Murthy has filed Miscellaneous First Appeal No. 8059/2022 in the High Court of Karnataka against M/s. Prabhavathi Builders and Developers Private Limited and Mr. H. C. Narayana Reddy and the appeal was dismissed and all IAs in the appeal shall stand closed vide Order dated 23.08.2024 (**Document No. 15**).
- 4.16 further, the said suit has been settled out of court and the Hon'ble Court has passed an Order dated 14.12.2024 (**Document No. 16**) stating that the Plaintiff has filed memo stating that the matter has been settled between the parties out of court, hence the plaintiff is not interested to proceed with the suit and suit may be dismissed as not pressed and settled out of court and hence, there are no rights with Mr. Krishna Murthy.
- 4.17 We have been provided with the Memo dated 07.11.2024 filed by Plaintiff and Defendant No. 16 (i.e., H. C. Narayana Reddy) (**Document No. 17**) stating that they have amicably settled the matter and the Plaintiff has agreed to confirm the title vested with the Defendant No. 15 and thereafter to Defendant No. 16. Further the Plaintiff released his right and interest over the Schedule Property and confirms that the Sale Agreement so entered by him with Defendant Nos. 1 to 14 shall stand cancelled, henceforth Defendant No. 16 shall be the absolute owner of the property.
- 4.18 The land bearing No. 173 measuring 3 Acres 1 Gunta has been sub-divided into 2 portions viz., Survey No. 173/1 measuring 30 Guntas and Survey No. 173/2 measuring 2 Acres 11 Guntas held by Mr. H. C. Narayana Reddy vide Entry No. MR T7/2024-25 made in the Mutation Register (**Document No.18**). In the aforementioned manner, Mr. H. C. Narayana Reddy is the owner of the land bearing Survey No. 173/2 measuring 2 Acres 11 Guntas.
- 4.19 Subsequently, Mr. H. C. Narayana Reddy ("**Land Owner**") have entered into a registered Joint Development Agreement dated 11.07.2025 registered on 11.07.2025 as Document No. BSK-1-04120-2025-26 in the office of the Sub Registrar, Basavanagudi (**Document No. 19**) with Assetz Private Limited (earlier APG Premium

Residential Private Limited), represented by its Authorised Signatory, Mr. Joyappa P A (“**Developer**”) to develop the Survey No. 173/2 measuring 2 Acres 11 Guntas ( into Residential Development.

- 4.20 Further, the Landowner simultaneously with the execution of Joint Development Agreement have executed a registered General Power of Attorney dated 11.07.2025 registered as Document No. BSK-4-00331-2025-26, in the office of the Sub Registrar, Basavanagudi (**Document No.20**) in favour of Developer empowering the attorney to do various acts, deeds and things for the purpose of development of Schedule Property.

## **5 Revenue Records and Endorsements:**

- 5.1 Record of Rights Tenancy and Crops (RTCs) issued in respect of the land bearing Survey No. 173 measuring 3 Acres 1 Guntas for the years (**Document No. 21**):
- 1969-70 to 1973-74, 1979-80 to 1984-85 reflects as Neeragunti inam land
  - 1984-85 to 1987-88, 1989-90 to 2018-19 reflects Mr. Munishamappa, Mr. Munikaverappa, Mr. Kaverappa, Mr. Munivenkatappa, Mr. Muniyellappa as the holders of the land. it refers VOA 135/80-81 and also records that the land cannot be alienated ever.
  - 2019-20 to 2023-24 reflects Mr. Munishamappa, Mr. Munikaverappa, Mr. Kaverappa, Mr. Munivenkatappa, Mr. Muniyellappa (for an extent of 30 Guntas) and Mr. H.C. Narayana Reddy (for an extent of 2 Acres 11 Guntas) as the holders thereof.
- 5.2 We have been provided with the Revision Settlement Akarbandh in respect of Survey No. 173 reflecting the total extent of land to be 3 Acres 1 Guntas with no kharab therein (**Document No. 22**).
- 5.3 Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 173/2 reflecting the total extent of the land to be 2 Acres 11 Guntas with no kharab therein (**Document No. 23**)
- 5.4 We have been provided with the Map of Gattahalli Village which shows the location of the land bearing Survey No. 173 in the said village (**Document No. 24**).
- 5.5 We have not been provided with the Entry No. MR 11/1984-85, however, we have been provided with the Endorsement bearing No. RRT Nakalu/CR/26/11-12 dated 22.08.2011 issued by the Special Tahsildar, Anekal stating that the Entry No. MR 11/1984-95 is not available in the register hence same cannot be provided (**Document No. 25**).

- 5.6 Moola Survey Tippyany issued in respect of the land bearing Survey No. 173 reflects the location and shape of the land (*Document No. 26*).
- 5.7 Hissa Survey Tippyany, Atlas and RR Pakka Book issued in respect of Survey No. 173 measuring 3 Acres 11 Guntas (*Document No. 27 to 29*) reflects the sub-division of the land in to 2 portions viz., Survey No. 173/1 measuring 30 Guntas held by Mr. Munishamappa, Mr. Munikaverappa, Mr. Kaverappa, Mr. Muniyellappa, Mr. Maddurappa and children and Survey No. 173/2 measuring 2 Acres 11 Gunta held by Mr. H. C. Narayana Reddy.
- 5.8 Nil Tenancy Certificate bearing No. RD00380282725274 dated 05.12.2023 issued by the Tahsildar, Anekal (*Document No. 30*) to the effect that no applications have been filed under Section 48A and 77A of the Karnataka Land Reforms Act, 1961 in Form 7 in respect of Survey No. 173 measuring 2 Acres 11 Guntas.
- 5.9 Endorsement bearing No. PTCL/CR/92/11-12 dated 07.09.2011 issued by the Assistant Commissioner, Bengaluru South stating that no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land bearing Survey No. 173 measuring 3 Acres 1 Guntas (*Document No. 31*).

## **6 Land Conversion & Land Usage:**

- 6.1 As per the Revised Master Plan -2015 of Bangalore (Approved by Govt vide G.O. No UDD 540 BEM AA SE 2004, dated 25.06.2007), the land bearing Survey No. 173 is classified as an 'residential (main) zone'.
- 6.2 Official Memorandum bearing No. ALN(A)[SH]SR 98/2010-11 dated 06.01.2012 issued by the Deputy Commissioner, Bangalore under Section 95 of the Karnataka Land Revenue Act, 1964 grants permission to convert land in Survey No. 173 measuring 3 Acres 1 Guntas for non-agricultural residential purpose (*Document No. 32*).
- 6.3 Mr. H. C. Narayana Reddy (son of Mr. Chikka Lakshmaiah) have made an application for conversion of Survey No. 173/2 measuring 2 acres 11 Guntas. In this regard, the Deputy Commissioner, Bangalore vide Official Memorandum bearing No. 72816-ALN(ASH)SR 287/2024-25 dated 04.01.2025 under Section 95 of the Karnataka Land Revenue Act, 1964 grants permission to convert land in Survey No. 173/2 measuring 2 Acres 11 Guntas for non-agricultural Apartment-Residential purpose (*Document*

**No. 33**. Entry No. MR T43/2024-25 made in the Mutation Register (**Document No. 34**) records the aforementioned conversion order.

**7 Acquisitions and Approvals:**

- 7.1 Endorsement bearing No. KHB/LAO/Gattahalli/(173)/2023-24 dated 02.01.2024 issued by the Karnataka Housing Board (**Document No. 35**), to the effect that Survey No. 173 has not been acquired or notified for acquisition for any of their projects.
- 7.2 Letter bearing No. Bangalore/SpILAO-2/2693/2023-24 dated 30.12.2023 issued by the Karnataka Industrial Areas Development Board (**Document No. 36**), to the effect that Survey No. 173 has not been acquired or notified for acquisition for any of their projects.

**8 Khata And Property Tax:**

- 8.1 We have been provided with the House/Land Tax Assessment and Demand Register in form 11B bearing No. 150200100500520282 issued by Shantipura Grama Panchayat in respect of the land bearing Survey No.173 showing Mr. H.C. Narayana Reddy as the owner (**Document No. 37**). The property has been assigned with PID No. 255/173 measuring 9206.59 square meter (i.e., approximately 2 Acres 11 Guntas) in the records of Shantipur Grama Panchayat.
- 8.2 *We have not been provided with the tax paid receipts evidencing the payment of tax for last three years in respect of Schedule Property.*

**9 Litigation:**

*We have been informed that apart from the aforementioned litigation, there are no litigation filed/ pending or disposed in respect of the Schedule Property.*

**10 Encumbrance / Charge:**

- 10.1 Encumbrance Certificate issued in respect of Survey No. 173 for the period from 01.04.1930 to 31.03.2004 and 01.04.1984 to 31.03.2004 as referred herein above (**Document No. 38**).
- 10.2 Encumbrance Certificate issued in respect of Survey No. 173/2 measuring 2 Acres 11 Guntas for the period from 01.04.2004 to 20.11.2024 (**Document No.39**) reflects no transactions during the period.

- 10.3 Encumbrance Certificate dated 18.07.2025 issued in respect of Survey No. 173 measuring 2 Acres 11 guntas for the period from 01.04.2018 to 14.07.2025 (**Document No.40**) reflects the following transactions:
- 10.3.1 Sale deed dated 31.12.2018 registered as Document No. SRJ-1-04643-2018-19.
- 10.3.2 Joint development Agreement dated 10.07.2025 registered as Document No. BSK-1-04120-2025-26.

*We have reviewed the encumbrance certificate issued in respect of the land bearing Survey No. 173/2 measuring 2 Acres 11 Guntas for the period till 14.07.2025 and there are no transactions adverse to what has been stipulated in this Report.*

## **11 Inspection Of Original Documents and Public Notice:**

- 11.1 We have carried out inspection of original documents in respect of Schedule Property and same is listed in Paragraph 3 of this Report.
- 11.2 We have not issued any public notice in respect of Schedule Property, during our title scrutiny.

## **12 Opinion:**

Based on a review of the above-mentioned documents and clarifications provided to us and subject to our observations made in the report, we are of the opinion that:

- (a) Mr. H.C. Narayana Reddy is the owner having valid right, title and interest over the Schedule Property i.e., Survey No. 173/2 measuring 2 Acres 11 Guntas, subject to development right and entitlement of Assetz Private Limited .
- (b) The Schedule Property is duly converted from agricultural to non-agricultural Apartment- residential use.
- (c) The Schedule Property is free hold and there are no subsisting lease in respect thereof.

## **13 Qualifications:**

The scope of our review and of this Report is subject to the following limitations:

- 13.1 While performing the review, we have been provided documents in relation to Survey No. 173/2 by the Client
- 13.2 While performing the review, we have assumed the: (a) genuineness of all signatures; (b) accuracy and correctness of all information/representations provided/made to us, including the facts that are mentioned in agreements, executed copies of documents

and government records; (c) authenticity of copies of all documents submitted to us as originals; (d) conformity of the copies or extracts submitted to us with the originals thereof; (e) correctness of all information provided to us in respect of the litigations in respect of the Schedule Property including the fact that no appeals or revisions have been filed in respect of the relevant suits/litigations; and (f) compliance with all legal requirements by the parties concerned with the Schedule Properties;

- 13.3 We have only examined issues pertaining to the ownership of the Schedule Properties and have not examined issues pertaining to: (a) approvals from various statutory/regulatory authorities for construction, development and/or occupation of the Schedule Properties; (b) business, regulatory and financial issues of the present or previous owners of the Schedule Properties; and (c) other matters that do not directly affect the ownership of the Schedule Property;
- 13.4 While preparing the due diligence report, we have not inspected or ascertained the location of the Schedule Property and assume the client has inspected and determined the physical location and current status of the Schedule Property
- 13.5 For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements as applicable in the Union of India in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report;
- 13.6 We have assumed that there are no outstanding/dues payable by the present/ previous owners of the property to any government/statutory authority (including any tax/cess dues) or local body and that the property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws;
- 13.7 Our Maximum liability in relation to this Report shall not exceed the professional fees received by us under the engagement under which this Report has been issued;
- 13.8 Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Schedule Property, as analysed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this Report;
- 13.9 This Report will not be binding on any government or governmental authority or any court or tribunal which may take a contrary view on the subject or which may have to be independently satisfied notwithstanding anything contained in this Report;

13.10 The Report is confined to the matters stated herein and it is not to be read as extending to any other matter, by implication or otherwise. This Report has been prepared based on the instructions provided to us by our Client and shall not be relied upon by any other Person without obtaining our prior consent in writing.

Yours faithfully,

---

Mr. Vishal Bhat.  
Partner  
Anoma Law Group LLP  
Advocates

Date: August 29, 2025  
Place: Bengaluru