



**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted land bearing Survey No. 40/2 admeasuring 23.04 Guntas out of 28 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka ("**Schedule Property**") and bounded on:

East By: Land in Sy.No.39/9 and 39/10;  
West By: Land in Sy.No.40/3 and 40/6;  
North By: Land in Sy.No.41/4;  
South By: Land in Sy.No.40/3 and 40/4.

**2. FLOW OF TITLE**

(i) Originally, Upon perusal of the Extract of Entry bearing MR No. 4 of 1994-1995 made in the Mutation Register, we note that the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas was partitioned amongst 4 sons of Mr. Motaiah i.e., (1) Mr. Veerabhadra Reddy, (2) Mr. Ramaiah, (3) Mr. Lakshmana Reddy and (4) Mr. Krishna Reddy, their respective portions of the land acquired are follows:

1. Mr. Veerabhadra Reddy acquired a portion of 28 Guntas.
2. Mr. Ramaiah acquired another portion of the 28 Guntas.
3. Mr. Lakshmana Reddy acquired a portion of 28 Guntas.
4. Mr. Krishna Reddy acquired a last portion of 28 Guntas.

(ii) Record of Rights, Tenancy and Crop Inspections ("**RTCs**") issued for the period of 1995-1996 till 2015-2016 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Lakshmana Reddy (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

(iii) Thereafter, a Sale Deed dated 18<sup>th</sup> November 2015 was executed by (1) Mr. Lakshmaiaya Reddy @ Lakshmana Reddy son of Mr. Motaiah, (2) Mr. D. L. Gopala son of Mr. Lakshmaiaya Reddy, (3) Miss. Monika daughter of Mr. D. L. Gopal (being minor represented by her father Mr. D. L. Gopal), (4) Master. Kushal son of Mr. D. L. Gopal (being minor represented by her

father Mr. D. L. Gopal), (5) Mr. D. L. Srinivasa son of Mr. Lakshmaiyaya Reddy, (6) Master. Sharath son of Mr. D. L. Srinivasas (being minor represented by her father Mr. D. L. Srinivasas), (7) Master. Bhuvan son of Mr. D. L. Srinivasas (being minor represented by her father Mr. D. L. Srinivasas), (8) Mrs. Jayamma daughter of Mr. Motaiah and (9) Mrs. Nagamma daughter of Mr. Motaiah conveying the portion of the land measuring 28 Guntas in Survey No. 40/2 in favour of Mr. Kurapati Kotaiah son of Mr. Veeraiah. The Sale Deed dated 18<sup>th</sup> November 2015 was registered as document bearing No. ABL-1-04843-2015-16, stored in CD No. ALBD253 at the office of the Sub-Registrar, Basavanagudi (Attibele).

- (iv) RTCs issued for the period of 2016-2017 till 2022-2023 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Thereafter, a Sale Deed dated 19<sup>th</sup> December 2022 was executed by (1) Mr. Ramaiah @ Ramaiah Reddy son of Mr. Motaiah, (2) Ms. Lakshamma R. daughter of Mr. Ramaiah, (3) Ms. Parvathamma @ Yashodha daughter of Mr. Ramaiah, (4) Ms. Saraswathamma. R daughter of Mr. Ramaiah, (5) Mr. Chalubaraju son of Mr. Ramaiah, (6) Mrs. Jayamma daughter of Mr. Motaiah and (7) Mrs. Nagamma daughter of Mr. Motaiah – parties at Sl No. 1 to Sl. No. 7 are represented by their GPA holder Mr. Kurapati Kotraiah conveying the portion of the land measuring 23.04 Guntas in Survey No. 40/2 in favour of Mr. Satyanarayana B son of Mr. Kotreshwara Rao and Mr. Ramakrishana. K son of Kurapati Kotraiah. The Sale Deed dated 19<sup>th</sup> December 2022 was registered as document bearing No. SRJ-1-09249-2022-23, stored in CD No. SRJD1312 at the office of the Sub-Registrar, Basavanagudi (Attibele). Thus, Mr. Koteswara Rao and Mr. Ramakrishana acquired joint ownership of the portion of the land measuring 23.04 Guntas in Survey No. 40/2.
- (vi) RTCs issued for the period of 2023-2024 reflects that names of (1) Mr. Ramaiah (owner for 4.12 Guntas), (2) Mr. Krishna Reddy (owner for 8 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas), (4) Mr. Sathyanarayan B son of Mr. Koteswara Rao (owner for 23.04 Guntas), (5) Mr. Sathyanarayan Bandlamudu son of Mr. Koteswara Rao (owner for 28 Guntas) and (6) Mr. K. C. Vijay kumar son of Mr. Chinnaswamy Reddy (owner for 20 Guntas)
- (vii) Thereafter, Mr. Sathyanarayana B and Mr. Ramakrishna K (“**Owners**”) entered into a Joint Development Agreement dated 24<sup>th</sup> August 2023 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. D. Kishore Reddy and Mr. R. Vijaya Kumar Reddy)



("Developer") agreeing for the development of the land bearing Survey No. 40/2 measuring 23.04 Guntas (Schedule Property) , Survey No. 40/2 measuring 28 Guntas and Survey No. 40/2 measuring 28 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 86,303 Square feet of super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining area of the super built-up area or Saleable area. The said Joint Development Agreement dated 24<sup>th</sup> August 2023 was registered as Document bearing No. SRJ-1-04416-2023-24 at the office of Sub-Registrar Basavangudi (Sarjapura). Thus Collab Projects LLP acquired development rights over the Schedule Property.

(viii) Pursuant to the execution of the Joint Development Agreement dated 24<sup>th</sup> August 2023, the Owners have also executed a General Power of Attorney registered on dated 24<sup>th</sup> August 2023, registered as document bearing No. SRJ-4-00274-2023-24 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.



- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

- 1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 40/2.
- 2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 40/2.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900208

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 40/2 which shows the total extent of the of the said land as 2 Acres 37 Guntas. Survey Hissa Tippani issued with respect to the Schedule Property.  
Village map

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/393/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Commercial purpose, Conversion order bearing Sl.No.765378, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.



## **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

## **9. TITLE OPINION:**

- a. Mr. Sathyanarayana B and Mr. Ramakrishna K have the valid and marketable title of the 86,303 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 86,303 Square Feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Advocate  
Raghu.KN





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted land bearing Survey No. 40/3 admeasuring 04.12 Guntas, situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

East By: Land in Sy.No.40/2;  
West By: Land in Sy.No.40/6;  
North By: Land in Sy.No.40/2;  
South By: Land in Sy.No.40/4.

**2. FLOW OF TITLE**

(i) Originally, Upon perusal of the Extract of Entry bearing MR No. 4 of 1994-1995 made in the Mutation Register, we note that the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas was partitioned amongst 4 sons of Mr. Motaiah i.e., (1) Mr. Veerabhadra Reddy, (2) Mr. Ramaiah, (3) Mr. Lakshmana Reddy and (4) Mr. Krishna Reddy, their respective portions of the land acquired are follows:

1. Mr. Veerabhadra Reddy acquired a portion of 28 Guntas.
2. Mr. Ramaiah acquired another portion of the 28 Guntas.
3. Mr. Lakshmana Reddy acquired a portion of 28 Guntas.
4. Mr. Krishna Reddy acquired a last portion of 28 Guntas.

(ii) Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1995-1996 till 2015-2016 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Lakshmana Reddy (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

(iii) Thereafter, a Sale Deed dated 18<sup>th</sup> November 2015 was executed by (1) Mr. Lakshmaiaya Reddy @ Lakshmana Reddy son of Mr. Motaiah, (2) Mr. D. L. Gopala son of Mr. Lakshmaiaya Reddy, (3) Miss. Monika daughter of Mr. D. L. Gopal (being minor represented by her father Mr. D. L. Gopal), (4)

Master. Kushal son of Mr. D. L. Gopal (being minor represented by her father Mr. D. L. Gopal), (5) Mr. D. L. Srinivasa son of Mr. Lakshmaia Reddy, (6) Master. Sharath son of Mr. D. L. Srinivasas (being minor represented by her father Mr. D. L. Srinivasas), (7) Master. Bhuvan son of Mr. D. L. Srinivasas (being minor represented by her father Mr. D. L. Srinivasas), (8) Mrs. Jayamma daughter of Mr. Motaiah and (9) Mrs. Nagamma daughter of Mr. Motaiah conveying the portion of the land measuring 28 Guntas in Survey No. 40/2 in favour of Mr. Kurapati Kotaiah son of Mr. Veeraiah. The Sale Deed dated 18<sup>th</sup> November 2015 was registered as document bearing No. ABL-1-04843-2015-16, stored in CD No. ALBD253 at the office of the Sub-Registrar, Basavanagudi (Attibele).

- (iv) RTCs issued for the period of 2016-2017 till 2022-2023 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Thereafter, a Sale Deed dated 19<sup>th</sup> December 2022 was executed by (1) Mr. Ramaiah @ Ramaiah Reddy son of Mr. Motaiah, (2) Ms. Lakshamma R. daughter of Mr. Ramaiah, (3) Ms. Parvathamma @ Yashodha daughter of Mr. Ramaiah, (4) Ms. Saraswathamma. R daughter of Mr. Ramaiah, (5) Mr. Chalubaraju son of Mr. Ramaiah, (6) Mrs. Jayamma daughter of Mr. Motaiah and (7) Mrs. Nagamma daughter of Mr. Motaiah – parties at Sl No. 1 to Sl. No. 7 are represented by their GPA holder Mr. Kurapati Kotraiah conveying the portion of the land measuring 23.04 Guntas in Survey No. 40/2 in favour of Mr. Satyanarayana B son of Mr. Kotreshwara Rao and Mr. Ramakrishana. K son of Kurapati Kotraiah. The Sale Deed dated 19<sup>th</sup> December 2022 was registered as document bearing No. SRJ-1-09249-2022-23, stored in CD No. SRJD1312 at the office of the Sub-Registrar, Basavanagudi (Attibele). Thus, Mr. Ramaiah retained a portion of the land measuring 4.12 Guntas in Survey No. 40/2.
- (vi) RTCs issued for the period of 2023-2024 reflects that names of (1) Mr. Ramaiah (owner for 4.12 Guntas), (2) Mr. Krishna Reddy (owner for 8 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas), (4) Mr. Sathyanarayan B son of Mr. Koteshwara Rao (owner for 23.04 Guntas), (5) Mr. Sathyanarayan Bandlamudu son of Mr. Koteshwara Rao (owner for 28 Guntas) and (6) Mr. K. C. Vijay kumar son of Mr. Chinnaswamy Reddy (owner for 20 Guntas)
- (vii) Thereafter, Mr. Ramaiah @ Ramaiah Reddy and Ms. Chandrika @ Chandramma (“**Owners**”) entered into a Joint Development Agreement dated 6<sup>th</sup> June 2024 with Collab Projects LLP (a limited liability partnership



firm, represented by its Partners Mr. Sandeepa Ramanolla) ("**Developer**") agreeing for the development of the land bearing Survey No. 40/2 measuring 4.12 Guntas (Schedule Property). The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 6000 Square feet of super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining area of the super built-up area or Saleable area. The said Joint Development Agreement dated 6<sup>th</sup> June 2024 was registered as Document bearing No. SRJ-1-02058-2024-25 at the office of Sub-Registrar Basavangudi (Sarjapura). Thus, Collab Projects LLP acquired development rights over the Schedule Property.

(viii) Pursuant to the execution of the Joint Development Agreement dated 6<sup>th</sup> June 2024, the Owners have also executed a General Power of Attorney registered on dated 6<sup>th</sup> June 2024, registered as document bearing No. SRJ-4-00177-2024-25 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.



- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 40/2.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 40/3.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900207

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 40/2 which shows the total extent of the of the said land as 2 Acres 37 Guntas. Survey Hissa Tippani issued with respect to the Schedule Property.  
Village map

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/393/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Commercial purpose, Conversion order bearing Sl.No.765385, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.

### **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

**9. TITLE OPINION:**

- a. Mr. Ramaiah @ Ramaiah Reddy and Ms. Chandrika @ Chandramma has the valid and marketable title of the 6000 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 6000 Square Feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Advocate  
Raghu.KN





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted land bearing Survey No. 40/4 admeasuring 28 Guntas, situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

East By: Land in Sy.No.39/10 and 39/7;  
West By: Land in Sy.No.40/5;  
North By: Land in Sy.No.40/3 and 40/2;  
South By: T C Halli Village Boundary.

**2. FLOW OF TITLE**

(i) Originally, Upon perusal of the Extract of Entry bearing MR No. 4 of 1994-1995 made in the Mutation Register, we note that the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas was partitioned amongst 4 sons of Mr. Motaiah i.e., (1) Mr. Veerabhadra Reddy, (2) Mr. Ramaiah, (3) Mr. Lakshmana Reddy and (4) Mr. Krishna Reddy, their respective portions of the land acquired are follows:

1. Mr. Veerabhadra Reddy acquired a portion of 28 Guntas.
2. Mr. Ramaiah acquired another portion of the 28 Guntas.
3. Mr. Lakshmana Reddy acquired a portion of 28 Guntas.
4. Mr. Krishna Reddy acquired a last portion of 28 Guntas.

(ii) Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1995-1996 till 2015-2016 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Lakshmana Reddy (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

(iii) Thereafter, a Sale Deed dated 21<sup>st</sup> November 2015 was executed by (1) Mr. Veerabhadrapa @ Veerabhadraiah son of Mr. Motaiah, (2) Mrs. Jayamma daughter of Mr. Motaiah, (3) Mrs. Nagamma daughter of Mr. Motaiah and (4) Mr. Nagaraju (Sl No. 1 to 4 are represented by their GPA holder Bandlamudi Koteswararao) conveying the portion of the land measuring

28 Guntas in Survey No. 40/2 in favour of Mr. Bandlamudi Koteswararao son of Mr. Veerarahavaiah. The Sale Deed dated 21<sup>st</sup> November 2015 was registered as document bearing No. ABL-1-04923-2015-16, stored in CD No. ALBD254 at the office of the Sub-Registrar, Basavanagudi (Attibele).

- (iv) RTCs issued for the period of 2016-2017 till 2022-2023 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Thereafter, a Gift Deed dated 17<sup>th</sup> July 2023 registered as document bearing No. ANK-1-03639-2023-24 was executed by Mr. Bandlamudi Koteswararao (represented by his GPA holder Mr. Satyanarayana Bandlamudi) gifting the portion of the land measuring 28 Guntas in Survey No. 40/2 in favour of his son Mr. Satyanarayana Bandlamudi. Thus, Mr. Satyanarayana Bandlamudi became the owner of the portion of the land measuring 28 Guntas in Survey No. 40/2.
- (vi) RTCs issued for the period of 2023-2024 reflects that names of (1) Mr. Ramaiah (owner for 4.12 Guntas), (2) Mr. Krishna Reddy (owner for 8 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas), (4) Mr. Sathyanarayan B son of Mr. Koteswara Rao (owner for 23.04 Guntas), (5) Mr. Sathyanarayan Bandlamudu son of Mr. Koteswara Rao (owner for 28 Guntas) and (6) Mr. K. C. Vijay kumar son of Mr. Chinnaswamy Reddy (owner for 28 Guntas)
- (vii) Thereafter, Mr. Sathyanarayana B and Mr. Ramakrishna K ("**Owners**") entered into a Joint Development Agreement dated 24<sup>th</sup> August 2023 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. D. Kishore Reddy and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the land bearing Survey No. 40/2 measuring 23.04 Guntas, Survey No. 40/2 measuring 28 Guntas (Schedule Property) and Survey No. 40/2 measuring 28 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 86,303 Square feet of super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining area of the super built-up area or Saleable area. The said Joint Development Agreement dated 24<sup>th</sup> August 2023 was registered as Document bearing No. SRJ-1-04416-2023-24 at the office of Sub-Registrar Basavangudi (Sarjapura).



Thus, Collab Projects LLP acquired development rights over the Schedule Property.

(viii) Pursuant to the execution of the Joint Development Agreement dated 24<sup>th</sup> August 2023, the Owners have also executed a General Power of Attorney registered on dated 24<sup>th</sup> August 2023, registered as document bearing No. SRJ-4-00274-2023-24 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.



### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 40/2.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 40/2.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900211

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 40/2 which shows the total extent of the of the said land as 2 Acres 37 Guntas. Survey Hissa Tippani issued with respect to the Schedule Property. Village map

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/393/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Commercial purpose, Conversion order bearing Sl.No.765383, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.

### **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

### **9. TITLE OPINION:**

- a. Mr. Sathyanarayana B and Mr. Ramakrishna K has the valid and marketable title of the 86,303 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



- b. Collab Projects LLP the valid and marketable title of the remaining apart from 86,303 Square Feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Advocate  
Raghu.KN





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the agricultural land bearing Survey No. 40/5 admeasuring 28 Guntas out of 28 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

EAST BY : SY NO. 40/4  
WEST BY : SY NO. 40/1  
NORTH BY : SY NO. 40/6  
SOUTH BY : T C HALLI VILLAGE BOUNDARY

**2. FLOW OF TITLE**

(i) Originally, Upon perusal of the Extract of Entry bearing MR No. 4 of 1994-1995 made in the Mutation Register, we note that the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas was partitioned amongst 4 sons of Mr. Motaiah i.e., (1) Mr. Veerabhadra Reddy, (2) Mr. Ramaiah, (3) Mr. Lakshmana Reddy and (4) Mr. Krishna Reddy, their respective portions of the land acquired are follows:

1. Mr. Veerabhadra Reddy acquired a portion of 28 Guntas.
2. Mr. Ramaiah acquired another portion of the 28 Guntas.
3. Mr. Lakshmana Reddy acquired a portion of 28 Guntas.
4. Mr. Krishna Reddy acquired a last portion of 28 Guntas.

(ii) Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1995-1996 till 2015-2016 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Lakshmana Reddy (owner for 28 Guntas) and (4) **Mr. Krishna Reddy (owner for 28 Guntas)** as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

(iii) RTCs issued for the period of 2016-2017 till 2022-2023 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas) and (4) **Mr. Krishna Reddy (owner for 28 Guntas)** as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32

Guntas situated at Chikkavadeyapuram Village, Sarjapura Hobli, Anekal Taluk.

- (iv) Thereafter, a Sale Deed dated 16<sup>th</sup> October 2020 was executed by (1) Krishna Reddy son of Mr. Motaiah, (2) Mrs. Rathnamma, (3) Mr. K. Shekar and (4) Ms. K. Ashwini conveying the portion of the land measuring 28 Guntas in Survey No. 40/2 in favour of Mr. K. C. Vijaya Kumar son of late Chinnaswamy Reddy. The Sale Deed dated 16<sup>th</sup> October 2020 was registered as document bearing No. SRJ-1-02391-2020-21, stored in CD No. SRJD713 at the office of the Sub-Registrar, Basavanagudi (Sarjapura). Thus, Mr. K. C. Vijaya Kumar acquired joint ownership of the portion of the land measuring 28 Guntas in Survey No. 40/2.
- (v) RTCs issued for the period of 2023-2024 reflects that names of (1) Mr. Ramaiah (owner for 4.12 Guntas), (2) Mr. Krishna Reddy (owner for 8 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas), (4) Mr. Sathyanarayan B son of Mr. Koteswara Rao (owner for 23.04 Guntas), (5) Mr. Sathyanarayan Bandlamudu son of Mr. Koteswara Rao (owner for 28 Guntas) and (6) Mr. K. C. Vijaya Kumar son of Mr. Chinnaswamy Reddy (owner for 20 Guntas)
- (vi) Thereafter, Mr. K. C. Vijayakumar ("**Owner**") entered into a Joint Development Agreement dated 14<sup>th</sup> December 2023 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. D. Kishore Reddy and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the land bearing Survey No. 40/2 measuring 28 Guntas (Schedule Property). The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owner is entitled for the ownership of 35% of super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining area of the super built-up area or Saleable area. The said Joint Development Agreement dated 14<sup>th</sup> December 2023 was registered as Document bearing No. SRJ-1-08373-2023-24 at the office of Sub-Registrar Basavangudi (Sarjapura). Thus Collab Projects LLP acquired development rights over the Schedule Property.
- (vii) Thereafter, a Sale Deed dated 10<sup>th</sup> October 2025 was executed by Mr.K.C.Vijay Kumar conveying the portion of the land measuring 28 Guntas in Survey No. 40/5 (Old Sy.No.40/2) in favour of M/s.Collab Projects LLP.,. The Sale Deed dated 10<sup>th</sup> October 2025 was registered as document bearing No. SRJ-1-05563-2025-26, stored in Central Server at the office of the Sub-Registrar, Basavanagudi (Sarjapura). Thus, M/s.Collab Projects LLP., acquired ownership of the land measuring 28 Guntas in Survey No. 40/5 (Old Sy.No.40/2).



### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 40/2.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 40/5.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900205

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 40/2 which shows the total extent of the of the said land as 2 Acres 37 Guntas. Survey Hissa Tippani issued with respect to the Schedule Property.  
Village map

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/393/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Commercial purpose, Conversion order bearing Sl.No.765380, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.

### **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

### **9. TITLE OPINION:**

M/s.Collab Projects LLP the valid and marketable title of the over the Schedule Property.

  
Raghu KN  
Advocate





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted land bearing Survey No. 40/6 admeasuring 28 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

East by : Land in Sy No. 40/2 and 40/3;  
West by : Land in Sy No. 40/1;  
North by : Land in Sy No. 41/4;  
South by : Land in Sy No. 40/5.

**2. FLOW OF TITLE**

(i) Originally, Upon perusal of the Extract of Entry bearing MR No. 4 of 1994-1995 made in the Mutation Register, we note that the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas was partitioned amongst 4 sons of Mr. Motaiah i.e., (1) Mr. Veerabhadra Reddy, (2) Mr. Ramaiah, (3) Mr. Lakshmana Reddy and (4) Mr. Krishna Reddy, their respective portions of the land acquired are follows:

1. Mr. Veerabhadra Reddy acquired a portion of 28 Guntas.
2. Mr. Ramaiah acquired another portion of the 28 Guntas.
3. Mr. Lakshmana Reddy acquired a portion of 28 Guntas.
4. Mr. Krishna Reddy acquired a last portion of 28 Guntas.

(ii) Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1995-1996 till 2015-2016 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Lakshmana Reddy (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

(iii) Thereafter, a Sale Deed dated 18<sup>th</sup> November 2015 was executed by (1) Mr. Lakshmaiya Reddy @ Lakshmana Reddy son of Mr. Motaiah, (2) Mr. D. L. Gopala son of Mr. Lakshmaiya Reddy, (3) Miss. Monika daughter of Mr.

D. L. Gopal (being minor represented by her father Mr. D. L. Gopal), (4) Master. Kushal son of Mr. D. L. Gopal (being minor represented by her father Mr. D. L. Gopal), (5) Mr. D. L. Srinivasa son of Mr. Lakshmaiaaya Reddy, (6) Master. Sharath son of Mr. D. L. Srinivasas (being minor represented by her father Mr. D. L. Srinivasas), (7) Master. Bhuvan son of Mr. D. L. Srinivasas (being minor represented by her father Mr. D. L. Srinivasas), (8) Mrs. Jayamma daughter of Mr. Motaiah and (9) Mrs. Nagamma daughter of Mr. Motaiah conveying the portion of the land measuring 28 Guntas in Survey No. 40/2 in favour of Mr. Kurapati Kotaiah son of Mr. Veeraiah. The Sale Deed dated 18<sup>th</sup> November 2015 was registered as document bearing No. ABL-1-04843-2015-16, stored in CD No. ALBD253 at the office of the Sub-Registrar, Basavanagudi (Attibele).

- (iv) RTCs issued for the period of 2016-2017 till 2022-2023 reflects that names of (1) Mr. Veerabhadra Reddy (owner for 28 Guntas), (2) Mr. Ramaiah (owner for 28 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas) and (4) Mr. Krishna Reddy (owner for 28 Guntas) as the owners and possessors of the land bearing Survey No. 40/2 measuring 2 Acres 32 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Thereafter, a Gift Deed dated 17<sup>th</sup> July 2023 registered as document bearing No. ANK-1-03640-2023-24 was executed by Mr. Kurapati Kotaiah (represented by his GPA holder Mr. Ramakrishna Kurapati) gifting the portion of the land measuring 28 Guntas in Survey No. 40/2 in favour of his son Mr. Ramakrishna Kurapati. Thus, Mr. Ramakrishna Kurapati became the owner of the portion of the land measuring 28 Guntas in Survey No. 40/2.
- (vi) RTCs issued for the period of 2023-2024 reflects that names of (1) Mr. Ramaiah (owner for 4.12 Guntas), (2) Mr. Krishna Reddy (owner for 8 Guntas), (3) Mr. Kurapati Kotaiah (owner for 28 Guntas), (4) Mr. Sathyanarayan B son of Mr. Koteshwara Rao (owner for 23.04 Guntas), (5) Mr. Sathyanarayan Bandlamudu son of Mr. Koteshwara Rao (owner for 28 Guntas) and (6) Mr. K. C. Vijay kumar son of Mr. Chinnaswamy Reddy (owner for 20 Guntas)
- (vii) Thereafter, Mr. Sathyanarayana B and Mr. Ramakrishna K ("**Owners**") entered into a Joint Development Agreement dated 24<sup>th</sup> August 2023 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. D. Kishore Reddy and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the land bearing Survey No. 40/2 measuring 23.04 Guntas, Survey No. 40/2 measuring 28 Guntas (Schedule Property) and Survey No. 40/2 measuring 28 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 86,303 Square feet of super built-up area or Saleable area and the



Developer is entitled for the ownership of the remaining area of the super built-up area or Saleable area. The said Joint Development Agreement dated 24<sup>th</sup> August 2023 was registered as Document bearing No. SRJ-1-04416-2023-24 at the office of Sub-Registrar Basavangudi (Sarjapura). Thus, Collab Projects LLP acquired development rights over the Schedule Property.

(viii) Pursuant to the execution of the Joint Development Agreement dated 24<sup>th</sup> August 2023, the Owners have also executed a General Power of Attorney registered on dated 24<sup>th</sup> August 2023, registered as document bearing No. SRJ-4-00274-2023-24 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.



n. Substituting or delegating powers to other attorneys as required.

**3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 40/2.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 40/6.

**4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900212

**5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 40/2 which shows the total extent of the of the said land as 2 Acres 37 Guntas. Survey Hissa Tippani issued with respect to the Schedule Property.  
Village map

**6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/393/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

**7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Commercial purpose, Conversion order bearing Sl.No.765381, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.

**8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

**9. TITLE OPINION:**

- a. Mr. Sathyanarayana B and Mr. Ramakrishna K have the valid and marketable title of the 86,303 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



- b. Collab Projects LLP the valid and marketable title of the remaining apart from 86,303 Square Feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Raghu:KN  
Advocate





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted land bearing Survey No. 41/1 (Old No. 41) measuring 1 Acre situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

East By : Land bearing Survey No. 39;  
West By : Land bearing Survey No. 42;  
North By : Land bearing Survey No. 62; and  
South By : Remaining portion of the land in Survey No. 41.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 41/1 measuring 1 Acre was part of the larger extent of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) We have been provided with the Re Grant Order dated 24<sup>th</sup> July 1959 bearing Case No. 46 of 1058-1959 passed in the Court of Special Tahsildhar for Abolition of Inams, Hoskote Taluk. As per the said order the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was regranted in favour of Mr. K. Jangumaiah son of Appanna.
- (iv) Upon perusal of the Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1993-1994 till 2022-2023 reflects that name of Mr. Muniswamy Reddy as the owner and possessor of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

- (v) Upon perusal of the Plaint filed original suit bearing O.S. No. 33 of 2023, we note that Mr. Krishna Reddy (“**Plaintiff**”) filed an original suit bearing O.S. No. 33 of 2023 against his father i.e., Mr. Muniswamy Reddy and his brothers i.e., Mr. Srinivasa Reddy and Mr. Jangamma Reddy (“**Defendants**”) before the Court of Senior Civil Judge & JMFC at Anekal seeking the court to (i) effect partition and separate possession by meets and bounds of Plaintiff’s 1/4<sup>th</sup> Share in all the joint family properties (ii) to restrain Defendants from alienating the join family properties and (iii) any order deems fit.
- (vi) Thereafter, the said original suit bearing O.S. No. 33 of 2023 was compromised amongst the Plaintiff and Defendants vide the Compromise Petition registered on 12<sup>th</sup> May 2025, registered as document bearing No. ANK-1-01334-2023-24, as per the terms of the compromise, the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was partitioned as follows:
- a. A portion of the land measuring 1 Acres 12 Guntas was allotted to the share of Mr. Srinivasa Reddy
  - b. Another portion of the land measuring 1 Acre 10 Guntas was allotted to the share of Mr. Krishna Reddy.
  - c. Another portion of the land measuring 1 Acres 20 Guntas was allotted to the share of Mr. Muniswamy Reddy
  - d. A portion of the land measuring 1 Acres 10 Guntas was allotted to the share of Mr. Jangama Reddy.
- (vii) Thereafter, Mr. Jangama Reddy, Mrs. Vedavathi. N, Master. Manvanth R J Reddy (being minor represented by his father Mr. Jangama Reddy) along with Mr. Muniswamy Reddy (“**Owners**”) entered into a Joint Development Agreement dated 9<sup>th</sup> December 2024 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) (“**Developer**”) agreeing for the development of the portion of the land bearing Survey No. 41 measuring 1 Acre 10 Guntas. The said Joint –Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 33% of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining 67% of the super built-up area or Saleable area. The said Joint Development Agreement dated 9<sup>th</sup> December 2024 was registered as Document bearing No. SRJ-1-08341-2024-25 at the office of Sub-Registrar Basavangudi (Sarjapura).
- (viii) Pursuant to the execution of the Joint Development Agreement dated 9<sup>th</sup> December 2024, the Owners have also executed a General Power of



Attorney registered on 9<sup>th</sup> December 2024, registered as document bearing No. SRJ-4-00700-2024-25 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 41.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 41/1.



**4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchayath vide PID NO.150200101600900203

**5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 41 which shows the total extent of the land bearing Survey No. 41 as 5 Acres 20 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 41 shows shape of the land measuring 5 Acres 20 Guntas

**6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

**7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to residential purpose, Conversion order bearing Sl.No.773737, dated 04.07.2025 issued by District Commissioner, revenue department, Bangalore.

**8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

**9. TITLE OPINION:**

- a. Mr. Jangamareddy and Others have the valid and marketable title of the 33% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 33% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

  
Raghu.KN  
Advocate



**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

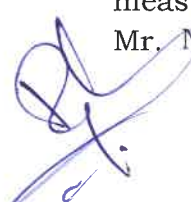
All that piece and parcel of the immovable property being land bearing Survey No. 41/2 (Old No. 41) measuring 1 Acre 5 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka ("**Schedule Property**") and bounded on:

East By : Land bearing Survey No. 39;  
West By : Land bearing Survey No. 42;  
North By : Land bearing Survey No. 41/1; and  
South By : Remaining portion of the land in Survey No. 41/2.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 41/1 measuring 1 Acre 5 Guntas was part of the larger extent of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) We have been provided with the Re Grant Order dated 24<sup>th</sup> July 1959 bearing Case No. 46 of 1058-1959 passed in the Court of Special Tahsildhar for Abolition of Inams, Hoskote Taluk. As per the said order the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was regranted in favour of Mr. K. Jangumaiah son of Appanna.
- (iv) Upon perusal of the Record of Rights, Tenancy and Crop Inspections ("**RTCs**") issued for the period of 1993-1994 till 2022-2023 reflects that name of Mr. Muniswamy Reddy as the owner and possessor of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

- (v) Upon perusal of the Plaint filed original suit bearing O.S. No. 33 of 2023, we note that Mr. Krishna Reddy (“**Plaintiff**”) filed an original suit bearing O.S. No. 33 of 2023 against his father i.e., Mr. Muniswamy Reddy and his brothers i.e., Mr. Srinivasa Reddy and Mr. Jangamma Reddy (“**Defendants**”) before the Court of Senior Civil Judge & JMFC at Anekal seeking the court to (i) effect partition and separate possession by meets and bounds of Plaintiff’s 1/4<sup>th</sup> Share in all the joint family properties (ii) to restrain Defendants from alienating the join family properties and (iii) any order deems fit.
- (vi) Thereafter, the said original suit bearing O.S. No. 33 of 2023 was compromised amongst the Plaintiff and Defendants vide the Compromise Petition registered on 12<sup>th</sup> May 2025, registered as document bearing No. ANK-1-01334-2023-24, as per the terms of the compromise, the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was partitioned as follows:
- a. A portion of the land measuring 1 Acres 12 Guntas was allotted to the share of Mr. Srinivasa Reddy
  - b. Another portion of the land measuring 1 Acre 10 Guntas was allotted to the share of Mr. Krishna Reddy.
  - c. Another portion of the land measuring 1 Acres 20 Guntas was allotted to the share of Mr. Muniswamy Reddy
  - d. A portion of the land measuring 1 Acres 10 Guntas was allotted to the share of Mr. Jangama Reddy.
- (vii) A Power of Attorney dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-4-00692-2024-2025 was executed by Mr. Lingala Ravi Shankar Reddy, Mr. Nikhil Goyal, Mr. Kanteti Naga Venkata Sreeram, Mr. Madarasu Sai Bhanu Prakash, Mrs. Siddamreddy Mary Anitha, Mr. Rajashekara Reddy. S, Mrs. Yerra Reddy Chaithanya Sravanthi, Mr. Raghunatha Reddy Bhuma Shanmuka, Mr. Chappidi Somi Reddy, Mr. Ypputuri Balaji, Mrs. Arvapalli Sravana Sandhya Rani, Mrs. Keshav Reddy Kavitha, Mr. Apparao Puli, Mrs. Saroj Goyal, Mr. Nagendra Singh J. N, Mr. Harishankar Boppana, Mr. Nandavarapu Bali Reddy, Mr. Mellemputi Suryaprakash, Mr. Mallikarjuna Masala, Mr. Ramesh Bhupalam, Mr. Sridharan. K, Mr. Gundlagutta Naveen Reddy, Mr. Katha Rajasekhara Reddy appointing Mr. Nandyala Vijaya Narasimha Reddy as their attorney to execute the deeds including Sale Deeds, Sale Agreements, JDAs or any other deeds and do all such acts as necessary for the development of the Schedule Property.
- (viii) Subsequently, Mr. Muniswamy Reddy has executed a Sale Agreement dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-1-08337-2024-25 agreeing to convey the land bearing Survey No. 41 measuring 1 Acre 5 Guntas carved out of 1 Acre 20 Guntas in favour of (1) Mr. Nandyala Vijaya Narasimha Reddy, (2) Mr. Lingala Ravi Shankar



Reddy, (3) Mr. Nikhil Goyal, (4) Mr. Kanteti Naga Venkata Sreeram, (5) Mr. Madarasu Sai Bhanu Prakash, (6) Mrs. Siddamreddy Mary Anitha, (7) Mr. Rajashekara Reddy. S, (8) Mrs. Yerra Reddy Chaithanya Sravanthi, (9) Mr. Raghunatha Reddy Bhuma Shanmuka, (10) Mr. Chappidi Somi Reddy, (11) Mr. Ypputuri Balaji, (12) Mrs. Arvapalli Sravana Sandhya Rani, (13) Mrs. Keshav Reddy Kavitha, (14) Mr. Apparao Puli, (15) Mrs. Saroj Goyal, (16) Mr. Nagendra Singh J. N, (17) Mr. Harishankar Boppana, (18) Mr. Nandavarapu Bali Reddy, (19) Mr. Mellemputi Suryaprakash, (20) Mr. Mallikarjuna Masala, (21) Mr. Ramesh Bhupalam, (22) Mr. Sridharan. K, (23) Mr. Gundlagutta Naveen Reddy, (24) Mr. Katha Rajasekhara Reddy (parties 2 to 24 are represented by their power of attorney holder Mr. Nandyala Vijaya Narasimha Reddy).

(ix) Mr. Muniswamy Reddy has further executed a General Power of Attorney dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-4-00697-2024-25 empowering to convey the land bearing Survey No. 41 measuring 1 Acre 5 Guntas carved out of 1 Acre 20 Guntas in favour of (1) Mr. Nandyala Vijaya Narasimha Reddy, (2) Mr. Lingala Ravi Shankar Reddy, (3) Mr. Nikhil Goyal, (4) Mr. Kanteti Naga Venkata Sreeram, (5) Mr. Madarasu Sai Bhanu Prakash, (6) Mrs. Siddamreddy Mary Anitha, (7) Mr. Rajashekara Reddy. S, (8) Mrs. Yerra Reddy Chaithanya Sravanthi, (9) Mr. Raghunatha Reddy Bhuma Shanmuka, (10) Mr. Chappidi Somi Reddy, (11) Mr. Ypputuri Balaji, (12) Mrs. Arvapalli Sravana Sandhya Rani, (13) Mrs. Keshav Reddy Kavitha, (14) Mr. Apparao Puli, (15) Mrs. Saroj Goyal, (16) Mr. Nagendra Singh J. N, (17) Mr. Harishankar Boppana, (18) Mr. Nandavarapu Bali Reddy, (19) Mr. Mellemputi Suryaprakash, (20) Mr. Mallikarjuna Masala, (21) Mr. Ramesh Bhupalam, (22) Mr. Sridharan. K, (23) Mr. Gundlagutta Naveen Reddy, (24) Mr. Katha Rajasekhara Reddy (parties 2 to 24 are represented by their power of attorney holder Mr. Nandyala Vijaya Narasimha Reddy).

(x) Further a Sale Deed dated 21<sup>st</sup> April 2025 registered as document bearing No. SRJ-1-00590-2025-26 was executed by Mr. Muniswamy Reddy represented by his Attorneys 1) Mr. Nandyala Vijaya Narasimha Reddy, (2) Mr. Lingala Ravi Shankar Reddy, (3) Mr. Nikhil Goyal, (4) Mr. Kanteti Naga Venkata Sreeram, (5) Mr. Madarasu Sai Bhanu Prakash, (6) Mrs. Siddamreddy Mary Anitha, (7) Mr. Rajashekara Reddy. S, (8) Mrs. Yerra Reddy Chaithanya Sravanthi, (9) Mr. Raghunatha Reddy Bhuma Shanmuka, (10) Mr. Chappidi Somi Reddy, (11) Mr. Ypputuri Balaji, (12) Mrs. Arvapalli Sravana Sandhya Rani, (13) Mrs. Keshav Reddy Kavitha, (14) Mr. Apparao Puli, (15) Mrs. Saroj Goyal, (16) Mr. Nagendra Singh J. N, (17) Mr. Harishankar Boppana, (18) Mr. Nandavarapu Bali Reddy, (19) Mr. Mellemputi Suryaprakash, (20) Mr. Mallikarjuna Masala, (21) Mr. Ramesh Bhupalam, (22) Mr. Sridharan. K, (23) Mr. Gundlagutta Naveen Reddy, (24) Mr. Katha Rajasekhara Reddy (parties 2 to 24 are represented by their power of attorney holder Mr. Nandyala Vijaya Narasimha Reddy) conveying the land bearing Survey No. 41/2 measuring 1 Acre 5 Guntas

in favour of 1) Mr. Nandyala Vijaya Narasimha Reddy, (2) Mr. Lingala Ravi Shankar Reddy, (3) Mr. Nikhil Goyal, (4) Mr. Kanteti Naga Venkata Sreeram, (5) Mr. Madarasu Sai Bhanu Prakash, (6) Mrs. Siddamreddy Mary Anitha, (7) Mr. Rajashekara Reddy. S, (8) Mrs. Yerra Reddy Chaithanya Sravanthi, (9) Mr. Raghunatha Reddy Bhuma Shanmuka, (10) Mr. Chappidi Somi Reddy, (11) Mr. Ypputuri Balaji, (12) Mrs. Arvapalli Sravana Sandhya Rani, (13) Mrs. Keshav Reddy Kavitha, (14) Mr. Apparao Puli, (15) Mrs. Saroj Goyal, (16) Mr. Nagendra Singh J. N, (17) Mr. Harishankar Boppana, (18) Mr. Nandavarapu Bali Reddy, (19) Mr. Mellempati Suryaprakash, (20) Mr. Mallikarjuna Masala, (21) Mr. Ramesh Bhupalam, (22) Mr. Sridharan. K, (23) Mr. Gundlagutta Naveen Reddy, (24) Mr. Katha Rajasekhara Reddy (parties 2 to 24 are represented by their power of attorney holder Mr. Nandyala Vijaya Narasimha Reddy)

(xi) Thereafter, 1) Mr. Nandyala Vijaya Narasimha Reddy, (2) Mr. Lingala Ravi Shankar Reddy, (3) Mr. Nikhil Goyal, (4) Mr. Kanteti Naga Venkata Sreeram, (5) Mr. Madarasu Sai Bhanu Prakash, (6) Mrs. Siddamreddy Mary Anitha, (7) Mr. Rajashekara Reddy. S, (8) Mrs. Yerra Reddy Chaithanya Sravanthi, (9) Mr. Raghunatha Reddy Bhuma Shanmuka, (10) Mr. Chappidi Somi Reddy, (11) Mr. Ypputuri Balaji, (12) Mrs. Arvapalli Sravana Sandhya Rani, (13) Mrs. Keshav Reddy Kavitha, (14) Mr. Apparao Puli, (15) Mrs. Saroj Goyal, (16) Mr. Nagendra Singh J. N, (17) Mr. Harishankar Boppana, (18) Mr. Nandavarapu Bali Reddy, (19) Mr. Mellempati Suryaprakash, (20) Mr. Mallikarjuna Masala, (21) Mr. Ramesh Bhupalam, (22) Mr. Sridharan. K, (23) Mr. Gundlagutta Naveen Reddy, (24) Mr. Katha Rajasekhara Reddy (parties 2 to 24 are represented by their power of attorney holder Mr. Nandyala Vijaya Narasimha Reddy) entered into a Joint Development Agreement dated 21<sup>st</sup> April 2025 with Neobuild Ventures LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the portion of the land bearing Survey No. 41/2 measuring 1 Acre 5 Guntas. The said Joint Development Agreement authorizes Neobuild Ventures LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 51,645 Square feet of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining portion of the super built-up area or Saleable area. Joint Development Agreement dated 21<sup>st</sup> April 2025 was registered as Document bearing No. SRJ-1-00591-2025-26 at the office of Sub-Registrar Basavangudi (Sarjapura).

(xii) Pursuant to the execution of the Joint Development Agreement dated 21<sup>st</sup> April 2025, the 1) Mr. Nandyala Vijaya Narasimha Reddy, (2) Mr. Lingala Ravi Shankar Reddy, (3) Mr. Nikhil Goyal, (4) Mr. Kanteti Naga Venkata Sreeram, (5) Mr. Madarasu Sai Bhanu Prakash, (6) Mrs. Siddamreddy Mary Anitha, (7) Mr. Rajashekara Reddy. S, (8) Mrs. Yerra Reddy Chaithanya Sravanthi, (9) Mr. Raghunatha Reddy Bhuma

Shanmuka, (10) Mr. Chappidi Sōmi Reddy, (11) Mr. Ypputuri Balaji, (12) Mrs. Arvapalli Sravana Sandhya Rani, (13) Mrs. Keshav Reddy Kavitha, (14) Mr. Apparao Puli, (15) Mrs. Saroj Goyal, (16) Mr. Nagendra Singh J. N, (17) Mr. Harishankar Boppana, (18) Mr. Nandavarapu Bali Reddy, (19) Mr. Mellemputi Suryaprakash, (20) Mr. Mallikarjuna Masala, (21) Mr. Ramesh Bhupalam, (22) Mr. Sridharan. K, (23) Mr. Gundlagutta Naveen Reddy, (24) Mr. Katha Rajasekhara Reddy (parties 2 to 24 are represented by their power of attorney holder Mr. Nandyala Vijaya Narasimha Reddy) have also executed a General Power of Attorney registered on 21<sup>st</sup> April 2025, registered as document bearing No. SRJ-4-00081-2024-25 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.



n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 41.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 41/2.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900220

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 41 which shows the total extent of the land bearing Survey No. 41 as 5 Acres 20 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 41 shows shape of the land measuring 5 Acres 20 Guntas

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Residential purpose, Conversion order bearing Sl.No.773762, dated 04.07.2025 issued by District Commissioner, revenue department, Bangalore.

### **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.



**9. TITLE OPINION:**

- a. Mr. Nandyala Vijaya Narasimha Reddy and others have the valid and marketable title of the 51,645 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 51,645 Square Feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Raghu.KN  
Advocate





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable property being land bearing Survey No. 41/3 (Old No. 41) measuring 1 Acre 10 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka ("**Schedule Property**") and bounded on:

East By : Land bearing Survey No. 39;  
West By : Land bearing Survey No. 42;  
North By : Land bearing Survey No. 41/1; and  
South By : Remaining portion of the land in Survey No. 41/2.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 41/1 measuring 1 Acre 10 Guntas was part of the larger extent of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) We have been provided with the Re Grant Order dated 24<sup>th</sup> July 1959 bearing Case No. 46 of 1058-1959 passed in the Court of Special Tahsildhar for Abolition of Inams, Hoskote Taluk. As per the said order the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was regranted in favour of Mr. K. Jangumaiah son of Appanna.
- (iv) Upon perusal of the Record of Rights, Tenancy and Crop Inspections ("**RTCs**") issued for the period of 1993-1994 till 2022-2023 reflects that name of Mr. Muniswamy Reddy as the owner and possessor of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Upon perusal of the Plaintiff filed original suit bearing O.S. No. 33 of 2023, we note that Mr. Krishna Reddy ("**Plaintiff**") filed an original suit bearing

O.S. No. 33 of 2023 against his father i.e., Mr. Muniswamy Reddy and his brothers i.e., Mr. Srinivasa Reddy and Mr. Jangamma Reddy (“**Defendants**”) before the Court of Senior Civil Judge & JMFC at Anekal seeking the court to (i) effect partition and separate possession by meets and bounds of Plaintiff’s 1/4<sup>th</sup> Share in all the joint family properties (ii) to restrain Defendants from alienating the join family properties and (iii) any order deems fit.

(vi) Thereafter, the said original suit bearing O.S. No. 33 of 2023 was compromised amongst the Plaintiff and Defendants vide the Compromise Petition registered on 12<sup>th</sup> May 2025, registered as document bearing No. ANK-1-01334-2023-24, as per the terms of the compromise, the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was partitioned as follows:

- a. A portion of the land measuring 1 Acres 12 Guntas was allotted to the share of Mr. Srinivasa Reddy
- b. Another portion of the land measuring 1 Acre 10 Guntas was allotted to the share of Mr. Krishna Reddy.
- c. Another portion of the land measuring 1 Acres 20 Guntas was allotted to the share of Mr. Muniswamy Reddy
- d. A portion of the land measuring 1 Acres 10 Guntas was allotted to the share of Mr. Jangama Reddy.

(vii) Further, 1) Mr. Krishna Reddy, (2) Mrs. Shilpa, (3) Master. Charan K Reddy, (4) Master. Neeraj K Reddy and (5) Mr. Muniswamy Reddy (parties 3 and 4 being minors are represented by their natural guardian and father Mr. Krishna Reddy) entered into a Joint Development Agreement dated 9<sup>th</sup> December 2024 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) (“**Developer**”) agreeing for the development of the portion of the land bearing Survey No. 41 measuring 1 Acre 10 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential and Commercial use wherein the Owners are entitled for the ownership of 33% of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining portion of the super built-up area or Saleable area. Joint Development Agreement dated 9<sup>th</sup> December 2024 was registered as Document bearing No. SRJ-1-08342-2024-25 at the office of Sub-Registrar Basavangudi (Sarjapura).

(viii) Pursuant to the execution of the Joint Development Agreement dated 9<sup>th</sup> December 2024, the 1) Mr. Krishna Reddy, (2) Mrs. Shilpa, (3) Master. Charan K Reddy, (4) Master. Neeraj K Reddy and (5) Mr. Muniswamy Reddy



(parties 3 and 4 being minors are represented by their natural guardian and father Mr. Krishna Reddy) have also executed a General Power of Attorney registered on 9<sup>th</sup> December 2024, registered as document bearing No. SRJ-4-00701-2024-25 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 41.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 41/3.



#### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900213

#### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 41 which shows the total extent of the land bearing Survey No. 41 as 5 Acres 20 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 41 shows shape of the land measuring 5 Acres 20 Guntas

#### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

#### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to residential purpose, Conversion order bearing Sl.No.765382, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.

#### **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

- a. Mr. Krishna Reddy and Others have the valid and marketable title of the 33% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 33% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

  
Raghu KN  
Advocate



**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable property being land bearing Survey No. 41/4 (Old No. 41) measuring 1 Acre 12 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka ("**Schedule Property**") and bounded on:

East By : Land bearing Survey No. 39;  
West By : Land bearing Survey No. 42;  
North By : Land bearing Survey No. 41; and  
South By : Remaining portion of the land in Survey No. 40.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 41/1 measuring 1 Acre 12 Guntas was part of the larger extent of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) We have been provided with the Re Grant Order dated 24<sup>th</sup> July 1959 bearing Case No. 46 of 1058-1959 passed in the Court of Special Tahsildhar for Abolition of Inams, Hoskote Taluk. As per the said order the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was regranted in favour of Mr. K. Jangumaiah son of Appanna.
- (iv) Upon perusal of the Record of Rights, Tenancy and Crop Inspections ("**RTCs**") issued for the period of 1993-1994 till 2022-2023 reflects that name of Mr. Muniswamy Reddy as the owner and possessor of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.

- (v) Upon perusal of the Plaint filed original suit bearing O.S. No. 33 of 2023, we note that Mr. Krishna Reddy (“**Plaintiff**”) filed an original suit bearing O.S. No. 33 of 2023 against his father i.e., Mr. Muniswamy Reddy and his brothers i.e., Mr. Srinivasa Reddy and Mr. Jangamma Reddy (“**Defendants**”) before the Court of Senior Civil Judge & JMFC at Anekal seeking the court to (i) effect partition and separate possession by meets and bounds of Plaintiff’s 1/4<sup>th</sup> Share in all the joint family properties (ii) to restrain Defendants from alienating the join family properties and (iii) any order deems fit.
- (vi) Thereafter, the said original suit bearing O.S. No. 33 of 2023 was compromised amongst the Plaintiff and Defendants vide the Compromise Petition registered on 12<sup>th</sup> May 2025, registered as document bearing No. ANK-1-01334-2023-24, as per the terms of the compromise, the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was partitioned as follows:
- a. A portion of the land measuring 1 Acres 12 Guntas was allotted to the share of Mr. Srinivasa Reddy
  - b. Another portion of the land measuring 1 Acre 10 Guntas was allotted to the share of Mr. Krishna Reddy.
  - c. Another portion of the land measuring 1 Acres 20 Guntas was allotted to the share of Mr. Muniswamy Reddy.
  - d. A portion of the land measuring 1 Acres 10 Guntas was allotted to the share of Mr. Jangama Reddy.
- (vii) Further, 1) Mr. Srinivasa Reddy, (2) Mrs. Sujatha, (3) kumari. Tejaswini, and (4) Master. Pavan. S (parties at sl No. 3 and 4 being minors are represented by their natural guardian and father Mr. Srinivasa Reddy) entered into a Joint Development Agreement dated 12<sup>th</sup> December 2024 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) (“**Developer**”) agreeing for the development of the portion of the land bearing Survey No. 41 measuring 1 Acre 12 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into both Residential use wherein the Owners are entitled for the ownership of 33% of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining portion of the super built-up area or Saleable area. Joint Development Agreement dated 12<sup>th</sup> December 2024 was registered as Document bearing No. ANK-1-09075-2024-25 at the office of Sub-Registrar Basavangudi (Anekal).
- (viii) Pursuant to the execution of the Joint Development Agreement dated 12<sup>th</sup> December 2024, the 1) Mr. Srinivasa Reddy, (2) Mrs. Sujatha, (3) kumari. Tejaswini, and (4) Master. Pavan. S (parties at sl No. 3 and 4 being minors are represented by their natural guardian and father Mr. Srinivasa



Reddy) have also executed a General Power of Attorney registered on 12<sup>th</sup> December 2024, registered as document bearing No. ANK-4-00622-2024-25 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 41.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 41/4.



**4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900215

**5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 41 which shows the total extent of the land bearing Survey No. 41 as 5 Acres 20 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 41 shows shape of the land measuring 5 Acres 20 Guntas

**6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

**7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Residential purpose, Conversion order bearing Sl.No.765490, dated 09.06.2025 issued by District Commissioner, revenue department, Bangalore.

**8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

**9. TITLE OPINION:**

a. Mr. Srinivasa reddy and Others have the valid and marketable title of the 33% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

b. Collab Projects LLP the valid and marketable title of the remaining apart from 33% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

  
Raghni.KN  
Advocate



**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable property being land bearing Survey No. 41/5 (Old No. 41) measuring 10 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

East By : Land bearing Survey No. 39;  
West By : Land bearing Survey No. 42;  
North By : Remaining portion of land in Survey No. 41; and  
South By : Remaining portion of the land in Survey No. 41.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 41/1 measuring 10 Gunta was part of the larger extent of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) We have been provided with the Re Grant Order dated 24<sup>th</sup> July 1959 bearing Case No. 46 of 1058-1959 passed in the Court of Special Tahsildhar for Abolition of Inams, Hoskote Taluk. As per the said order the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was regranted in favour of Mr. K. Jangumaiah son of Appanna.
- (iv) Upon perusal of the Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1993-1994 till 2022-2023 reflects that name of Mr. Muniswamy Reddy as the owner and possessor of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Upon perusal of the Complaint filed original suit bearing O.S. No. 33 of 2023, we note that Mr. Krishna Reddy (“**Plaintiff**”) filed an original suit bearing O.S. No. 33 of 2023 against his father i.e., Mr. Muniswamy Reddy and his

brothers i.e., Mr. Srinivasa Reddy and Mr. Jangamma Reddy (“**Defendants**”) before the Court of Senior Civil Judge & JMFC at Anekal seeking the court to (i) effect partition and separate possession by meets and bounds of Plaintiff’s 1/4<sup>th</sup> Share in all the joint family properties (ii) to restrain Defendants from alienating the join family properties and (iii) any order deems fit.

(vi) Thereafter, the said original suit bearing O.S. No. 33 of 2023 was compromised amongst the Plaintiff and Defendants vide the Compromise Petition registered on 12<sup>th</sup> May 2025, registered as document bearing No. ANK-1-01334-2023-24, as per the terms of the compromise, the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was partitioned as follows:

- a. A portion of the land measuring 1 Acres 12 Guntas was allotted to the share of Mr. Srinivasa Reddy
- b. Another portion of the land measuring 1 Acre 10 Guntas was allotted to the share of Mr. Krishna Reddy.
- c. Another portion of the land measuring 1 Acres 20 Guntas was allotted to the share of Mr. Muniswamy Reddy.
- d. A portion of the land measuring 1 Acres 10 Guntas was allotted to the share of Mr. Jangama Reddy.

(vii) Thereafter, (1) Mr. Jangama Reddy, (2) Mrs. Vedavathi N, (3) Master. Manvantha R J Reddy (being minor represented by their natural guardian and father Mr. Jangama Reddy) along with Mr. Muniswamy Reddy executed a Sale Agreement dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-1-08338-2024-25 in favour of Mrs. B. R. Rangamma agreeing to sell a portion of 10 Guntas in Survey No. 41 out of the 1 Acres 10 Guntas allotted to the share of Mr. Jangama Reddy.

(viii) Pursuant to the execution of the Sale Agreement dated 9<sup>th</sup> December 2024, 1) Mr. Jangama Reddy, (2) Mrs. Vedavathi N, (3) Master. Manvantha R J Reddy (being minor represented by their natural guardian and father Mr. Jangama Reddy) along with Mr. Muniswamy Reddy executed a General Power of Attorney dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-4-00698-2024-25 appointing Mrs. B. R. Rangamma to sell a portion of 10 Guntas in Survey No. 41 out of the 1 Acres 10 Guntas allotted to the share of Mr. Jangama Reddy.

(ix) Further, a Sale Deed dated 21<sup>st</sup> April 2025 registered as document bearing No. SRJ-1-00575-2025-26 was executed by 1) Mr. Jangama Reddy, (2) Mrs. Vedavathi N, (3) Master. Manvantha R J Reddy (being minor represented by their natural guardian and father Mr. Jangama Reddy) along with Mr. Muniswamy Reddy (all represented by their General Power Attorney Mrs. B. R. Rangamma) conveying a portion of the 10 Guntas in Survey No. 41 out of the 1 Acres 10 Guntas in favour of Mrs. B. R.



Rangamma. Thus, Mrs. B. R. Rangamma acquired a portion of 10 Guntas in the whole Survey No. 41 measuring 5 Acres 12 Guntas.

(x) Further, Mrs. B. R. Rangamma entered into a Joint Development Agreement dated 9<sup>th</sup> December 2024 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the portion of the land bearing Survey No. 41 measuring 10 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into Residential use wherein the Owners are entitled for the ownership of 35% of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining portion of the super built-up area or Saleable area. Joint Development Agreement dated 9<sup>th</sup> December 2024 was registered as Document bearing No. SRJ-1-00576-2025-26 at the office of Sub-Registrar Basavangudi (Sarjapur).

(xi) Pursuant to the execution of the Joint Development Agreement dated 12<sup>th</sup> December 2024, Mrs. B. R. Rangamma also executed a General Power of Attorney registered on 21<sup>st</sup> April 2025, registered as document bearing No. SRJ-4-00074-2025-26 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.



- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 41.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 41/5.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900216

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 41 which shows the total extent of the land bearing Survey No. 41 as 5 Acres 20 Guntas.

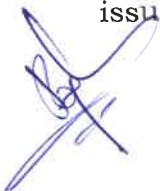
Survey Tippani issued in respect of the land bearing Survey No. 41 shows shape of the land measuring 5 Acres 20 Guntas

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Residential purpose, Conversion order bearing Sl.No.773754, dated 04.07.2025 issued by District Commissioner, revenue department, Bangalore.



## **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

## **9. TITLE OPINION:**

- a. Mrs.B.R.Ragamma have the valid and marketable title of the 35% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 35% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

  
Raghu.KN  
Advocate





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable property being land bearing Survey No. 41/5 (Old No. 41) measuring 15 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka (“**Schedule Property**”) and bounded on:

East By : Land bearing Survey No. 39;  
West By : Land bearing Survey No. 42;  
North By : Remaining portion of land in Survey No. 41; and  
South By : Remaining portion of the land in Survey No. 41.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 41/1 measuring 15 guntas was part of the larger extent of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) We have been provided with the Re Grant Order dated 24<sup>th</sup> July 1959 bearing Case No. 46 of 1058-1959 passed in the Court of Special Tahsildhar for Abolition of Inams, Hoskote Taluk. As per the said order the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was regranted in favour of Mr. K. Jangumaiah son of Appanna.
- (iv) Upon perusal of the Record of Rights, Tenancy and Crop Inspections (“**RTCs**”) issued for the period of 1993-1994 till 2022-2023 reflects that name of Mr. Muniswamy Reddy as the owner and possessor of the land bearing Survey No. 41 measuring 5 Acres 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (v) Upon perusal of the Complaint filed original suit bearing O.S. No. 33 of 2023, we note that Mr. Krishna Reddy (“**Plaintiff**”) filed an original suit bearing O.S. No. 33 of 2023 against his father i.e., Mr. Muniswamy Reddy and his

brothers i.e., Mr. Srinivasa Reddy and Mr. Jangamma Reddy (“**Defendants**”) before the Court of Senior Civil Judge & JMFC at Anekal seeking the court to (i) effect partition and separate possession by meets and bounds of Plaintiff’s 1/4<sup>th</sup> Share in all the joint family properties (ii) to restrain Defendants from alienating the join family properties and (iii) any order deems fit.

(vi) Thereafter, the said original suit bearing O.S. No. 33 of 2023 was compromised amongst the Plaintiff and Defendants vide the Compromise Petition registered on 12<sup>th</sup> May 2025, registered as document bearing No. ANK-1-01334-2023-24, as per the terms of the compromise, the land bearing Survey No. 41 measuring 5 Acres 12 Guntas was partitioned as follows:

- a. A portion of the land measuring 1 Acres 12 Guntas was allotted to the share of Mr. Srinivasa Reddy
- b. Another portion of the land measuring 1 Acre 10 Guntas was allotted to the share of Mr. Krishna Reddy.
- c. Another portion of the land measuring 1 Acres 20 Guntas was allotted to the share of Mr. Muniswamy Reddy.
- d. A portion of the land measuring 1 Acres 10 Guntas was allotted to the share of Mr. Jangama Reddy.

(vii) Thereafter, Mr. Muniswamy Reddy executed a Sale Agreement dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-1-08339-2024-25 in favour of 1) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P and (5) Mr. Angadala Ramesh Babu agreeing to sell a portion of 15 Guntas in Survey No. 41 out of the 1 Acres 20 Guntas allotted to the share of Mr. Muniswamy Reddy

(viii) Pursuant to the execution of the Sale Agreement dated 9<sup>th</sup> December 2024, Mr. Muniswamy Reddy also executed a General Power of Attorney dated 9<sup>th</sup> December 2024 registered as document bearing No. SRJ-4-00699-2024-25 appointing 1) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P and (5) Mr. Angadala Ramesh Babu to sell a portion of 15 Guntas in Survey No. 41 out of the 1 Acres 20 Guntas allotted to the share of Mr. Muniswamy Reddy

(ix) Further, a Sale Deed dated 19<sup>th</sup> April 2025 registered as document bearing No. SRJ-1-00577-2025-26 was executed by Mr. Muniswamy Reddy (represented by their General Power Attorney 1) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P and (5) Mr. Angadala Ramesh Babu) conveying a portion of the 15 Guntas in Survey No. 41 out of the 1 Acres 20 Guntas in favour of 1) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P and (5) Mr. Angadala Ramesh Babu. Thus, 1) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P




and (5) Mr. Angadala Ramesh Babu all acquired a portion of 15 Guntas in the whole Survey No. 41 measuring 5 Acres 12 Guntas.

(x) Further, 1) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P and (5) Mr. Angadala Ramesh Babu entered into a Joint Development Agreement dated 9<sup>th</sup> December 2024 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the portion of the land bearing Survey No. 41 measuring 15 Guntas. The said Joint Development Agreement dated 9<sup>th</sup> December 2024 was registered as Document bearing No. SRJ-1-00578-2025-26 at the office of Sub-Registrar Basavangudi (Sarjapur). The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into Residential use wherein the Owners are entitled for the ownership of the super built-up area or Saleable area as follows:

- A. 3750 Square feet of Super built up area or saleable area to Mr. Rahul Sharma;
- B. 1714 Square feet of Super built up area or saleable area to Mr. Badveli Nikilesh Reddy;
- C. 2285 Square feet of Super built up area or saleable area to Mr. Avish Munjal;
- D. 1714 Square feet of Super built up area or saleable area to Mrs. Ambika P;
- E. 5714 Square feet of Super built up area or saleable area to Mr. Angadala Ramesh Babu;

(xi) Pursuant to the execution of the Joint Development Agreement dated 9<sup>th</sup> December 2024, ) Mr. Rahul Sharma, (2) Mr. Badveli Nikilesh Reddy, (3) Mr. Avish Munjal, (4) Mrs. Ambika P and (5) Mr. Angadala Ramesh Babu also executed a General Power of Attorney registered on 21<sup>st</sup> April 2025, registered as document bearing No. SRJ-4-00075-2025-26 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.



- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 41.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 41/6.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900219

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 41 which shows the total extent of the land bearing Survey No. 41 as 5 Acres 20 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 41 shows shape of the land measuring 5 Acres 20 Guntas



## **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

## **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to residential purpose, Conversion order bearing Sl.No.773763, dated 04.07.2025 issued by District Commissioner, revenue department, Bangalore.

## **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

## **9. TITLE OPINION:**

a. Mr. Rahul Sharma and Others have the valid and marketable title of the 15,177 square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

b. Collab Projects LLP the valid and marketable title of the remaining apart from 15,177 square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.

  
Raghu.KN  
Advocate





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted property being land bearing Survey No. 42/1 (Old No. 42) measuring 1 Acre 20 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka ("**Schedule Property**") and bounded on:

East By : Property bearing Survey No. 41;  
West By : Property bearing Survey No. 45;  
North By : Property bearing Survey No. 46; and  
South By : Remaining portion of the land in Survey No. 42.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 42/1 measuring 1 Acre 20 Guntas was part of the larger extent of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) Upon perusal of the Record of Rights, Tenancy and Crop Inspections ("**RTCs**") issued for the period of 1991-1992 till 1995-1996 reflects that name Mr. Thimmarayappa son of Venkatappa of as the owner and Mr. N. Venkata Swami Reddy as the possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (iv) A Sale Deed dated 9<sup>th</sup> February 1996 was executed by Mr. Thimmarayappa son of Venkatappa conveying the land bearing Survey No. 42 measuring 5 Acres 6 Guntas in favour of Mr. V. Somaprasad Reddy son of Mr. Venkataramana Reddy. The Sale Deed dated 9<sup>th</sup> February 1996 was registered as document bearing No. 7882 of 1995-1996 at the office of the Sub-Registrar, Anekal.

- (v) RTCs issued for the period of 1996-1997 till 2006-2007 reflects that name of Mr. V. Noma Prasad Reddy son of Mr. Venkataramna Reddy as the owner and possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (vi) A Sale Deed dated 8<sup>th</sup> October 2022 was executed by Mr. V. Somaprasad Reddy son of Mr. Venkataramana Reddy (represented by his GPA holder Mr. R. Y. Shashidhar) conveying the land bearing Survey No. 42 measuring 5 Acres 6 Guntas in favour of Mr. Muni Reddy @ Boda Reddy son of Mr. Yella Reddy. The Sale Deed dated 8<sup>th</sup> October 2022 was registered as document bearing No. 4370 of 2002-2003 at the office of the Sub-Registrar, Anekal.
- (vii) As per the Extract of Entry bearing MR No. 9 of 2007-2008 made in the Mutation Register, we note that a Court Order bearing Revision P. 111 of 2004-2005 was filed with respect to the land bearing Survey No. 42 measuring 5 Acres 6 Guntas. Further, the name of Mr. Munireddy U. Boda Reddy was mutated into the revenue records in the place of Mr. V. Soma Prasad Reddy.
- (viii) RTCs issued for the period of 2007-2008 till 2019-2020 reflects that name of Mr. Munireddy U. Boda Reddy son of Mr. Yella Reddy as the owner and possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (ix) Upon perusal of the Final Decree passed in O.S. No. 1034 of 2014, it appears that Mr. Munireddy has died intestate and we further note that a suit bearing O.S. No. 1034 of 2014 was filed by Mr. B. M. Amaresh Reddy son of Mr. Munireddy ("**Plaintiff**") against other legal heris of Mr. Munireddy claiming the 1/8<sup>th</sup> share in all the properties owned by Mr. Munireddy inter-alia the land bearing Survey No. 42 measuring 5 Acres 6 Guntas. Further, the said O. S. No. 1034 of 2014 was compromised between all the parties and as per the terms of the said compromise, the land bearing Survey No. 42 measuring 5 Acres 6 Guntas was allotted to the share of Mrs. Susheelamma daughter of Mr. Munireddy.
- (x) Further, as per the Extract of Entry bearing MR No. T22 of 2020-2021 made in the Mutation Register, we note that a Tahsildhar Court Order bearing No. RRT(D)CR/539/2020-21 dated 18<sup>th</sup> February 2021 was filed with respect to the land bearing Survey No. 42 measuring 5 Acres 6 Guntas. Further, the name Mrs. Susheelamma wife of Mr. D. V. Suresh was mutated into the revenue records in the place of Mr. Munireddy U. Boda Reddy.



- (xi) RTCs issued for the period of 2020-2021 till 2022-2023 reflects that name of Mrs. Susheelamma wife of Mr. D. V. Suresh as the owner and possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk
- (xii) A Power of Attorney dated 27<sup>th</sup> September 2023 was executed by (1) Mr. J.V. Madhusudhana Reddy, (2) Mr. Patil Raghunandan, (3) Mr. Dalmiya Maddi, (4) Mrs. Anuradha Konda Reddy, (5) Mr. Ambati Satish Kumarnath Reddy, (6) Mr. Kumaresh S Dhotrad, (7) Mrs. Chavva Samyuktha, (8) Mrs. Rachamalla Ajitha, (9) Mr. Desu Sree Harsha, (10) Mrs. Karrepu Srivani, (11) Mr. Thathireddy Lakshmi Reddy, (12) Mrs. Radha Supriya Nallaballe, (13) Mrs. Prema Shanmugaraja, (14) Mr. M. Shivakumar Reddy, (15) Mrs. Manjula Devi Karnati, (16) Mr. Ranjith Kumar Sambu Veera Vishwa, (17) Mr. Jyothi Swaroop S V V, (18) Mrs. Thakillapati Sivakumari, (19) Mrs. Duttala Vedhavathi, (20) Mrs. Sumana Inturu, (21) Mrs. Nithya Krishnamoorthy, (22) Mrs. Lanka Lakshmi Satya Sarada, (23) Mrs. Kattamudi Naga Laxmi, (24) Mr. Guddeti Eswaraiah, (25) Mr. Karnati Nagi Reddy, (26) Mrs. Anuradha Chigullapally, (27) Mr. Gunda Syam Sundar, (28) Mr. Venu Gopal Birlangi, (29) Mrs. Nallala Madhuri, (30) Mrs. S. Roshini, (31) Mr. Srinivasa Reddy Karrepu, (32) Mr. Bonagiri Surya Narayanamurthy, (33) Mrs. Kurasani Sadia Zainab Khatoon, and (34) Mr. K. Naveen Kumar appointing Mr. Katha Rajasekhara Reddy to carry out all the deeds including sale power with respect to the portion of the land bearing Survey No. 42 measuring 1 Acre 20 Guntas. The said Power of Attorney dated 27<sup>th</sup> September 2023 was registered as document No. SRJ-4-0348-2023-24 registered at the office of the Sub-Registrar, Basavanagudi (Sarjapur).
- (xiii) Thereafter, a Sale Deed dated 29<sup>th</sup> September 2023 was executed by Mrs. Susheelamma wife of Mr. D. V. Suresh conveying a portion of the land measuring 1 Acre 20 Guntas out of 5 Acres 6 Guntas in Survey No. 42 in favour of (1) Mr. Katha Rajasekhara Reddy, (2) Mr. J.V. Madhusudhana Reddy, (3) Mr. Patil Raghunandan, (4) Mr. Dalmiya Maddi, (5) Mrs. Anuradha Konda Reddy, (6) Mr. Ambati Satish Kumarnath Reddy, (7) Mr. Kumaresh S Dhotrad, (8) Mrs. Chavva Samyuktha, (9) Mrs. Rachamalla Ajitha, (10) Mr. Desu Sree Harsha, (11) Mrs. Karrepu Srivani, (12) Mr. Thathireddy Lakshmi Reddy, (13) Mrs. Radha Supriya Nallaballe, (14) Mrs. Prema Shanmugaraja, (15) Mr. M. Shivakumar Reddy, (16) Mrs. Manjula Devi Karnati, (17) Mr. Ranjith Kumar Sambu Veera Vishwa, (18) Mr. Jyothi Swaroop S V V, (19) Mrs. Thakillapati Sivakumari, (20) Mrs. Duttala Vedhavathi, (21) Mrs. Sumana Inturu, (22) Mrs. Nithya Krishnamoorthy, (23) Mrs. Lanka Lakshmi Satya Sarada, (24) Mrs. Kattamudi Naga Laxmi, (25) Mr. Guddeti Eswaraiah, (26) Mr. Karnati Nagi Reddy, (27) Mrs. Anuradha Chigullapally, (28) Mr. Gunda Syam Sundar, (29) Mr. Venu Gopal Birlangi, (30) Mrs. Nallala Madhuri, (31) Mrs. S. Roshini, (32) Mr. Srinivasa Reddy Karrepu, (33) Mr. Bonagiri Surya Narayanamurthy, (34)



Mrs. Kurasani Sadia Zainab Khatoon, and (35) Mr. K. Naveen Kumar (Sl No. 2 to 35 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy). The said Sale Deed dated 29<sup>th</sup> September 2023 was registered as document bearing No. SRJ-1-05898-2023-24 at the office of the Sub-Registrar, Basavanagudi (Sarjapur).

(xiv) Further, (1) Mr. Katha Rajasekhara Reddy, (2) Mr. J.V. Madhusudhana Reddy, (3) Mr. Patil Raghunandan, (4) Mr. Dalmiya Maddi, (5) Mrs. Anuradha Konda Reddy, (6) Mr. Ambati Satish Kumarnath Reddy, (7) Mr. Kumaresh S Dhotrad, (8) Mrs. Chavva Samyuktha, (9) Mrs. Rachamalla Ajitha, (10) Mr. Desu Sree Harsha, (11) Mrs. Karrepu Srivani, (12) Mr. Thathireddy Lakshmi Reddy, (13) Mrs. Radha Supriya Nallaballe, (14) Mrs. Prema Shanmugaraja, (15) Mr. M. Shivakumar Reddy, (16) Mrs. Manjula Devi Karnati, (17) Mr. Ranjith Kumar Sambu Veera Vishwa, (18) Mr. Jyothi Swaroop S V V, (19) Mrs. Thakillapati Sivakumari, (20) Mrs. Duttala Vedhavathi, (21) Mrs. Sumana Inturu, (22) Mrs. Nithya Krishnamoorthy, (23) Mrs. Lanka Lakshmi Satya Sarada, (24) Mrs. Kattamudi Naga Laxmi, (25) Mr. Guddeti Eswaraiah, (26) Mr. Karnati Nagi Reddy, (27) Mrs. Anuradha Chigullapally, (28) Mr. Gunda Syam Sundar, (29) Mr. Venu Gopal Birlangi, (30) Mrs. Nallala Madhuri, (31) Mrs. S. Roshini, (32) Mr. Srinivasa Reddy Karrepu, (33) Mr. Bonagiri Surya Narayanamurthy, (34) Mrs. Kurasani Sadia Zainab Khatoon, and (35) Mr. K. Naveen Kumar (Sl No. 2 to 35 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy) entered into a Joint Development Agreement dated 29<sup>th</sup> September 2023 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the portion of the land bearing Survey No. 42 measuring 1 Acre 20 Guntas. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into Residential use wherein the Owners are entitled for the ownership of 36% of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining portion of the super built-up area or Saleable area. Joint Development Agreement dated 29<sup>th</sup> September 2023 was registered as Document bearing No. SRJ-1-05901-2023-24 at the office of Sub-Registrar Basavangudi (Sarjapur).

(xv) Pursuant to the execution of the Joint Development Agreement dated 29<sup>th</sup> September 2023, 1) Mr. Katha Rajasekhara Reddy, (2) Mr. J.V. Madhusudhana Reddy, (3) Mr. Patil Raghunandan, (4) Mr. Dalmiya Maddi, (5) Mrs. Anuradha Konda Reddy, (6) Mr. Ambati Satish Kumarnath Reddy, (7) Mr. Kumaresh S Dhotrad, (8) Mrs. Chavva Samyuktha, (9) Mrs. Rachamalla Ajitha, (10) Mr. Desu Sree Harsha, (11) Mrs. Karrepu Srivani, (12) Mr. Thathireddy Lakshmi Reddy, (13) Mrs. Radha Supriya Nallaballe, (14) Mrs. Prema Shanmugaraja, (15) Mr. M. Shivakumar Reddy, (16) Mrs. Manjula Devi Karnati, (17) Mr. Ranjith Kumar Sambu Veera Vishwa, (18)

Mr. Jyothi Swaroop S V V, (19) Mrs. Thakillapati Sivakumari, (20) Mrs. Duttala Vedhavathi, (21) Mrs. Sumana Inturu, (22) Mrs. Nithya Krishnamoorthy, (23) Mrs. Lanka Lakshmi Satya Sarada, (24) Mrs. Kattamudi Naga Laxmi, (25) Mr. Guddeti Eswaraiah, (26) Mr. Karnati Nagi Reddy, (27) Mrs. Anuradha Chigullapally, (28) Mr. Gunda Syam Sundar, (29) Mr. Venu Gopal Birlangi, (30) Mrs. Nallala Madhuri, (31) Mrs. S. Roshini, (32) Mr. Srinivasa Reddy Karrepu, (33) Mr. Bonagiri Surya Narayanamurthy, (34) Mrs. Kurasani Sadia Zainab Khatoon, and (35) Mr. K. Naveen Kumar (Sl No. 2 to 35 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy) also executed a General Power of Attorney registered on 29<sup>th</sup> September 2023, registered as document bearing No. SRJ-4-003522-2023-24 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.
- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.



m. Managing tenants, evicting trespassers, and handling property maintenance issues.

n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 42.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 42/1.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900163

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 42 which shows the total extent of the land bearing Survey No. 42 as 5 Acres 06 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 42 shows shape of the land measuring 5 Acres 06 Guntas

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.

### **7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Residential purpose, Conversion order bearing Sl.No.767230, dated 29.05.2025 issued by District Commissioner, revenue department, Bangalore.

### **8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.



**9. TITLE OPINION:**

- a. Mr. Katha Rajashekar Reddy and Others have the valid and marketable title of the 36% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from 36% of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Raghu.KN  
Advocate





**RAGHU.KN  
ADVOCATE**

No.93/1, 6<sup>th</sup> main, Jaibheem Nagar, BTM Layout, Bengaluru- 560 068 Ph:- 95388 66419

**TITLE OPINION**

**05.01.2026**

**1. SCHEDULE PROPERTY**

All that piece and parcel of the immovable converted property being land bearing Survey No. 42/2 (Old No. 42) measuring 3 Acres 26 Guntas situated in Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Karnataka ("**Schedule Property**") and bounded on:

East By : Property bearing Survey No. 41;  
West By : Property bearing Survey No. 45;  
North By : Remaining portion of the land in Survey No. 42; and  
South By : Property bearing Survey No. 43.

**2. FLOW OF TITLE**

- (i) On perusal of the documents provided to us, we note that the land bearing Survey No. 42/1 measuring 3 Acre 26 Guntas was part of the larger extent of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- (ii) We note that the Chikkavadeyarapura Village was notified as Inam Village under the provisions of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.
- (iii) Upon perusal of the Record of Rights, Tenancy and Crop Inspections ("**RTCs**") issued for the period of 1991-1992 till 1995-1996 reflects that name Mr. Thimmarayappa son of Venkatappa of as the owner and Mr. N. Venkata Swami Reddy as the possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (iv) A Sale Deed dated 9<sup>th</sup> February 1996 was executed by Mr. Thimmarayappa son of Venkatappa conveying the land bearing Survey No. 42 measuring 5 Acres 6 Guntas in favour of Mr. V. Somaprasad Reddy son of Mr. Venkataramana Reddy. The Sale Deed dated 9<sup>th</sup> February 1996 was registered as document bearing No. 7882 of 1995-1996 at the office of the Sub-Registrar, Anekal.

- (v) RTCs issued for the period of 1996-1997 till 2006-2007 reflects that name of Mr. V. Noma Prasad Reddy son of Mr. Venkataramna Reddy as the owner and possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (vi) A Sale Deed dated 8<sup>th</sup> October 2022 was executed by Mr. V. Somaprasad Reddy son of Mr. Venkataramana Reddy (represented by his GPA holder Mr. R. Y. Shashidhar) conveying the land bearing Survey No. 42 measuring 5 Acres 6 Guntas in favour of Mr. Muni Reddy @ Boda Reddy son of Mr. Yella Reddy. The Sale Deed dated 8<sup>th</sup> October 2022 was registered as document bearing No. 4370 of 2002-2003 at the office of the Sub-Registrar, Anekal.
- (vii) As per the Extract of Entry bearing MR No. 9 of 2007-2008 made in the Mutation Register, we note that a Court Order bearing Revision P. 111 of 2004-2005 was filed with respect to the land bearing Survey No. 42 measuring 5 Acres 6 Guntas. Further, the name of Mr. Munireddy U. Boda Reddy was mutated into the revenue records in the place of Mr. V. Soma Prasad Reddy.
- (viii) RTCs issued for the period of 2007-2008 till 2019-2020 reflects that name of Mr. Munireddy U. Boda Reddy son of Mr. Yella Reddy as the owner and possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk.
- (ix) Upon perusal of the Final Decree passed in O.S. No. 1034 of 2014, it appears that Mr. Munireddy has died intestate and we further note that a suit bearing O.S. No. 1034 of 2014 was filed by Mr. B. M. Amaresh Reddy son of Mr. Munireddy ("**Plaintiff**") against other legal heris of Mr. Munireddy claiming the 1/8<sup>th</sup> share in all the properties owned by Mr. Munireddy inter-alia the land bearing Survey No. 42 measuring 5 Acres 6 Guntas. Further, the said O. S. No. 1034 of 2014 was compromised between all the parties and as per the terms of the said compromise, the land bearing Survey No. 42 measuring 5 Acres 6 Guntas was allotted to the share of Mrs. Susheelamma daughter of Mr. Munireddy.
- (x) Further, as per the Extract of Entry bearing MR No. T22 of 2020-2021 made in the Mutation Register, we note that a Tahsildhar Court Order bearing No. RRT(D)CR/539/2020-21 dated 18<sup>th</sup> February 2021 was filed with respect to the land bearing Survey No. 42 measuring 5 Acres 6 Guntas. Further, the name Mrs. Susheelamma wife of Mr. D. V. Suresh was mutated into the revenue records in the place of Mr. Munireddy U. Boda Reddy.



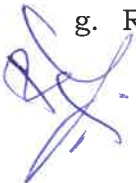
- (xi) RTCs issued for the period of 2020-2021 till 2022-2023 reflects that name of Mrs. Susheelamma wife of Mr. D. V. Suresh as the owner and possessor of the land bearing Survey No. 42 measuring 5 Acres 6 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk
- (xii) A Power of Attorney dated 27<sup>th</sup> September 2023 was executed by (1) Mr. J.V. Madhusudhana Reddy, (2) Mr. Patil Raghunandan, (3) Mr. Dalmiya Maddi, (4) Mrs. Anuradha Konda Reddy, (5) Mr. Ambati Satish Kumarnath Reddy, (6) Mr. Kumaresh S Dhotrad, (7) Mrs. Chavva Samyuktha, (8) Mrs. Rachamalla Ajitha, (9) Mr. Desu Sree Harsha, (10) Mrs. Karrepu Srivani, (11) Mr. Thathireddy Lakshmi Reddy, (12) Mrs. Radha Supriya Nallaballe, (13) Mrs. Prema Shanmugaraja, (14) Mr. M. Shivakumar Reddy, (15) Mrs. Manjula Devi Karnati, (16) Mr. Ranjith Kumar Sambu Veera Vishwa, (17) Mr. Jyothi Swaroop S V V, (18) Mrs. Thakillapati Sivakumari, (19) Mrs. Duttala Vedhavathi, (20) Mrs. Sumana Inturu, (21) Mrs. Nithya Krishnamoorthy, (22) Mrs. Lanka Lakshmi Satya Sarada, (23) Mrs. Kattamudi Naga Laxmi, (24) Mr. Guddeti Eswaraiah, (25) Mr. Karnati Nagi Reddy, (26) Mrs. Anuradha Chigullapally, (27) Mr. Gunda Syam Sundar, (28) Mr. Venu Gopal Birlangi, (29) Mrs. Nallala Madhuri, (30) Mrs. S. Roshini, (31) Mr. Srinivasa Reddy Karrepu, (32) Mr. Bonagiri Surya Narayanamurthy, (33) Mrs. Kurasani Sadia Zainab Khatoon, and (34) Mr. K. Naveen Kumar appointing Mr. Katha Rajasekhara Reddy to carry out all the deeds including sale power with respect to the portion of the land bearing Survey No. 42 measuring 1 Acre 20 Guntas. The said Power of Attorney dated 27<sup>th</sup> September 2023 was registered as document No. SRJ-4-0348-2023-24 registered at the office of the Sub-Registrar, Basavanagudi (Sarjapur).
- (xiii) Thereafter, a Sale Deed dated 29<sup>th</sup> September 2023 was executed by Mrs. Susheelamma wife of Mr. D. V. Suresh conveying a portion of the land measuring 1 Acre 20 Guntas out of 5 Acres 6 Guntas in Survey No. 42 in favour of (1) Mr. Katha Rajasekhara Reddy, (2) Mr. J.V. Madhusudhana Reddy, (3) Mr. Patil Raghunandan, (4) Mr. Dalmiya Maddi, (5) Mrs. Anuradha Konda Reddy, (6) Mr. Ambati Satish Kumarnath Reddy, (7) Mr. Kumaresh S Dhotrad, (8) Mrs. Chavva Samyuktha, (9) Mrs. Rachamalla Ajitha, (10) Mr. Desu Sree Harsha, (11) Mrs. Karrepu Srivani, (12) Mr. Thathireddy Lakshmi Reddy, (13) Mrs. Radha Supriya Nallaballe, (14) Mrs. Prema Shanmugaraja, (15) Mr. M. Shivakumar Reddy, (16) Mrs. Manjula Devi Karnati, (17) Mr. Ranjith Kumar Sambu Veera Vishwa, (18) Mr. Jyothi Swaroop S V V, (19) Mrs. Thakillapati Sivakumari, (20) Mrs. Duttala Vedhavathi, (21) Mrs. Sumana Inturu, (22) Mrs. Nithya Krishnamoorthy, (23) Mrs. Lanka Lakshmi Satya Sarada, (24) Mrs. Kattamudi Naga Laxmi, (25) Mr. Guddeti Eswaraiah, (26) Mr. Karnati Nagi Reddy, (27) Mrs. Anuradha Chigullapally, (28) Mr. Gunda Syam Sundar, (29) Mr. Venu Gopal Birlangi, (30) Mrs. Nallala Madhuri, (31) Mrs. S. Roshini, (32) Mr. Srinivasa Reddy Karrepu, (33) Mr. Bonagiri Surya Narayanamurthy, (34) Mrs. Kurasani Sadia Zainab Khatoon, and (35) Mr. K. Naveen Kumar (SI

No. 2 to 35 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy). The said Sale Deed dated 29<sup>th</sup> September 2023 was registered as document bearing No. SRJ-1-05898-2023-24 at the office of the Sub-Registrar, Basavanagudi (Sarjapur). Thus Mrs. Susheelamma retained a portion of the land measuring 3 Acres 26 Guntas in the land bearing Survey No. 42.

(xiv) Further, Mrs. Susheela (also known as Susheelamma) wife of Mr. Suresh Reddy D. V. entered into a Joint Development Agreement dated 6<sup>th</sup> July 2023 with Collab Projects LLP (a limited liability partnership firm, represented by its Partners Mr. A. Syam Prasad and Mr. R. Vijaya Kumar Reddy) ("**Developer**") agreeing for the development of the portion of the land measuring 3 Acres 26 Guntas in Survey No. 42. The said Joint Development Agreement authorizes Collab Projects LLP to develop the Schedule Property inter-alia other lands into Residential use wherein Mrs. Susheel is entitled for the ownership of 1,37,000 Square feet of the super built-up area or Saleable area and the Developer is entitled for the ownership of the remaining portion of the super built-up area or Saleable area. Joint Development Agreement dated 6<sup>th</sup> July 2023 was registered as Document bearing No. SRJ-1-02539-2023-24 at the office of Sub-Registrar Basavangudi (Sarjapur).

(xv) Pursuant to the execution of the Joint Development Agreement dated 6<sup>th</sup> July 2023, Mrs. Susheela also executed a General Power of Attorney registered on 6<sup>th</sup> July 2023, registered as document bearing No. SRJ-4-00165-2023-24 appointing the Developer as their attorney to undertake all acts necessary in connection with the development and sale of the Schedule Property which are as follows:

- a. Representing the Owners before all government, statutory and local authorities to obtain approvals, licenses, permissions, sanctions, and certificates required for development.
- b. Entering upon the Schedule Property and assigning development works to contractors.
- c. Obtaining commencement, occupation, and completion certificates.
- d. Securing electricity, water, and sanitary connections.
- e. Handling all communications with various government departments relevant to development of Schedule Property.
- f. Selling, transferring, leasing, mortgaging, exchanging, or otherwise disposing of the Developer's undivided share in the Schedule Property.
- g. Receiving sale proceeds and issuing valid receipts.



- h. Executing agreements to sell, sale deeds, lease deeds, mortgage deeds, and other conveyances.
- i. Registering all deeds and documents as necessary.
- j. Obtaining amalgamation of titles and executing related documents.
- k. Representing the Owners in all legal, tax, revenue, and administrative proceedings relating to the Schedule Property.
- l. Raising loans, mortgages, and financial facilities on the Developer's share.
- m. Managing tenants, evicting trespassers, and handling property maintenance issues.
- n. Substituting or delegating powers to other attorneys as required.

### **3. ENCUMBRANCES**

1. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 42.
2. EC for the period 1/4/2004 to 03/1/2026 reflects the various transaction for Sy No. 42/2.

### **4. KHATA/ KHATA CERTIFICATES:**

Form-B e-Khata has been issued by Neriga Gram Panchyath vide PID NO.150200101600900218

### **5. REVENUE RECORDS:**

Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 42 which shows the total extent of the land bearing Survey No. 42 as 5 Acres 06 Guntas.

Survey Tippani issued in respect of the land bearing Survey No. 42 shows shape of the land measuring 5 Acres 06 Guntas

### **6. RIGHTS OF SCHEDULED CASTES/ SCHEDULED TRIBALS**

PTCL endorsement dated 12.08.2025, bearing No. PTCL/(A)/CR/392/2025-26 stating that no proceedings have been initiated under the provisions of Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of certain Lands) Act, 1978 with respect to the Schedule Property.



**7. CONVERSION TO NON-AGRICULTURAL USE:**

The Schedule property has been converted into agricultural purpose to Residential purpose, Conversion order bearing Sl.No.767231, dated 29.05.2025 issued by District Commissioner, revenue department, Bangalore.

**8. LITIGATION:**

On verification of the information available online in the portals of District Courts and High Court of Karnataka and the Supreme Court of India, we did not find any pending litigation with respect to the Scheduled Property.

**9. TITLE OPINION:**

- a. Mrs. Susheela (also known as Susheelamma) have the valid and marketable title of the 1,37,000 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.
- b. Collab Projects LLP the valid and marketable title of the remaining apart from the 1,37,000 Square feet of the super built-up area or Saleable area in the proposed construction over the Schedule Property.



Raghu.KN  
Advocate