

22nd January, 2026

LEGAL SCRUTINY REPORT

of

The Property bearing Survey No.68/1, measuring 1 Acre 21 Guntas, Survey No.68/2, measuring 2 Acre 05 Guntas and 04 Guntas of Kharab land , Sy.No.67/1A (old Sy.No.67/1), measuring 16 ½ Guntas and Sy.No.67/2 measuring 1½ Guntas, , situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.

FOR

**M/s. NIKHAR ESTATES LLP
BANGALORE**

FROM

**ROOPA SHETTY
ADVOCATE**

Privileged & Confidential



Date: 22.01.2026

To,

M/s. NIKHAR ESTATES LLP,
A Limited Liability Partnership Firm
Registered office at; No. 349, 15th Cross,
17 Main, 4th sector, H.S.R. Layout, Bangalore- 560102,

Hereunder referred to as "The Client"

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my Legal Scrutiny Report in respect of all that piece and parcel of the residentially converted land bearing (1) Survey No.68/1, measuring 1 Acre 21 Guntas, converted from agricultural purpose to non-agricultural residential purpose vide Official Memorandum dated: 08/12/2011 bearing No.ALN.(EVH).SR:305/2011-12, passed by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Gunjur Village, Varthur Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, Bengaluru Urban District (2) Survey No.68/2, measuring 2 Acre 05 Guntas and 04 Guntas of Kharab land, converted from agricultural purpose to non-agricultural residential purpose vide Official Memorandum dated:08/12/2011 bearing No.ALN.(EVH).SR:306/2011-12, passed by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at Gunjur Village, Varthur Hobli, earlier Bengaluru South Taluk, Presently Bengaluru East Taluk, Bengaluru Urban District (3) Sy.No.67/1A, measuring 16 ½ Guntas and Sy.No.67/2 measuring 1½ Guntas, totally in all measuring 18 Guntas or 19602 Square Feet, Converted vide Official Memorandum bearing No. ALN/EVH/SR/172(A)/2007-08, dated:16.10.2008, issued by the Special Deputy Commissioner (Revenue), Bengaluru District, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, presently bearing Khatha No.559/67/1,67/2/05 in the record of Bruhat Bangalore Mahanagara Palike (BBMP) in all measuring 4 Acres 04 Guntas and 04 Guntas of Kharab land.

PRESENT OWNERS : M/s. NIKHAR ESTATES LLP AND OTHERS

PROJECT NAME : "NIKHAR CELIO"

SURVEY NUMBERS. : 68/1, 68/2, 67/1A, AND 67/2 .

EXTENT : 4 ACRES 04 GUNTAS



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REPORT ON TITLE:

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I.DESCRPTION OF THE PROPERTY

Property No.	:	Sy.No's. 68/1, 68/2, 67/1A (old Sy.No.67/1) and 67/2
PID No.	:	2180789331
Located at		Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.
Extent	:	4 Acres 04 Guntas and 04 Guntas of Kharab land
Boundaries	:	COMPOSITE SCHEDULE PROPERTY East by : Land bearing Sy.Nos.68/5, 45, 68/3, 68/4 and 67/3; West by : Land bearing Sy.No.72; North by : Road; and South by : Road, Land bearing Sy.No's.68/3 and 68/4.
Type of Land	:	Freehold
Nature of usage	:	Residential use
Revenue Jurisdiction	:	BBMP
Planning Authority	:	Bengaluru Development Authority (BDA)




Zonal Area as per CDP of Planning Authority	:	Residential Zone
Conversion Status	:	Yes, (residential purpose)
Details of Building, if any	:	Residential Apartment
No. of Floors	:	Residential Apartment, consisting of 2 Basement + GF + 27 Upper Floors in Tower-A and 2 Basement + GF + 22 Upper Floors in Tower-B and Amenity- 1 Ground Floor + 3 Upper Floors
Area of the Building	:	16591.91 Sq. Mtrs
Type of Building	:	Residential (Main)

I. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED:

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
<i>Sy.No.68/1 and Sy.No.68/2</i>		
1.		IHC 3/1987-88 in respect of the property bearing Sy.No.68/1 and Sy.No.68/2 Khatha Transfer in the name of Smt. Narayanamma W/o. Late G. Ramaiah.
2.		Family Tree of G. Ramaiah.
3.		Affidavit Family Tree of G.R. Gopal.
4.		Family Tree of Krishnappa issued by the Village Accountant.
5.	07.11.1989	Release Deed executed by Smt. Narayanamma, Smt. Venkatamma W/o. Late Yallappa, Sri. G.R. Krishnappa, Sri. G. R. Narayanaswamy and Sri. Thimma Raju in favour of Sri. G. R. Gopal S/o. Late G. Ramaiah registered on 08.11.1989 as Document No.5653/1989-90 of Book-I, Volume No.3200, at Pages 70 to 72, registered before the office of the Sub Registrar, Bangalore South Taluk, Bangalore, with respect to Survey No.68/1, measuring 1 Acre 21 Guntas.
6.	07.11.1989	Release Deed executed by Smt. Narayanamma, Smt. Venkatamma W/o. Late Yallappa, Sri. G. R. Gopal, Sri. G. R. Narayanaswamy and Sri. Thimma Raju in favour of Sri. G.R. Krishnappa S/o. Late G. Ramaiah registered on



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		08.11.1989 as Document No.5654/1989-90 of Book-I, Volume No.3200, at Pages 72 to 75, registered before the office of the Sub Registrar , Bangalore South Taluk, Bangalore, with respect to Survey No.68/2, measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.
7.	04.09.2019	Joint Development Agreement entered between Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., (as Owners) and M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (as Developer) registered as Document No.BNS-1-09395-2019-20 of Book I stored in CD No.BNSD854, registered in the office of the Senior Sub-Registrar, Banaswadi, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas.
8.	04.09.2019	General Power of Attorney executed by Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., in favour of M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan registered on 04.09.2019 as Document No.BNS-4-00437-2019-20 in Book-IV and stored in CD No.BNSD854, in the Office of the Senior Sub-Registrar, Banaswadi, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas
9.	15.12.2022	Deed of Revocation of General Power of Attorney executed by Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., in favour of M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan registered on 19.12.2022 as Document No.BDH-4-00245-2022-23 in Book-IV and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas
10.	22.03.2019	Joint Development Agreement entered between Sri. G.R. Krishnappa S/o. Late G. Ramaiah, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N. Sri. Devaraju N. Miss. Harshita N. (being a minor



		represented by her natural guardian her father Sri. G.K. Nagaraju), Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Ms. Sunitha, Ms. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master Sairaj (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) and Master. Hemachandra (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) (as Owners) and M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (as Developer) registered 09.05.2019 as Document No.MDP-1-01134-2019-20 of Book I stored in CD No.MDPD343, registered in the office of the Additional Sub-Registrar, Mahadevapura Bengaluru, with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas.
11.	22.03.2019	General Power of Attorney executed by Sri. G.R. Krishnappa S/o. Late G. Ramaiah, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N. Sri. Devaraju N. Miss. Harshita N. (being a minor represented by her natural guardian her father Sri. G.K. Nagaraju), Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Ms. Sunitha, Ms. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master Sairaj (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) and Master. Hemachandra (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj), in favour of M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan registered on 09.05.2019 as Document No.MDP-4-00056-2019-20 in Book-IV and stored in CD No.MDPD343, in the Office of the Additional Sub-Registrar, Mahadevapura, Bengaluru, with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas
12.	15.12.2022	Deed of Revocation of General Power of Attorney entered between Sri. G.R. Krishnappa S/o. Late G. Ramaiah, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N. Sri. Devaraju N. Miss. Harshita N. (being a minor represented by her natural guardian her father Sri. G.K. Nagaraju), Sri. G.K. Chandra Shekar, Smt.



		Kamakshamma, Ms. Sunitha, Ms. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master Sairaj (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) and Master. Hemachandra (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) (as Owner) in favour of M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (as Developer) registered on 19.12.2022 as Document No.BDH-4-00244-2022-23 of Book IV, stored in CD No.BDHD1192, registered in the office of the Senior Sub-Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas
13.	15.12.2022	Joint Development Agreement entered between Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Sri. G.R. Krishnappa, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A.,(Owners) and M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (Confirming Party) and M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula (as Developer) registered as Document No.BDH-1-07261-2022-23 of Book I stored in CD No.BDHD1192, registered in the office of the Sub-Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas
14.	15.12.2022	General Power of Attorney executed by Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Sri. G.R. Krishnappa, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt.



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		Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A.,(Owners) and M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (Confirming Party) in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula registered on 19.12.2022 as Document No.BDH-4-00249-2022-23 in Book-IV and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/1 and Sy.No.68/2 totally measuring 3 Acres 26 Guntas.
15.	09.07.2024	Release Deed executed by Smt. Chowdamma, Sri. Jagadish M. Smt. Manjula, Sri. Harish, Smt. Srilakshmi S. and Sri. Rama in favour of Sri. G.R. Gopal, registered as Document No.VRT-1-03361-2024-2025 of Book I stored in in Central Server, registered in the Office of the Senior Sub-Registrar, Varthur, Bangalore, with respect to property bearing Sy.No.68/1.
16.	09.07.2024	Release Deed executed by Smt. Chowdamma, Sri. Jagadish M. Smt. Manjula, Sri. Harish, Smt. Srilakshmi S. and Sri. Rama in favour of Smt. Shanthamma, Sri. G.K. Nagaraju, Sri. G.K. Chandrashekhhar and Sri. G.K. Mohan Raj, registered as Document No.VRT-1-03360-2024-2025 of Book I stored in in Central Server, registered in the Office of the Senior Sub-Registrar, Varthur, Bangalore, with respect to property bearing Sy.No.68/2.
17.	09.07.2024	Confirmation Deed executed by 1. Smt. Chowdamma D/o. Late G. Ramaiah 2. Sri. Venkateshappa 3. K. Sri. Jagadish M., 4. Sri. Pradeep Kumar J. 5. Smt. Kusuma J, 6. Smt. Manjula, 7. Sri. Harish S., 8. Smt. Srilakshmi S., 9. Sri. Rama in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula, registered as Document No.VRT-1-03362-2024-2025 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.



18.	18.07.2024	Confirmation Deed executed by 1. Sri. Motappa K. S/o. Krishnappa and Chowdamma, 2. Sri. Chowdappa K., and 3. Smt. K. Padma in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Pandiyan G., registered as Document No.VRT-1-03621-2024-2025 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land
19.	15.03.2025	Confirmation Deed executed by 1. Sri. Suresh Y 2) Smt. S. Yellamma 3) Miss. Manasi S 4) Sri. Omkar S ., 5) Smt. Mamatha B ., 6) Smt. Chaitra R ., 7) Smt. Y. Renukamma 8) Sri. Lokesh Y., 9) Smt. Chaitra M., 10) Miss. Bindushree L., 11) Miss. Harshika L in favour of M/s. Nikhar Estates LLP represented by its designated Partner Dr. Nagendra Puthamakula., registered as Document No.VRT-1-09239-2024-25 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land
20.	12.09.2025	Endorsement issued by the Tahsildar Grade-II, Krishnarajapura, Bengaluru East Taluk, Bengaluru, for non-availability of Index of Land and Record of Rights and Preliminary Copy due to antiquity with respect to Sy.No.68/1 and Sy.No.68/2.
21.		Mutation Registered Extract bearing No.3/1987-88 in respect of the property bearing Sy.No.68/1 and 68/2.
22.		Mutation Registered Extract bearing No.71/1990-91 in respect of the property bearing Sy.No.68/1.
23.		Mutation Registered Extract bearing No.49/1990-91 in respect of the property bearing Sy.No.68/2.
24.		Record of Rights, Tenancy and Crop Inspection (RTC) from the period of 1967-68 to 1971-72; 1972-73 to 1976-77; 1982-83 to 1987-88; 1988-89 to 1992-93; 1993-94 to 1997-98; 1998-99 to 2000-2001; 2001-2002, 2002-2003; 2003-2004; 2004-2005; 2005-2006; 2006-2007; 2007-2008; 2008-2009; 2009-2010; 2010-2011; 2012-2013; 2013-2014; 2014-2015;



		2015-2016; 2016-2017; 2017-2018; 2018-2019; in respect of Sy.No.68/1 measuring 1 Acre 21 Guntas
25.		Record of Rights, Tenancy and Crop Inspection (RTC) from the period of 1967-68 to 1971-72; 1972-73 to 1976-77; 1982-83 to 1987-88; 1988-89 to 1992-93; 1993-94 to 1997-98; 1998-99 to 2000-2001; 2001-2002, 2002-2003; 2003-2004; 2004-2005; 2005-2006; 2006-2007; 2007-2008; 2008-2009; 2009-2010; 2010-2011; 2012-2013; 2013-2014; 2014-2015; 2015-2016; 2016-2017; 2017-2018; 2018-2019; in respect of Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of A Kharab land.
26.	29.09.2011	Endorsement issued by the Taluk Shirasthedar, Bengaluru East Taluk, Bengaluru, for non-availability of RTC from 1977 to 1982 due to antiquity with respect to Sy.No.68/1 and Sy.No.68/2.
27.	29.12.2018	Endorsement issued by the Tahsildar Grade-II, Bengaluru East Taluk, Bengaluru, for non-availability of RTC from 1978 to 1982 due to antiquity with respect to Sy.No. 68/2
28.		Original Tippiani, in respect of the property bearing Sy.No.68.
29.		Hissa Tippiani, RR Yedabghah and RR Bhalabghah in respect of the property bearing Sy.No.68/1 and Sy.No.68/2.
30.		Akabandh in respect of the property bearing Sy.No.68/1 and 68/2.
31.		Original Tippiani in respect of the property bearing Sy.No.68
32.	15.11.2011	Endorsement, issued by the Special Land Acquisition Officer, BDA, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas.
33.	17.11.2011	Endorsement, issued by the Assistant Director (South), Urban Planning Department, BDA, Bengaluru vide No.BDA/UPD/CON-1379/4194/2011-12 in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas.
34.	23.11.2011	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bengaluru, stating that no cases are pending Under Rule 79 (a) & (b)



		of Karnataka Land Reforms Act, 1961 with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas.
35.		Conversion Sketch in respect of the property bearing Sy.No.68/1.
36.	08.12.2011	Official Memorandum, issued by the Deputy Commissioner, Bengaluru District, for conversion of land from agricultural purpose to non-agricultural residential purpose (in respect to Sy.No.68/1 measuring 1 Acre 21 Guntas), vide Order bearing No.ALN (EVH) SR/305/2011-12.
37.	23.11.2011	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bengaluru, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas.
38.		Conversion Sketch in respect of the property bearing Sy.No.68/2.
39.	08.12.2011	Official Memorandum, issued by the Deputy Commissioner, Bengaluru District, for conversion of land from agricultural purpose to non-agricultural residential purpose (in respect to Sy.No.68/2 measuring 2 Acres 05 Guntas), vide Order bearing No.ALN (EVH) SR/306/2011-12.
40.	29.10.2013	Khatha Certificate issued in the name of Sri. G.R. Krishnappa with respect to property bearing Khatha No.799/68/2/182 issued by BBMP.
41.	29.10.2013	Khatha Extract issued in the name of Sri. G.R. Krishnappa with respect to property bearing Khatha No.799/68/2/182, in respect of the property bearing Sy.No.68/2 measuring 2 Acres 05 Guntas issued by BBMP.
42.	21.05.2018	Tax Paid Receipt for the year of 2018-2019 issued by the BBMP, in the name of Sri. G.R. Krishanappa with respect to Property bearing Sy.No.68/2.
43.	28.09.2024	Encumbrance Certificate from 01.07.1924 to 14.02.1957, in respect of land bearing Sy.No.68/1 measuring 1 Acre 21 Guntas, issued in the office of the Sub-Registrar, Peenya, Bengaluru.



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44.	03.09.2019	Encumbrance Certificate from 15.02.1957 to 31.03.2004, in respect of land bearing Sy.No.68/1 measuring 1 Acre 21 Guntas, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru.
45.	19.09.2019	Encumbrance Certificate from 01.04.2004 to 18.09.2019, in respect of land bearing Sy.No.68/1 measuring 1 Acre 21 Guntas, issued in the office of the Senior Sub-Registrar, Varthur, Bengaluru
46.	28.09.2011	Encumbrance Certificate from 15.02.1957 to 31.03.2004, in respect of land bearing Sy.No.68/2 measuring 2 Acres 9 Guntas including 04 Guntas of Kharab land, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru.
47.	17.11.2011	Encumbrance Certificate from 01.04.1986 to 31.03.2004, in respect of land bearing Sy.No.68/2 measuring 2 Acres 9 Guntas including 04 Guntas of Kharab land, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru
48.	24.07.2024	Encumbrance Certificate from 01.04.2004 to 22.07.2024, in respect of land bearing Sy.No.68/2 measuring 2 Acres 9 Guntas including 04 Guntas of Kharab land, issued in the office of the Senior Sub-Registrar, Varthur, Bengaluru
49.	22.01.2026	Encumbrance Certificate from 01.04.2024 to 22.01.2026, in respect of land bearing Sy.No.68/1 and 68/2, issued in the office of the Senior Sub-Registrar, Varthur, Bengaluru (Online Portal)
Sy.No.67/1 (old Sy.No.67/1A) and Sy.No.67/2.		
50.	30.06.1960	Sale Deed executed by Sri. Hanumanthappa S/o. Venkatappa in favour of Sri. Dodda Yellappa S/o. Chikkanna, registered on 03.10.1960 as Document No.2875/1960-61 of Book I, Volume No.190 at pages 198 to 200 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/2 measuring 10 Guntas
51.	24.06.2004	Sale Deed executed by Sri. Dodda Yellappa S/o. Late Chikkanna in favour of Sri. Narayanappa S/o. Late Muniyappa registered as Document No.BAS-1-07304-2004-2005 of Book I, stored in CD No.BASD73 registered in the office of the Sub-Registrar, Bengaluru South Taluk,



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		in respect of the property bearing Sy.No.67/2 measuring 1 ½ Guntas (out of 10 Guntas).
52.	25.04.2005	Rectification Deed executed by Sri. Dodda Yellappa S/o. Late Chikkanna in favour of Sri. Narayanappa S/o. Late Muniyappa registered as Document No.BAS-1-01968-2005-2006 of Book I, stored in CD No.BASD163 registered in the office of the Senior Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/2 measuring 1 ½ Guntas
53.	07.12.1974	Sale Deed executed by Sri. Chikka Yellappa S/o. Venkatappa in favour of Sri. Muni Venkatappa S/o. Ramaiah, registered on 10.02.1975 as Document No.7125/1974-75 of Book I, Volume No.1120 at pages 201 to 203 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/1 measuring 33 Guntas.
54.	20.12.2003	Final Decree for Partition Deed in the court of the Additional II Civil Judge, (JR. Dvn), Bengaluru Rural District in O.S. No.94/2000 between Sri. G.M. Ramachandraiah S/o. Late Munivenkatappa and Sri. M. Krishnappa S/o. Late Munivenkatappa, it is ordered and decreed that the Plaintiff Sri. G.V. Ramachandraiah is allotted in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas (out of 33 Guntas) and the Defendant Sri. M. Krishnappa is allotted in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas (out of 33 Guntas)
55.	05.01.2005	Sale Deed executed by Sri. G.M. Ramachandraiah, Smt. Vasantha, Sri. Naveen Kumar, Sri. Ganesh in favour of Sri. Narayanappa S/o. Late Muniyappa registered as Document No.BAS-1-24934-2004-2005 of Book I, stored in CD No.BASD125 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas.
56.	30.12.2011	Sale Deed executed by Sri. Narayanappa S/o. Late Muniyappa, Sri. Sarojamma W/o. Sri. Narayanappa and Sri. N. Srinivas S/o. Sri. Narayanappa in favour of M/s. Lavanya Dwellers Pvt., Ltd., represented by its Promoter and Director Sri. B. P. Gupta registered as Document



		No.MDP-1-06098-2011-12 of Book I, stored in CD No.MDPD105 registered in the office of the Senior Sub-Registrar, Mahadevapura, Bengaluru, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas.
57.	02.05.2024	General Power of Attorney executed by M/s. Lavanya Dwellers Pvt., Ltd., represented by its Promoter and Director Sri. B. P. Gupta, Sri. B.P. Gupta, Smt. Deepali Jain @ Deepali Gupta in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula registered on 03.05.2024as Document No.VRT-4-00067-2024-2025 of Book IV, stored in Central Server, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas
58.	02.05.2024	Sale Deed executed by M/s. Lavanya Dwellers Pvt., Ltd., represented by its Promoter and Director Sri. B. P. Gupta, Sri. B.P. Gupta and Smt. Deepali Jain @ Deepali Gupta in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula registered on 03.05.2024 as Document No.VRT-1-01025-2024-25 of Book I, stored in Central Server, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas
59.		Record of Rights, Tenancy and Crop Inspection (RTC) from the period of 1967-68 to 1971-72; 1972-73 to 1976-77; 1982-83 to 1987-88; 1988-89 to 1992-93; 1993-94 to 1997-98; 1998-99 to 2000-2001; 2001-2002, 2002-2003; 2003-2004; 2004-2005; 2005-2006; in respect of Sy.No.67/1.
60.		Record of Rights, Tenancy and Crop Inspection (RTC) from the period of 1967-68 to 1971-72; 1972-73 to 1976-77; 1982-83 to 1987-88; 1988-89 to 1992-93; 1993-94 to 1997-98; 1998-99 to 2000-2001; 2001-2002, 2002-2003; 2003-2004; 2004-2005; 2005-2006; in respect of Sy.No.67/2 measuring 10 Guntas.







61.		Hissa Survey Tippani in respect of the property bearing Sy.No.67/1.
62.		Karda Copy in respect of the property bearing Sy.No.67/1.
63.		Tippani, Atlas in respect of the property bearing Sy.No.67/1.
64.		Hissa Tippani in respect of the property bearing Sy.No.67.
65.		Tippani in respect of the property bearing Sy.No.67
66.		Pakka Book (Hissa Survey Babathu) in respect of the property bearing Sy.No.67/1A.
67.		Tippani in respect of the property bearing Sy.No.67/2.
68.		Hissa Tippani in respect of the property bearing Sy.No.67/2.
69.		Akarbandh in respect of the property bearing Sy.No.67/1A.
70.	24.06.2004	Endorsement issued by the Taluk Shirastedar, Bengaluru East Taluk, for non-availability of MR No.142/1980-81, due to antiquity with respect to Sy.No.67/2.
71.	12.09.2025	Endorsement issued by the Tahsildar Grade-II, Krishnarajapura, Bengaluru East Taluk, Bengaluru, for non-availability of RR No.3647, 3694, MR No.142/1980-81 and Preliminary Copy and RTC from 1977 to 1982 and due to antiquity with respect to Sy.No.67/1 and Sy.No.67/2.
72.	29.09.2011	Endorsement issued by the Taluk Shirastedar, Bengaluru East Taluk, for non-availability of MR No.101/1980-81, due to antiquity with respect to Sy.No.67/1.
73.	07.12.2006	Endorsement, issued by the Special Tashildar, Bengaluru East Taluk, stating that Nil tenancy under section 48(1) and of Karnataka Land Reforms Act, 1961, with respect to Sy.No.67/1 and Sy.No.67/2.
74.	21.12.2006	Endorsement, issued by on behalf of the Sub -Divisional Officer, Bangalore North Sub-Division, Bangalore, stating that no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act, 1961 with respect to Sy. Sy.No.67/1 and Sy.No.67/2.



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75.		Conversion Sketch copy in respect of the property bearing Sy.No.67/1 measuring 16.08 Guntas and Sy.No.67/2 measuring 1.08 Guntas.
76.		Conversion Challan in respect of the property bearing Sy.No.67/1 and 67/2.
77.	29.04.2008	Conversion Intimation Letter in respect of the property bearing Sy.No.67/1 measuring 16.08 Guntas and Sy.No.67/2 measuring 1.08 Guntas, bearing No.ALN (EVH) SR/ 172 (A)/2007-2008.
78.	16.10.2008	Official Memorandum, issued by the Special Deputy Commissioner (Rev), Bengaluru District, for conversion of land from agricultural purpose to non-agricultural residential purpose (in respect to Sy.No.67/1 measuring 16.08 Guntas and Sy.No.67/2 measuring 1.08 Guntas), vide Order bearing No.ALN (EVH) SR/ 172 (A)/2007-2008.
79.	13.01.2012	Khatha Certificate issued in the name of M/s. Lavanya Dwellers Pvt. Ltd., with respect to property bearing Khatha No.559/67/1,67/2/05, issued by BBMP in respect of the property bearing Sy.No.67/1 and Sy.No.67/2 measuring 19,602 Sq. Feet.
80.	13.01.2012	Khatha Extract issued in the name of Sri. Narayanappa S/o. Muniyappa with respect to property bearing Khatha No.559/67/1,67/2/05, issued by BBMP.
81.		Tax Paid Receipt for the year of 2012-2013 issued by the BBMP, in the name of M/s. Lavanya Dwellers Pvt. Ltd., with respect to Property bearing Sy.No.67/1 and Sy.No.67/2.
82.	03.09.2011	Nil-Encumbrance Certificate from 15.02.1957 to 31.03.2004, in respect of land bearing Sy.No.67/2, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru.
83.	08.09.2011	Encumbrance Certificate from 15.02.1957 to 31.03.2004, in respect of land bearing Sy.No.67/1, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru
84.	08.09.2011	Encumbrance Certificate from 15.02.1957 to 31.03.2004, in respect of land bearing Sy.No.67/1, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru.



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85.	12.07.2007	Encumbrance Certificate from 01.04.2004 to 12.07.2007, in respect of land bearing Sy.No.67/1, issued in the office of the Senior Sub-Registrar, Varthur, Bengaluru
86.		Encumbrance Certificate from 15.02.1957 to 31.03.2004, in respect of land bearing Sy.No.67/2, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru
87.		Encumbrance Certificate from 01.04.2004 to 22.01.2026, in respect of land bearing Sy.No.67/1 and Sy.No.67/2, issued in the office of the Senior Sub-Registrar, Bommanahalli, Bengaluru (online portal)
Common Documents		
88.	19.08.2024	Amalgamation Deed entered into between G.R. Gopal and others in respect of the property bearing Sy.No. registered as Document No.VRT-1-04730-2024-25 of Book I stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru.
89.	24.06.2025	E-Khatha Certificate (Form A) issued in the name of M/s. Nikhar Estates LLP and others with respect to property bearing Khatha E-PID No.6671261566, issued by BBMP in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas
90.	03.12.2025	E-Khatha Khatha (Form A) issued in the name of M/s. Nikhar Estates LLP and others with respect to property bearing E-PID Khatha No.2180789331 and Property No.5949/SYNO 67/1A, 67/2,68/1 and 68/2, issued by the Bengaluru East City Corporation in respect of the property bearing Sy.No's.67/1A, 67/2, 68/1 and 68/2 measuring 16,592.1 Sq. Mtrs., or 1,78,596 Sq. Feet.
91.	30.05.2025	Tax Paid Receipt for the year of 2025-2026 issued by the BBMP, in the name of M/s. Nikhar Estates LLP and others with respect to Property bearing Sy.No's.67/1A, 67/2, 68/1 and 68/2.
92.	28.08.2024	NOC/Receipt issued by Bharath Sanchar Nigam Limited in respect of the Subject property
93.	16.12.2024	NOC/Receipt issued by Bangalore Electricity Supply Company Limited, in respect of the Subject property.
94.	28.01.2025	NOC/Receipt issued by Karnataka State Pollution Control Board, in respect of the Subject property.



95.	11.02.2025	Revised NOC/Receipt issued by Karnataka State Fire and Emergency Services, in respect of the Subject property
96.	06.03.2025	NOC/Receipt issued by Hindustan Aeronautics Limited (HAL), in respect of the Subject property.
97.	28.01.2025	NOC/Receipt issued by State Environment Impact Assessment Authority (SEIAA), Karnataka, in respect of the Subject property.
98.	13.08.2024	NOC/Receipt issued by Airports Authority of India, in respect of the Subject property.
99.	29.01.2025	NOC/Receipt issued by Bangalore Water Supply and Sewerage Board in respect of the Subject property
100.	04.02.2025	NOC/Receipt issued by Bangalore Water Supply and Sewerage Board in respect of the Subject property
101.	23.12.2025	Building License issued by the Bengaluru East City Corporation, Bengaluru, construct the residential Apartment, consisting of 2 Basement + GF + 27 Upper Floors in Tower-A and 2 Basement + GF + 22 Upper Floors in Tower-B and Amenity- 1 Ground Floor + 3 Upper Floors over the Subject Property, bearing LP No.BBMP/ Addl.Dir/JDNORTH/0055/25-26.
102.	23.12.2025	Sanction Plan issued by the Bengaluru East City Corporation, Bengaluru, construct the residential Apartment, consisting of consisting of 2 Basement + GF + 27 Upper Floors in Tower-A and 2 Basement + GF + 22 Upper Floors in B Tower-B and Amenity-1 Ground Floor + 3 Upper Floors over the Subject Property, bearing LP No.BBMP/ Addl.Dir/JDNORTH/0055/25-26.
103.		Encumbrance Certificate from 01.04.2004 to 22.01.2026, in respect of land bearing Sy.No's.67/1A, 67/2, 68/1 and 68/2, issued in the office of the Senior Sub-Registrar, Varthur, Bengaluru (Online Portal).



III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holdings.
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phodi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/Panchayath Parikath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the Hissas and the Hissedars of a survey number after phodi along with the extent of the land.



15.	Phodi	Bifurcation / partition of a survey number into Hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;
17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.
20.	Village Map	A Village Map is a graphical representation of a Village's land and resources, used for both administrative and planning purposes.
21.	CDP	A Comprehensive Development Plan -is vital long- term growth and development strategies for a city

IV. TRACING OF TITLE:

Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas.

The property bearing Survey No.68/1, measuring 1 Acre 21 Guntas and Survey No.68/2, measuring 2 Acre 05 Guntas and 04 Guntas of Kharab land, situated at Gunjur Village, Varthur Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, Bengaluru Urban District, was originally belonged to G. Ramaiah, acquired the same through his ancestor as could be seen from the Record of Rights, Preliminary Copy and RTC Extracts.

Thereafter, the aforesaid Sri. G. Ramaiah demised intestate leaving behind his wife Smt. Narayanamma to succeed to his estate. Hence, by virtue of the inheritance, successor of Late G. Ramaiah i.e., his wife Smt. G. Narayanamma became the absolute owner of the property bearing Survey No.68/1, measuring



1 Acre 21 Guntas and Survey No.68/2, measuring 2 Acre 05 Guntas and 04 Guntas of Kharab land, situated at Gunjur Village, Varthur Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, Bengaluru Urban District. Accordingly with the consent of the family members/legal heirs, khatha of the property bearing Survey No.68/1, measuring 1 Acre 21 Guntas and Survey No.68/2, measuring 2 Acre 05 Guntas and 04 Guntas of Kharab land got muted in the name of Smt. Narayanamma vide IHC No. 3/1987-88 and is available for perusal as **Document No.01.**

Subsequent to that, the legal heirs of Late G. Ramaiah Viz., Smt. Narayanamma, Smt. Venkatamma W/o. Late Yallappa, Sri. G. R. Krishnappa, Sri. G. R. Narayanaswamy and Sri. Thimma Raju released their right, title interest over the Property bearing Survey No.68/1, measuring 1 Acre 21 Guntas, in favour Sri. G. R. Gopal S/o. Late G. Ramaiah in terms of Release Deed, dated: 07.11.1989, registered on 08.11.1989 as Document No.5653/1989-90 of Book-I, Volume No.3200, at Pages 70 to 72, registered before the office of the Sub Registrar, Bangalore South Taluk, Bangalore and is available for perusal at **Document No:05.**

By virtue of the foregoing transfer Sri. G. R. Gopal became the absolute owner of the property bearing Survey No.68/1, measuring 1 Acre 21 Guntas.

In the same manner, the legal heirs of Late G. Ramaiah Viz., Smt. Narayanamma, Smt. Venkatamma W/o. Late Yallappa, Sri. G. R. Gopal, Sri. G. R. Narayanaswamy and Sri. Thimma Raju released their right, title interest over the Property bearing Survey No.68/2, measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land, in favour Sri. G.R. Krishnappa S/o. Late G. Ramaiah in terms of Release Deed, dated: 07.11.1989, registered on 08.11.1989 as Document No.5654/1989-90 of Book-I, Volume No.3200, at Pages 72 to 75, registered before the office of the Sub Registrar, Bangalore South Taluk, Bangalore and is available for perusal at **Document No:06.**

By virtue of the foregoing transfer Sri. G.R. Krishnappa became the absolute owner of the property bearing Survey No.68/2, measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.

Thereafter, Sri. R. Gopal made an application to the Deputy Commissioner (Rev), Bengaluru District, for conversion of land Sy.No.68/1 measuring 1 Acre 21 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk,



Bengaluru Urban District, for conversion of land from agricultural to non-agricultural Residential purpose and subsequent to said Application Deputy Commissioner, Bengaluru District, issued a Demand Notice thereby demanding payment of conversion charges and in pursuance of payment of conversion charges the Deputy Commissioner, Bengaluru District has issued an Official Memorandum bearing No.ALN (EVH) SR/ 305/2011-12, dated: 08.12.2011 and is available for perusal at **Document No:36** in the list of Documents Scrutinized.

Thereafter, aforesaid Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., (as Owners) being owner for the property Sy.No.68/1 measuring 1 Acre 21 Guntas, with an intention of developing into Residential Apartments in the said property, entered into a Joint Development Agreement with M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan dated: 04.09.2019, registered as Document No.BNS-1-09395-2019-20 of Book I stored in CD No.BNSD854, registered in the office of the Senior Sub-Registrar, Banaswadi, Bengaluru, thereby agreeing to share the development in the ratio of 35:65, which means the Owner shall be entitled to 35% of development and the Developer shall be entitled to 65% of development and in pursuance thereof on the same day Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G, executed a Power of Attorney, dated: 04.09.2019, in favour of M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan, registered on 04.09.2019 as Document No.BNS-4-00437-2019-20 in Book-IV and stored in CD No.BNSD854, in the Office of the Senior Sub-Registrar, Banaswadi, Bengaluru and thereby authorizing M/s. Myhna Properties Private Limited to deal with the Schedule Property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas herein. Both the documents are available for perusal at **Document No's.07 & 08**, in the list of Documents Scrutinized.

Thereafter, M/s. Myhna Properties Private Limited due to some reasons could not execute the project as agreed under the aforesaid Joint Development Agreement dated: 04.09.2019 registered as Document No.BNS-1-09395-2019-20 hence, it by releasing all its rights accrued under the Joint Development Agreement, executed the Deed of Revocation of General Power of Attorney dated: 15.12.2022, registered on 19.12.2022 as Document No.BDH-4-00245-2022-23 in Book-IV and stored in CD No.BDHD1192, in the Office of the Senior Sub-



Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas, and is available for perusal at **Document No.09** in the list of Documents Scrutinized.

Thereafter, the owner of the Sy.No.68/2 i.e., Sri. R. Krishnappa made an application to the Deputy Commissioner (Rev), Bengaluru District, for conversion of land Sy.No.68/2 measuring 2 Acres 05 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, for conversion of land from agricultural to non-agricultural Residential purpose and subsequent to said Application Deputy Commissioner, Bengaluru District, issued a Demand Notice thereby demanding payment of conversion charges and in pursuance of payment of conversion charges the Deputy Commissioner, Bengaluru District has issued an Official Memorandum bearing No.ALN (EVH) SR/ 306/2011-12, dated: 08.12.2011 and is available for perusal at **Document No:39** in the list of Documents Scrutinized

The aforesaid Sri. G.R. Krishnappa S/o. Late G. Ramaiah, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N. Sri. Devaraju N. Miss. Harshita N. (being a minor represented by her natural guardian her father Sri. G.K. Nagaraju), Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Ms. Sunitha, Ms. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master Sairaj (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) and Master. Hemachandra (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) being owner for the property Sy.No.68/2 measuring 2 Acres 05 Guntas, with an intention of developing into Residential Apartments in the said property, entered into a Joint Development Agreement with M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan dated: 22.03.2019, registered as Document No.MDP-1-01134-2019-20 of Book I stored in CD No.MDPD343, registered in the office of the Additional Sub-Registrar, Mahadevapura Bengaluru, thereby agreeing to share the development in the ratio of 35:65, which means the Owner shall be entitled to 35% of development and the Developer shall be entitled to 65% of development and in pursuance thereof on the same day Sri. G.R. Krishnappa S/o. Late G. Ramaiah, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N. Sri. Devaraju N. Miss. Harshita N. (being a minor represented by her natural guardian her father Sri. G.K. Nagaraju), Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Ms. Sunitha, Ms. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master Sairaj (being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj) and Master. Hemachandra



(being a minor represented by his natural guardian and his father Mr. G.K. Mohan Raj), executed a Power of Attorney, dated: 22.03.2019, in favour of M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan, registered on 09.05.2019 as No.MDP-1-01134-2019-20 of Book I stored in CD No.MDPD343, registered in the office of the Additional Sub-Registrar, Mahadevapura Bengaluru and thereby authorizing M/s. Myhna Properties Private Limited to deal with the Schedule Property bearing Sy.No.68/2 measuring 2 Acres 05 Guntas herein. Both the documents are available for perusal at Document No's.10 & 11, in the list of Documents Scrutinized

Thereafter, M/s. Myhna Properties Private Limited due to some reasons could not execute the project as agreed under the aforesaid Joint Development Agreement dated: 22.03.2019 registered 09.05.2019 as Document No.MDP-1-01134-2019-20, hence, it by releasing all its rights accrued under the Joint Development Agreement, executed the Deed of Revocation of General Power of Attorney dated: 15.12.2022, registered on 19.12.2022 as Document No.BDH-4-00244-2022-23 of Book IV, stored in CD No.BDHD1192, registered in the office of the Senior Sub-Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas, and is available for perusal at Document No.12 in the list of Documents Scrutinized

Thereafter, aforesaid Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Sri. G.R. Krishnappa, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A.,(Owners) being owner for the property Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas, with an intention of developing into Multistoried Residential Apartment Buildings in the said property, along with M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (Confirming Party) entered into a Joint Development Agreement with M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula dated: 15.12.2022, registered as Document No.BDH-1-07261-2022-23 of Book I stored in CD No.BDHD1192, registered in the office of the Sub-Registrar, Bidarahalli, Bengaluru, thereby agreed to share the development as per the terms mentioned therein, wherein the Owner and Confirming Party together shall be



entitled to 1,46,000 Sq. Ft., of Super Built up Area in the apartment building to be constructed on the Schedule Property and in pursuance thereof on the same day Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Sri. G.R. Krishnappa, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A., (Owners) and M/s. Myhna Properties Private Limited represented by its Managing Partner Sri. M. Karthikeyan (Confirming Party), executed a Power of Attorney, dated: 15.12.2022, in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula, registered on 19.12.2022 as Document No.BDH-4-00249-2022-23 in Book-IV and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru and thereby authorizing M/s. Nikhar Estates LLP to deal with the Schedule Property bearing Sy.No.68/1 and Sy.No.68/2 totally measuring 3 Acres 26 Guntas herein. Both the documents are available for perusal at **Document No's.13 & 14**, in the list of Documents Scrutinized.

It has been observed that, the legal heirs of Late G. Ramaiah Viz., Smt. Chowdamma, Sri. Jagadish M. Smt. Manjula, Sri. Harish, Smt. Srilakshmi S. and Sri. Rama, were released and relinquished all their right on the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas in favour of Sri. G.R. Gopal in terms of Release Deed dated: 09.07.2024, registered as Document No.VRT-1-03361-2024-2025 of Book I stored in in Central Server, registered in the Office of the Senior Sub-Registrar, Varthur, Bangalore and is available for perusal at **Document No.15**. in list of Documents Scrutinized.

In the same manner, the legal heirs of Late G. Ramaiah Viz., Smt. Chowdamma, Sri. Jagadish M. Smt. Manjula, Sri. Harish, Smt. Srilakshmi S. and Sri. Rama, were released and relinquished all their right on the property bearing Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land in favour of Smt. Shanthamma, Sri. G.K. Nagaraju, Sri. G.K. Chandrashekhar and Sri. G.K. Mohan Raj in terms of Release Deed dated: 09.07.2024, registered as Document No.VRT-1-03360-2024-2025 of Book I stored in in Central Server, registered in the Office of the Senior Sub-Registrar, Varthur, Bangalore and is available for perusal at **Document No.16**. in list of Documents Scrutinized



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Thereafter, It has been observed that, the legal heirs of Late G. Ramaiah i.e., 1. Smt. Chowdamma D/o. Late G. Ramaiah 2. Sri. Venkateshappa 3. K. Sri. Jagadish M., 4. Sri. Pradeep Kumar J. 5. Smt. Kusuma J, 6. Smt. Manjula, 7. Sri. Harish S., 8. Smt. Srilakshmi S., 9. Sri. Rama have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they do not have any right in the Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land, but, by way of abundant caution and in order to give further assurance to the M/s. Nikhar Estates LLP herein over the said property, had confirmed the said Joint Development Agreement, dated:15.12.2022 with the Second Party, registered on 19.12.2022 as Document No.BDH-1-07261-2022-23 in Book-I and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru and General Power of Attorney dated:15.12.2022 registered on 19.12.2022 as Document No.BDH-4-00249-2022-23 in Book-I and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru in terms of Confirmation Deed dated:09.07.2024, registered as Document No.VRT-1-03362-2024-2025 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula and is available for perusal at Document No: 17, in the list of Documents Scrutinized

In the same manner, the legal heirs of Late G. Ramaiah i.e., 1. Sri. Motappa K. S/o. Krishnappa and Chowdamma, 2. Sri. Chowdappa K., and 3. Smt. K. Padma have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they do not have any right in the Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land, but, by way of abundant caution and in order to give further assurance to the M/s. Nikhar Estates LLP herein over the said property, had confirmed the said Joint Development Agreement, dated:15.12.2022 with the Second Party, registered on 19.12.2022 as Document No.BDH-1-07261-2022-23 in Book-I and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru and General Power of Attorney dated:15.12.2022 registered on 19.12.2022 as Document No.BDH-4-00249-2022-23 in Book-I and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru in terms of Confirmation Deed dated:18.07.2024, registered as Document No.VRT-1-03621-2024-2025 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Pandiyan and is available for perusal at Document No: 18, in the list of Documents Scrutinized.



Subsequently, the legal heirs of Late G. Ramaiah and Venkatamma i.e., 1. Sri. Suresh Y 2) Smt. S. Yellamma 3) Miss. Manasi S 4) Sri. Omkar S., 5) Smt. Mamatha B., 6) Smt. Chaitra R., 7) Smt. Y. Renukamma., 8) Sri. Lokesh Y., 9) Smt. Chaitra M., 10) Miss. Bindushree L., 11) Miss. Harshika L have come forward to execute this Confirmation Deed to avoid any future dispute and litigation and to confirm that, though they do not have any right in the Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land, but, by way of abundant caution and in order to give further assurance to the M/s. Nikhar Estates LLP herein over the said property, had confirmed the said Joint Development Agreement, dated:15.12.2022 with the Second Party, registered on 19.12.2022 as Document No.BDH-1-07261-2022-23 in Book-I and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru and General Power of Attorney dated:15.12.2022 registered on 19.12.2022 as Document No.BDH-4-00249-2022-23 in Book-I and stored in CD No.BDHD1192, in the Office of the Senior Sub-Registrar, Bidarahalli, Bengaluru in terms of Confirmation Deed dated: 15.03.2025, registered as Document No.VRT-1-09239-2024-25 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru in favour of M/s. Nikhar Estates LLP represented by its designated Partner Dr. Nagendra Puthamakula and is available for perusal at **Document No: 19**, in the list of Documents Scrutinized **Sy.No.67/1 and Sy.No.67/2**

The property bearing Sy.No.67/2 measuring 10 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, was originally belonged to Sri. Dodda Yellappa S/o. Chikkanna who acquired the same from his Vendor i.e., Sri. Hanumanthappa S/o. Venkatappa in terms of registered Sale Deed dated: 30.06.1960, registered on 03.10.1960 as Document No.2875/1960-61 of Book I, Volume No.190 at pages 198 to 200 registered in the office of the Sub-Registrar, Bengaluru South Taluk and same is evident and available for the perusal at **Document No.50**. By virtue of the foregoing transfer Sri. Dodda Yellappa became absolute owner of the property Sy.No.67/2 measuring 10 Guntas.

Thereafter, the aforesaid Sri. Dodda Yellappa S/o. Late Chikkanna conveyed the property bearing Sy.No.67/2 measuring 1 ½ Guntas (out of 10 Guntas) in favour of Sri. Narayanappa S/o. Late Muniyappa, in terms of Sale Deed, Dated: 24.06.2004, registered as Document No.BAS-1-07304-2004-2005 of Book I, stored in CD No.BASD73 registered in the office of the Sub-Registrar, Bengaluru South Taluk, and is available for perusal as **DocumentNo:51**. By virtue of the foregoing transfer Sri. Narayanappa became absolute owner of the property bearing Sy.No.67/2 measuring 1 ½ Guntas.



It has been observed that, in the Sale Deed dated: 24.06.2004, registered as Document No.BAS-1-07304-2004-2005 of Book I, stored in CD No.BASD73 registered in the office of the Sub-Registrar, Bengaluru South Taluk, as there was a mistake crept while mentioning the Boundaries of the Sale Deed, wherein, it was mentioned as East by: remaining portion of Sy.No.67/2 instead of East by: remaining portion of the Sy.No.67/1 and West by: Govt Kharab instead of West by:remaining portion of Sy.No.67/2. Hence, Sri. Dodda Yellappa S/o. Late Chikkanna executed a Rectification Deed, dated: 25.04.2005 registered as Document No.BAS-1-01968-2005-2006 of Book I, stored in CD No.BASD163 registered in the office of the Senior Sub-Registrar, Bengaluru South Taluk in favour of Sri. Narayanappa S/o. Late Muniyappa thereby rectified the said mistake and the same is available for perusal at **Document No.52**, in the list of Documents Scrutinized.

The property bearing Sy.No.67/1 measuring 33 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, was originally belonged to Sri. Muni Venkatappa S/o. Ramaiah who acquired the same from his Vendor i.e., Sri. Chikka Yellappa S/o. Venkatappa in terms of registered Sale Deed dated: 07.12.1974, registered on 10.02.1975 as Document No.7125/1974-75 of Book I, Volume No.1120 at pages 201 to 203 registered in the office of the Sub-Registrar, Bengaluru South Taluk and same is evident and available for the perusal at **Document No.53**. By virtue of the foregoing transfer Sri. Muni Venkatappa became absolute owner of the property Sy.No.67/1 measuring 33 Guntas.

Subsequently, aforesaid Sri. G.M. Ramachandraiah S/o. Late Munivenkatappa filed Original Suit No.94/2000 on the file of the Additional II Civil Judge, (JR. Dvn), Bengaluru Rural District, against Sri. M. Krishnappa S/o. Late Munivenkatappa for partition of the family properties. Subsequently, with the intervention of the friends and well-wishers, the above suit filed for partition was compromised among the parties by filing a Compromise Petition before the Hon'ble Additional II Civil Judge, (JR. Dvn), Bengaluru Rural District. The suit was decreed on 20.12.2003. In terms of the above Compromise Petition, the Hon'ble Court had ordered Final Decree of Partition under Order 23 Rule 3 of read with section 151 of the the Code of Civil Procedure, wherein entire portion was distributed among the parties to their respective shares with metes and bounds and parties to the suit had applied for issue of Final Decree in respect of their share by paying the necessary stamp duty and accordingly the Hon'ble Additional II Civil Judge, (JR. Dvn), Bengaluru Rural District, has issued Final Decree of Partition in favour of the parties to the suit and As per the







Compromise Decreed that the Plaintiff Sri. G.V. Ramachandraiah is allotted in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas (out of 33 Guntas) and the Defendant Sri. M. Krishnappa is allotted in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas (out of 33 Guntas). All the above facts could be evidenced from documents available for perusal at **Document No.54** in the list of Documents Scrutinized

Thereafter, Sri. G.M. Ramachandraiah along with his legal heirs Viz., Smt. Vasantha, Sri. Naveen Kumar, Sri. Ganesh conveyed the property bearing Sy.No.67/1 measuring 16 ½ Guntas in favour of Sri. Narayanappa S/o. Late Muniyappa in terms of Sale Deed, dated: 05.01.2005, registered as Document No.BAS-1-24934-2004-2005 of Book I, stored in CD No.BASD125 registered in the office of the Sub-Registrar, Bengaluru South Taluk and is available for perusal as **DocumentNo:55**. By virtue of the foregoing transfer Sri. Narayanappa became absolute owner of the property bearing Sy.No.67/1 measuring 16 ½ Guntas.

Thereafter, Sri. Narayanappa made an application to the Special Deputy Commissioner (Rev), Bengaluru District, for conversion of land in Sy.No.67/1 measuring 16.08 Guntas and Sy.No.67/2 measuring 1.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, for conversion of land from agricultural to non-agricultural Residential purpose and subsequent to said Application Special Deputy Commissioner, Bengaluru District, issued a Demand Notice thereby demanding payment of conversion charges and in pursuance of payment of conversion charges the Special Deputy Commissioner, Bengaluru District has issued an Official Memorandum bearing No.ALN (EVH) SR/ 172 (A)/2007-2008, dated: 16.10.2008 and is available for perusal at **Document No:78** in the list of Documents Scrutinized.

Subsequently, Sri. Narayanappa S/o. Late Muniyappa along with his legal heirs Viz., Sri. Sarojamma W/o. Sri. Narayanappa and Sri. N. Srinivas S/o. Sri. Narayanappa conveyed the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas in favour of M/s. Lavanya Dwellers Pvt., Ltd., represented by its Promoter and Director Sri. B. P. Gupta in terms of Sale Deed, dated: 30.12.2011, registered as Document No.MDP-1-06098-2011-12 of Book I, stored in CD No.MDPD105 registered in the office of the Senior Sub-Registrar, Mahadevapura, Bengaluru and is available for perusal as **DocumentNo:56**. By virtue of the foregoing transfer M/s. Lavanya Dwellers Pvt., Ltd., became absolute owner of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas.



It has been observed that, M/s. Lavanya Dwellers Pvt., Ltd., represented by its Promoter and Director Sri. B. P. Gupta, Sri. B.P. Gupta, Smt. Deepali Jain @ Deepali Gupta had in turn executed a General Power of Attorney Dated: 02.05.2024, registered on 03.05.2024 as Document No.VRT-4-00067-2024-2025 of Book IV, stored in Central Server, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula to execute and register any Confirmation Deed, Rectification Deed in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas and is available for perusal at **Document No:57**.

Subsequently, M/s. Lavanya Dwellers Pvt., Ltd., represented by its Promoter and Director Sri. B. P. Gupta, Sri. B.P. Gupta and Smt. Deepali Jain @ Deepali Gupta conveyed the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas in favour of M/s. Nikhar Estates LLP represented by its designated Partner Sri. Nagendra Puthamakula in terms of Sale Deed, dated:02.05.2024 registered on 03.05.2024 as Document No.VRT-1-01025-2024-25 of Book I, stored in Central Server, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru and is available for perusal as **DocumentNo:58**.

Thereafter, the property bearing Sy.No.67/1 measuring 16 ½ Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, got phoded and renumbered as Sy.No.67/1A measuring 16 ½ Guntas, same is evident and could be seen from Mutation Register bearing No.T2/2022-2023.

By virtue of the foregoing transfer M/s. Nikhar Estates LLP became absolute owner of the property bearing Sy.No.67/1A measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas.

Later, the Builder M/s. Nikhar Estates LLP with an intention to construct multistoried residential apartment comprising of 2 Basement + GF + 27 Upper Floors in Tower-A and 2 Basement + GF + 22 Upper Floors in Tower-B and Amenity Ground Floor + 3 Upper Floors over the Subject Property obtained necessary No Objection Certificates from the following authority:

1.	28.08.2024	NOC/Receipt issued by Bharath Sanchar Nigam Limited in respect of the Subject property
2.	16.12.2024	NOC/Receipt issued by Bangalore Electricity Supply Company Limited, in respect of the Subject property.



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3.	28.01.2025	NOC/Receipt issued by Karnataka State Pollution Control Board, in respect of the Subject property.
4.	11.02.2025	Revised NOC/Receipt issued by Karnataka State Fire and Emergency Services, in respect of the Subject property
5.	06.03.2025	NOC/Receipt issued by Hindustan Aeronautics Limited (HAL), in respect of the Subject property.
6.	28.01.2025	NOC/Receipt issued by State Environment Impact Assessment Authority (SEIAA), Karnataka, in respect of the Subject property.
7.	13.08.2024	NOC/Receipt issued by Airports Authority of India, in respect of the Subject property.
8.	29.01.2025	NOC/Receipt issued by Bangalore Water Supply and Sewerage Board in respect of the Subject property
9.	04.02.2025	NOC/Receipt issued by Bangalore Water Supply and Sewerage Board in respect of the Subject property

And the said NOC's are available for perusal at **Document No's:92 to 100**

Thereafter, Building Plan and Building License was got sanctioned from Bengaluru East City Corporation, Bengaluru and paid the requisite amount for sanction and on payment of said Fee, the Bengaluru East City Corporation, Bengaluru issued Building License dated: 23.12.2025, bearing LP No.BBMP/Addl.Dir/JDNORTH/0055/25-26 thereby according its sanction for construction of multistoried residential apartment consisting of 2 Basement + GF + 27 Upper Floors in Tower-A and 2 Basement + GF + 22 Upper Floors in Tower-B and Amenity - 1 Ground Floor + 3 Upper Floors over the Subject Property and the entire project names as "NIKHAR CELIO" and is available for perusal at **Document No's: 101 & 102**, in the list of Documents Scrutinized

REVENUE DOCUMENTS

The Original Tippani, Hissa Tippani, RR Yedabagh and RR Bhalabagh, in respect of the property bearing Sy.No.68/1 and Sy.No.68/2. and Village Map of Gunjur Village and are available for perusal, which confirms the location of the said Survey Number. The extract of the Akarbandh for Sy.No.68/1 and Sy.No.68/2 and is available for perusal which confirms the extent of the said Survey Number and the same are available for perusal at **Document No's.28 to 31** in the list of Documents Scrutinized.



The Karda Copy, Tippani, Hissa Survey Tippani, Hissa Tippani, Atlas in respect of the property bearing Sy.No.67/1 and 67/2 and Tippani, Pakka Book (Hissa Survey Babathu) and Hissa Tippani in respect of the property bearing Sy.No.67/1A and Sy.No.67/2, and Village Map of Gunjur Village and are available for perusal, which confirms the location of the said Survey Number. The extract of the Akarbandh for Sy.No.67/1/A and Sy.No.67/2 land and is available for perusal which confirms the extent of the said Survey Number and the same are available for perusal at **Document No's.61 to 69** in the list of Documents Scrutinized.

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC):

On perusal of the RTC, the possession and enjoyment of the property and the extent of land of each land owner as indicated below:

SL N o.	Period from		Column No.9	Column No.12	Remarks
Sy.No.67/1A (old Sy.No.67/1)					
1.	1967	1972	Mallamma	Munivenkatappa	
2.	1973	1977	Mallamma	Munivenkatappa	
3.	1983	1988	Chikka Yallappa-1 Acre 27 Guntas	Munivenkatappa, Rajamma and Muniyamma	MR No.100/19 80-81
			Rajamma-17 Gimtas		MT No.118/19 80-81
			Muniyamma-16 Guntas		MT No.119/19 80-81
			Munivenkatappa- 33 Guntas		MT No.101/19 80-81
4.	1989	1993	Rajamma-17 Gimtas	Munivenkatappa, Rajamma and Muniyamma	MT No.118/19 80-81
			Muniyamma-16 Guntas		MT No.119/19 80-81



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			Munivenkatappa-33 Guntas		MT No.101/19 80-81
5.	1994	1998	Munivenkatappa	Munivenkatappa, A. A. Aardoja	MT No.101/19 80-81
			A.A. Kardoja		MR 35/1995-96
6.	1999	2004	Munivenkatappa	Munivenkatappa, A. A. Aardoja	MT No.101/19 80-81
7.			A.A. Kardoja		MR 35/1995-96
8.	2004	2005	Munivenkatappa - 16.08 Guntas	Munivenkatappa, A. A. Aardoja	MT No.101/19 80-81
			A.A. Kardoji-17 Guntas		MR 35/1995-96
			M. Krishnappa- 16.08 guntas	M Krishnappa	3/2004- 2005
9.	2004	2005	A.A. Kardoji-17 Guntas	M Krishnappa and G.M. Ramachandrai	MR 35/1995-96
			M. Krishnappa- 16.08 guntas		3/2004- 2005
			G.M. Ramachandraiah- 16.08 Guntas		MR 27/2004- 2005
10.	2004	2005	A.A. Kardoji-17 Guntas	M Krishnappa and G.M. Ramachandrai and G.V. Saroja	MR 35/1995-96
			G.V. Saroja-16.08 guntas		77/2004- 2005
			G.M. Ramachandraiah- 16.08 Guntas		MR 27/2004- 2005
11.	2004	2006	A.A. Kardoji-17 Guntas	Nil	MR 35/1995-96
			G.V. Saroja-16.08 guntas		77/2004- 2005



			Narayanappa-16.08 Guntas		MR 130/2004-2005(converted)
12.	2006	2008	G.V. Saroja-16.08 Guntas	G.V. Saroja, Narayanappa, govt. and Ostald I. Martin	77/2004-2005
			Narayanappa-16.08 Guntas		130-2004-2005
			Govt-04 Guntas		60/2005-2006
			Ostald I. Martin-34 Guntas		175/2005-2006
13.	2009	2019	G.V. Saroja-16.08 Guntas	G.V. Saroja, Narayanappa, govt. and Krupanidhi Education Trust	77/2004-2005
			Narayanappa-16.08 Guntas		130-2004-2005
			Govt-04 Guntas		60/2005-2006
			Krupanidhi Education Trust-34 Guntas		100/2006-2007
14.	2019	2022	G.V. Saroja-16.08 Guntas	G.V. Saroja, Narayanappa, govt. and Krupanidhi Education Trust	77/2004-2005
			Narayanappa-16.08 Guntas		130-2004-2005
			Govt-04 Guntas		60/2005-2006
With Respect of Sy.No.67/1A					
15.	2023	2026	G.N. Rama Reddy-04 Guntas	Narayanappa, G.N. Rama Reddy and Mallamma	T107/2023-2024
			Narayanappa-16.08 Guntas		
			Mallamma-01 Guntas		



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With respect to Sy.No.67/2					
16.	1968	1977	Basavarajappa	Agadoorappa	-
17.	1983	2003	Doddayallappa	Dodda Yallappa	MR No.142/19 80-81
18.	2004	2009	Narayanappa-1.08 Guntas	Narayanappa and Dodda Yallappa	7/2004- 2005
			Dodda Yallappa- 8.08 Guntas		123/2004- 2005
19.	2009	2018	Narayanappa-1.08 Guntas	Narayanappa and Dodda Yallappa mariyamma	7/2004- 2005
			Dodda Yallappa- 8.08 Guntas		13/2008- 2009
20.	2019	2026	Narayanappa-1.08 Guntas	Narayanappa	T17/2017- 2018
With respect to Sy.No.68/1					
21.	1968	1972	G. Ramaiah	-	-
22.	1972	1988	Narayanamma	Narayanamma	IHC 3/1987-88
23.	1988	2011	G.R. Gopal	G.R. Gopal	71/1990-91
24.	2011	2026	G.R. Gopal	G.R. Gopal	H87/2011- 2012
With respect to Sy.No.68/2					
25.	1968	1972	G. Ramaiah	-	-
26.	1972	1988	Narayanamma	Narayanamma	IHC 3/1987-88
27.	1988	2011	G.R. Krishnappa	G.R. Krishnappa	49/1990-91
28.	2011	2026	G.R. Gopal	G.R. Gopal	H86/2011- 2012

collectively available for perusal at Document No's.24,25, 59 and 60, in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts makes it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.




STATUTORY ENDORSEMENTS: -

1. Endorsement, dated: 12.09.2025 issued by the Tahsildar Grade-II, Krishnarajapura, Bengaluru East Taluk, Bengaluru, discloses the non-availability of Index of Land and Record of Rights and Preliminary Copy with respect to Sy.No.68/1 and Sy.No.68/2 and is available for perusal at **Document No.20** in the list of Documents Scrutinized.
2. Endorsement, dated: 29.09.2011 issued by the Taluk Shirasthedar, Bengaluru East Taluk, Bengaluru, discloses the non-availability of RTC from 1977 to 1982 with respect to Sy.No.68/1 and Sy.No.68/2 and is available for perusal at **Document No.26** in the list of Documents Scrutinized.
3. Endorsement, dated: 29.12.2018 issued by the Thahsildar Grade-II, Bengaluru East Taluk, Bengaluru, discloses the non-availability of RTC from 1978 to 1982 due to antiquity with respect to Sy.No. 68/2, and is available for perusal at **Document No.27** in the list of Documents Scrutinized
4. Endorsement, dated: 12.09.2025 issued by the Tahsildar Grade-II, Krishnarajapura, Bengaluru East Taluk, Bengaluru, discloses the non-availability of RR No.3647, 3694, MR No.142/1980-81 and Preliminary Copy and RTC from 1977 to 1982 and due to antiquity with respect to Sy.No.67/1 and Sy.No.67/2, and is available for perusal at **Document No.71** in the list of Documents Scrutinized
5. We are provided with an Endorsement dated: 23.11.2011, issued by the Sub -Divisional Officer, Bangalore North Sub-Division, Bengaluru, to the effect that, no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act 1961 with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas and is available for perusal at **Document No: 34.** in the list of Documents Scrutinized
6. We are provided with an Endorsement dated: 23.11.2011, issued by the Sub -Divisional Officer, Bangalore North Sub-Division, Bengaluru, to the effect that, no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act 1961 with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas and is available for perusal at **Document No: 37.** in the list of Documents Scrutinized



7. Endorsement, dated: 24.06.2004 issued by the Taluk Shirastedar, Bengaluru East Taluk, discloses the non-availability of MR No.142/1980-81, due to antiquity with respect to Sy.No.67/2 and is available for perusal at **Document No.70** in the list of Documents Scrutinized
8. Endorsement, dated: 29.09.2011 issued by the Taluk Shirastedar, Bengaluru East Taluk, discloses the non-availability of No.101/1980-81, due to antiquity with respect to Sy.No.67/1 and is available for perusal at **Document No.72** in the list of Documents Scrutinized
9. We are provided with an Endorsement dated: 07.12.2006, to the effect that, no tenancy application have been received in respect of Property bearing Sy.No.67/1 and Sy.No.67/2, Under section section 48(1) and of Karnataka Land Reforms Act, 1961 and is available for perusal at **Document No: 73**, in the list of Documents Scrutinized
10. We are provided with an Endorsement dated: 21.12.2006, issued by the Sub-Divisional Officer, Bangalore North Sub-Division, Bengaluru, to the effect that, no cases are pending Under Rule 79 (a) & (b) of Karnataka Land Reforms Act 1961 with respect to Sy.No.67/1 and Sy.No.67/2 and is available for perusal at **Document No: 74**, in the list of Documents Scrutinized

AMALGAMATED KHATHA CERTIFICATE

Thereafter, as the aforesaid properties bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, belongs to Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Sri. G.R. Krishnappa, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A., and Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District belongs M/s. Nikhar Estates LLP, totally measuring **4 Acres 04 Guntas and 04 Guntas of Kharab land** and on coming within the limits of Bruhat Bangalore Mahanagara Palike (BBMP) in pursuance of the application made by all landowners of the Project, the kind authority



amalgamated all the properties in terms of Amalgamation Deed dated: 19.08.2024 registered as Document No.VRT-1-04730-2024-25 of Book I stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru is available for perusal as **Document No.88** in the list of Documents Scrutinized.

E-SWATHU KHATHA(BBMP)

Thereafter, the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas, Sy.No.67/1A measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas or 16,592.1 Sq., Mtrs., or 1,78,596 Sq. Feet., situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, on coming within the limits of Bruhat Bangalore Mahanagara Palike assigned with the E-PID No.2180789331 and as Property No.5949/SYNO 67/1A, 67/2,68/1 and 68/2, and the name of M/s. Nikhar Estates LLP and others, was registered in the records maintained by Bengaluru East City Corporation as evidenced from E-Swathu Khatha (Form A), dated: 03.12.2025 and is available for perusal as **Document No. 90** in the list of the documents Scrutinized

TAX PAID RECEIPTS:

I have provided with Tax Paid Receipt which shows that tax is also paid for the year of 2025-2026 issued by the BBMP in respect of the property bearing Sy.No's.67/1A, 67/2, 68/1 and 68/2 and is available for perusal at **Document No:91.**

TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY:

1. The Encumbrance Certificates produced from 01.07.1924 to 22.07.2024 and Online Encumbrance Certificates produced from 01.04.2024 to 22.01.2026 with respect to Sy.No.68/1 and Sy.No.68/2 issued in the office of the Sub-Registrar, Hoskote and Varthur, Bengaluru and the same is available for perusal from **Document No: 43 to 49 and 103** reveals the following details.
 - Release Deed dated: 07.11.1989 registered on 08.11.1989 as Document No.5653/1989-90 of Book-I, Volume No.3200, at Pages 70 to 72, registered before the office of the Sub Registrar, Bangalore South Taluk, Bangalore, with respect to Survey No.68/1, measuring 1 Acre 21 Guntas.
 - Release Deed dated: 07.11.1989 registered on 08.11.1989 as Document No.5654/1989-90 of Book-I, Volume No.3200, at Pages 72 to 75, registered before the office of the Sub Registrar , Bangalore South Taluk, Bangalore, with



respect to Survey No.68/2, measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.

- Joint Development Agreement dated: 04.09.2019 registered as Document No.BNS-1-09395-2019-20 of Book I stored in CD No.BNSD854, registered in the office of the Senior Sub-Registrar, Banaswadi, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas
- Joint Development Agreement dated: 22.03.2019 registered 09.05.2019 as Document No.MDP-1-01134-2019-20 of Book I stored in CD No.MDPD343, registered in the office of the Additional Sub-Registrar, Mahadevapura Bengaluru, with respect to Sy.No.68/2 measuring 2 Acres 05 Guntas.
- Joint Development Agreement dated: 15.12.2022 registered as Document No.BDH-1-07261-2022-23 of Book I stored in CD No.BDHD1192, registered in the office of the Sub-Registrar, Bidarahalli, Bengaluru, with respect to Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas.
- Release Deed dated: 09.07.2024 registered as Document No.VRT-1-03361-2024-2025 of Book I stored in in Central Server, registered in the Office of the Senior Sub-Registrar, Varthur, Bangalore, with respect to property bearing Sy.No.68/1.
- Release Deed dated: 09.07.2024, registered as Document No.VRT-1-03360-2024-2025 of Book I stored in in Central Server, registered in the Office of the Senior Sub-Registrar, Varthur, Bangalore, with respect to property bearing Sy.No.68/2.
- Confirmation Deed dated: 09.07.2024, registered as Document No.VRT-1-03362-2024-2025 of Book I, stored in Central Seroer, in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.
- Confirmation Deed dated: 18.07.2024 registered as Document No.VRT-1-03621-2024-2025 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.
- Confirmation Deed dated: 15.03.2025 registered as Document No.VRT-1-09239-2024-25 of Book I, stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas and 04 Guntas of Kharab land.



- Amalgamation Deed dated: 19.08.2024 registered as Document No.VRT-1-04730-2024-25 of Book I stored in Central Server, in the office of the Senior Sub-Registrar, Varthur, Bengaluru.
2. The Encumbrance Certificates produced from 15.02.1957 to 31.03.2004 and 01.04.2004 to 22.01.2026 with respect to Sy.No.67/1 and Sy.No.67/2 issued in the office of the Sub-Registrar, Hoskote and Varthur, Bengaluru and the same is available for perusal from **Document No: 82 to 87 and 103**, reveals the following details
- Sale Deed dated: 30.06.1960, registered on 03.10.1960 as Document No.2875/1960-61 of Book I, Volume No.190 at pages 198 to 200 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/2 measuring 10 Guntas.
 - Sale Deed dated: 24.06.2004 registered as Document No.BAS-1-07304-2004-2005 of Book I, stored in CD No.BASD73 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/2 measuring 1 ½ Guntas (out of 10 Guntas).
 - Rectification Deed dated: 25.04.2005 registered as Document No.BAS-1-01968-2005-2006 of Book I, stored in CD No.BASD163 registered in the office of the Senior Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/2 measuring 1 ½ Guntas.
 - Sale Deed dated: 07.12.1974, registered on 10.02.1975 as Document No.7125/1974-75 of Book I, Volume No.1120 at pages 201 to 203 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/1 measuring 33 Guntas.
 - Sale Deed dated: 05.01.2005 registered as Document No.BAS-1-24934-2004-2005 of Book I, stored in CD No.BASD125 registered in the office of the Sub-Registrar, Bengaluru South Taluk, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas.
 - Sale Deed dated: 30.12.2011 registered as Document No.MDP-1-06098-2011-12 of Book I, stored in CD No.MDPD105 registered in the office of the Senior Sub-Registrar, Mahadevapura, Bengaluru, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas.
Sale Deed dated: 02.05.2024 registered on 03.05.2024 as Document No.VRT-1-01025-2024-25 of Book I, stored in Central Server, registered in the office of the Senior Sub-Registrar, Varthur, Bengaluru, in respect of the property bearing Sy.No.67/1 measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas



On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place, during that relevant period. We have verified updated EC with respect to Sy.No.288/13 through Online portal.

V.CERTIFICATE OF TITLE

Based on the documents referred to above and the observations made, I certify that Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A., holding good, valid, marketable title to the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.

Further, Sri. G. R. Gopal S/o. Late G. Ramaiah, Smt. Chowdamma, Smt. G. Geetha, Sri. Ramakrishna G. Smt. Pushpalatha N., Smt. Pavithra G., Smt. Mahalakshmi G., Sri. G.R. Krishnappa, Smt. Shanthamma, Sri. G.K. Nagaraju, Smt. Uma, Sri. Naveen Kumar N., Sri. Devaraju N., Miss. Harshita N., Sri. G.K. Chandra Shekar, Smt. Kamakshamma, Miss. Sunitha, Miss. Sushmita, Sri. G.K. Mohan Raj, Smt. Hemavathi, Master., Sai Raj, Master. Hemachandra and Sri. Murali A., are given rights of development of the property bearing Sy.No.68/1 measuring 1 Acre 21 Guntas and Sy.No.68/2 measuring 2 Acres 05 Guntas, to M/s. Nikhar Estates LLP., and have entered into a Joint Development Agreement and General Power of Attorney in favour of M/s. Nikhar Estates LLP. Hence, by virtue of the said Joint Development Agreement and General Power of Attorney M/s. Nikhar Estates LLP is vested with rights of developing and entitled to sell its share/right accrued to it based upon the Sharing Agreement in favour of any prospective buyer/s of its choice.

On the basis of the Sharing Agreement, dated: _____, I hereby certify that the Developer i.e., M/s. Nikhar Estates LLP and it is entitled to sell the same in favour of prospective buyer/s. The buyer/s will get absolute right, title over the Schedule 'B' & 'C' Property only after execution and registration of Sale Deed in his/her/their favour.



And, Further subject to the observation made herein above, I certify that M/s. Nikhar Estates LLP holding good, valid & marketable title to the property bearing Sy.No.67/1A (old Sy.No.67/14) measuring 16 ½ Guntas and Sy.No.67/2 measuring 1 ½ Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.

VI. OUR UNDERSTANDING

We understand that M/s. NIKHAR ESTATES LLP, (the "Client") intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check and verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed LEX SITUS to carry out a due diligence exercise, based exclusively on the records/information made available to LEX SITUS by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the Documents, records, files, and registers as made available to LEX SITUS by Client (hereinafter collectively referred to as "Documents").
2. We have perused the copies of the Documents and records and other papers and information made available to us by the Client and have issued this Report based on the available Documents, records, and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the Documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/Document by the respective statutory authority.



VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

1. ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- a) All signatures appearing on the reviewed documents are genuine;
- b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- c) The Documents on which the Report relies remain accurate;
- d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

2. DISCLAIMERS

This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

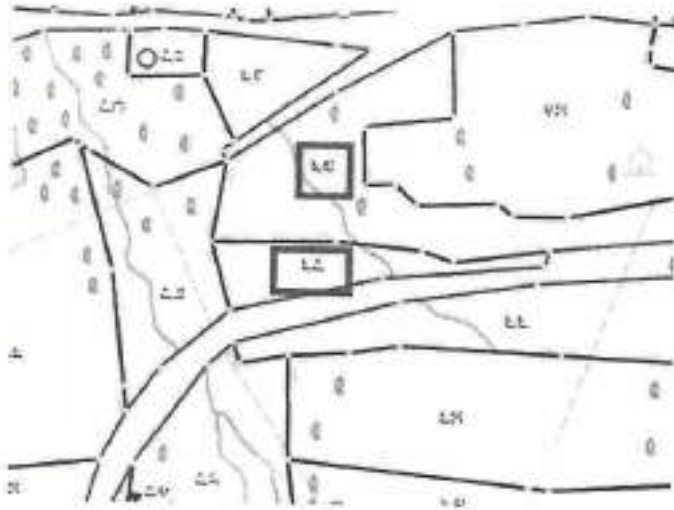
For Lex Situs,


Roopa Shetty
Advocate

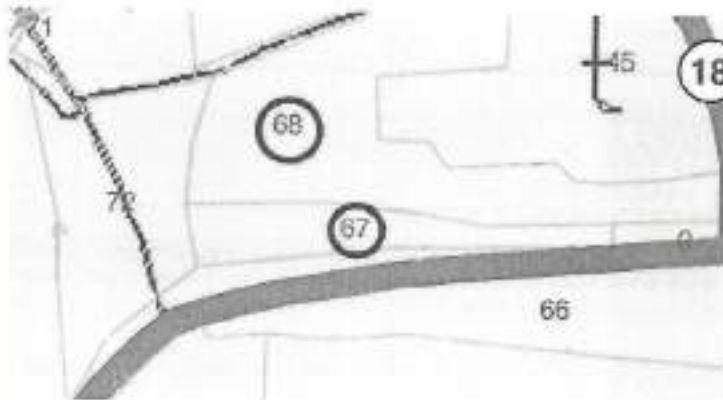


ANNEXURES: I

VILLAGE MAP : The village map of Gunjur confirms that Survey Nos. 67 and 68 of Gunjur Village are traversed by a nala passing through the subject Survey No. 68.



BDA CDP: The information provided to us indicates that the area on the attached road has been noted.



Contract No. 001		Project Name: Road works along the road		Contract Value: 10000000.00		Contract Period: 12 months		Contract Start Date: 01/01/2020		Contract End Date: 31/12/2021	
Contract Description		Contract Details		Contract Conditions		Contract Documents		Contract Status		Contract Remarks	
Contract No.	Contract Description	Contract Value	Contract Period	Contract Start Date	Contract End Date	Contract Documents	Contract Status	Contract Remarks	Contract No.	Contract Description	Contract Value
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	002	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	003	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	004	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	005	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	006	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	007	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	008	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	009	Road works along the road	10000000.00
001	Road works along the road	10000000.00	12 months	01/01/2020	31/12/2021	Contract Documents	Contract Status	Contract Remarks	010	Road works along the road	10000000.00

[illegible]