

# ADVOVATE ASHWATH

No. 407, "Motati Meadows"  
Nagavarapalya, Benniganahalli, Old  
Madras Road, C.V. Raman Nagar  
Post. Bangalore - 560 093.

To.

M/s.ARK INFRA DEVELOPERS PVT.LTD

Represented by its Managing Director

Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy

## LEGAL SCRUTINY REPORT

This Legal Opinion is given to M/s.ARK INFRA DEVELOPERS PVT.LTD .,

Represented by its Managing partners **Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy**,  
based on the photocopies of title documents and information provided by them.



## SCHEDULE PROPERTY

### Item-1

All that piece and parcel of Property bearing Old Sy No.120/1, New Sy No. **120/7**, {converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 40/2014-15, dated 17/08/2015, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 25 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Property bearing Sy No.122;

West by : Property bearing Sy No.120/6;

North by : Property bearing Sy No.123;

South by : Property bearing Sy No.120/2;

**Item-2**

All that piece and parcel of Property bearing Old Sy No.120/1, New Sy No. **120/6**, {converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 40/2014-15, dated 17/08/2015, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 21 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

- East by : Property bearing Sy No.120/7;  
West by : Remaining portion of Sy No.120/6 and Road;  
North by : Property bearing Sy No.123;  
South by : Property bearing Sy No.120/2;

**COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of Property bearing Old Sy No.120/1, New Sy No. **120/7**, **measuring 0 Acre 25 Guntas**, and Old Sy No.120/1, New Sy No. **120/6**, **measuring 0 Acre 21 Guntas**, both the properties {converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 40/2014-15, dated 17/08/2015, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} both the properties situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, in all measuring to the extent of **1 Acre 06 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

- East by : Private Property;  
West by : Road and Ark Serene County Apartment;  
North by : Property belongs to Mr.C.R.Nanjunda Reddy and Mr.C.R.Narayana Reddy;  
South by : Property belongs to Chandrashekar Reddy;



Sl. No	Date of the Document	Name of the Document	Whether Original Document Certified True copy Photostat
1.		Non-availability Endorsement RTC of the period from 1968-69 to 1979-80 and from 1991-92 to 1992-93, in respect of Sy.No.120/1, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
2.		RTC of the period from 1980-81 to 2010-11, in respect of Sy.No.120/1, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
3.		RTC of the period from 2013-14 to 2020-21, in respect of Sy.No.120/6, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
4.		RTC of the period from 2010-11 to 2020-21, in respect of Sy.No.120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
5.	21/11/1973	Gift deed executed by Muniyappa @ Motabbaiah S/o Muniyappa in favour of Thimma Reddy S/o Basappa Reddy, Papa Reddy S/o Basappa Reddy, Venkata Reddy S/o Basappa Reddy and Vishwaprasad S/o Basappa Reddy, registered as document No.2262/1973-74 of Book-I, Volume 1373, Page No.115 to 117, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 2 Acre 20 Guntas.	Copy
6.	02/09/1983	Agreement of sale executed by Muniyappa @ Motabbaiah S/o Muniyappa in favour of C.N.Mylaraiah S/o C.Nanjappa and Sri. C.N.Mylaraiah S/o C.Nanjappa, in respect of Sy.No.120/1, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 1	Copy

		Acre out of 3 acre 26 guntas.	
7.	16/04/1987	OS No. 152/1987, in respect of Sy.No.120/1, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 1 Acre.	Copy
8.	19/05/2003	Partition deed executed by (I) Thimma Reddy S/o Basappa Reddy, (II) Papa Reddy S/o Basappa Reddy, (III) Venkata Reddy S/o Basappa Reddy and (IV) Vishwaprasad S/o Basappa Reddy, registered as document No.3042/2003-04 of Book-I, in the office of the Sub-registrar Krishnarajpura, Bangalore, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
9.	19/05/2003	MR.No.10/2003-04.	Copy
10.	15/07/2013	MR.No.H28/2013-14.	Copy
11.	08/07/2008	LRF(83)(B.E)113/2006-07 in favour of Prabakar Reddy.	Copy
12.	24/03/2012	Non-availability Endorsement Nil Tenancy, in respect of Sy.No.120/1 measuring about 3 acres 26 guntas, issued by assistant commissioner of Bangalore north taluk.	Copy
13.	19/01/2006	Non-availability Endorsement 48 (1), in respect of Sy.No.120/1, issued by thasildhar Bangalore East Taluk, Krishnarajpura.	Copy
14.	17/08/2015	Conversion Sketch , Fees Paid Receipt and Conversion order No.ALN(EBK) SR:40/2014-15, issued by Deputy commissioner of Bangalore District Bangalore, in respect of Sy.Nos.120/6 and 120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk	Copy
15.	13/10/2020	Katha intimation letter, Katha Certificate and Katha Extract, issued by BBMP office Mahadevapura in the Name of Vishwaprasad and Kumadamma.	Copy
16.		Tippani, ahadebaga, Hisa, Kardha and Karnataka Rivegenial akarband, in respect of Sy.No.120/1,	Copy

		situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	
17.		Family Tree in the name of Basappa Reddy Notarized.	Copy
18.		Family Tree in the name of Thima Reddy Notarized.	Copy
19.		Death certificate in the name of Thima Reddy.	Copy
20.	16/02/2021	Joint Development of Agreement executed by (I) Mrs. R. Kumudamma W/o Late Sri. Thimma Reddy (II) Mrs. Rajeshwari. T D/o Late Sri. Thimma Reddy (III) Mrs. Bhavani T D/o Late Sri. Thimma Reddy (IV) Mr.B.Vishwa Prasad S/o Late Sri. Basappa Reddy (V) Mrs.Renuka Reddy.N W/o Mr.B.Vishwa Prasad (VI) Mr. Chetan. C.V S/o Mr.B.Vishwa Prasad and (VII) Mr. C.V Chandana Prasad D/o Mr.B.Vishwa Prasad in favour of M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, Registered in the Sub-Registrar, (Banaswadi), Bangalore, registered as document No.15751/2020-21, Book-I, CD.No.BNSD1212, in respect of old Sy.no.120/1 New Sy.No.120/6 and 120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
21.	16/02/2021	General Power of Attorney executed by (I) Mrs. R. Kumudamma W/o Late Sri. Thimma Reddy (II) Mrs. Rajeshwari. T D/o Late Sri. Thimma Reddy (III) Mrs. Bhavani T D/o Late Sri. Thimma Reddy (IV) Mr.B.Vishwa Prasad S/o Late Sri. Basappa Reddy (V) Mrs.Renuka Reddy.N W/o Mr.B.Vishwa Prasad (VI) Mr. Chetan. C.V S/o Mr.B.Vishwa Prasad and (VII) Mr. C.V Chandana Prasad D/o Mr.B.Vishwa Prasad in favour of M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, Registered in the Sub-Registrar, (Banaswadi), Bangalore, registered as document No.671/2020-21, Book-IV, CD.No.BNSD1212, in respect of old Sy.no.120/1 New Sy.No.120/6 and 120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore	Copy

		East Taluk.	
22.	30/07/2021	NOC from Bharat Sanchar Nigam Limited, Issued by Assistant Genreral Manager (BTS Planning).	Copy
23.	27/11/2021	NOC from Bangalore Electricity Suppl't Company Limited Vide No.SEE/BEC/EE(O)/AEF/F-125/21-22, Issued by Superintending Engineer Bangalore East Circle.	Copy
24.	30/12/2021	NOC from Karnataka State Fire and Emergency Services, Issued by Director General of Police and Director Karnataka State Fire and Emergency Services	Copy
25.	24/11/2021	NOC from BWSSB, issued by Chief Engineer (East).	Copy
26.	11/01/2022	NOC from Environmental Clearance, issued by the State Environment Impact Assessment Authority.	Copy
27.		Encumbrance Certificate from 01/04/1998 to 31/03/2004.	Copy
28.		Encumbrance Certificates from 01/04/1996 to 31/03/2004.	Copy
29.		Encumbrance Certificates from 01/04/2000 to 31/03/2004.	Copy
30.		Encumbrance Certificates from 01/04/2004 to 27/03/2018.	Copy
31.		Encumbrance Certificates from 01/04/1940 to 31/03/1973.	Copy
32.		Encumbrance Certificates from 01/04/1973 to 31/07/1986.	Copy
33.		Encumbrance Certificates from 01/06/1989 to 31/3/2005.	Copy
34.		Encumbrance Certificates from 01/04/2004 to 06/03/2020.	Copy
35.		Encumbrance Certificates from 26/02/2020 to 16/03/2022.	Copy



**Old Sy No.123/3, New Sy No. 123/7 and Sy No. 123/6**

**Item-1**

All that piece and parcel of Property bearing Old Sy No.123/3, New Sy No. 123/7, {converted from agricultural to non-agricultural residential/ personal housing purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 59/2019-20, dated 06/01/2020, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} situated at **Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 1 Acre**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Property bearing Sy No.123/6;

West by : Property bearing Sy Nos.123/1 and 123/2;

North by : Road and property bearing Sy No.124;

South by : Property bearing Sy Nos.120 and 122;

**Item-2**

All that piece and parcel of Property bearing Old Sy No.123/3, New Sy No. 123/6, {converted from agricultural to non-agricultural residential/ personal housing purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 58/2019-20, dated 06/01/2020, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} situated at **Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 0 Acre 5 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Property bearing Sy No.123/3;

West by : Property bearing Sy No.123/7;

North by : Road and Property bearing Sy No.124;

South by : Property bearing Sy No.122;

**COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of Property bearing Old Sy No.123/3, New Sy No. 123/7, {converted from agricultural to non-agricultural residential/ personal housing purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 59/2019-20, dated 06/01/2020, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} **measuring 1 Acre** and Old Sy No.123/3, New Sy No. 123/6, {converted from agricultural to non-agricultural residential/ personal housing purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 58/2019-20, dated 06/01/2020, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} **measuring 0 Acre 5 Guntas**, situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, in all measuring to the extent of **1 Acre 5 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Private property;

West by : Ark Serene County Apartment;

North by : Road;

South by : Property belongs to Mr.B.Vishwa Prasad and Mrs. R. Kumudamma;

Sl. No	Date of the Document	Name of the Document	Whether Original Document Certified True copy Photostat
1.		Non-availability Endorsement RTC of the period from 1968-69 to 1979-80 in respect of Sy.No. 123/3, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
2.		RTC of the period from 1980-81 to 2001-02, in respect of Sy.No. 123/3, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
3.		RTC of the period from 2019-20 to 2021-22, in respect of Sy.No.123/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy



4.		RTC of the period from 2002-03 to 2021-22. in respect of Sy.No.123/3, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
5.	23/02/1957	Sale deed executed by C.Sonnappa S/o Chikka Munisamappa in favour of Chikkathayappa S/o Muninanjappa, registered as document No.3137/1956-57 of Book-I, Volume 871, Page No.109 to 110, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 2 Acre 22 Guntas	Copy
6.	22/03/1968	Sale deed executed by Nanjappa S/o Muniyappa in favour of C.Sonnappa S/o Chikka Munisamappa, registered as document No.4773/1967-68 of Book-I, Volume 1212, Page No.138 to 139, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 2 Acre 22 Guntas	Copy
7.	08/03/1968	Mortgage Deed executed by Private co-operative Bank in Favour of Sonnappa S/o Chikka Munisamappa registered as document No.4559/1967-68 of Book-I, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk	Copy
8.	07/03/1975	Discharge Deed executed by Sonnappa S/o Chikka Munisamappa in Favour of Private co-operative Bank registered as document No.2012/1975-76 of Book-I, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk	Copy
9.	12/09/1980	Sale deed executed by C.Sonnappa S/o Munisamappa and Krishnappa S/o C.Sonnappa in favour of B.Ramareddy S/o Abbaiareddy, registered as document No.2166/1980-81 of Book-I, Volume 1592, Page No.168 to 170, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk,	Copy

*[Handwritten Signature]*

		measuring 1 Acre.	
10.	26/09/1996	Sale deed executed by Sonnappa S/o Chikka Munisamappa and Krishnappa S/o C.Sonnappa, Ravi S/o C.Sonnappa, Santhamma W/o Krishnappa, in favour of C R Nanjunda Reddy S/o B.Ram Reddy, registered as document No.2038/1997-98 of Book-I, Volume 1337, Page No.113 to 115, in the office of the Sub-registrar Krishnarajapura, Bangalore, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 5 Guntas.	Copy
11.	26/07/1996	MR.No.9/1996-97.	Copy
12.		Family tree in the name of B.Rami Reddy	Copy
13.	29/11/2013	Release deed executed by Rathanamma D/o B.Rami Reddy, Jayamma D/o B.Rami Reddy in favour of C.R.Nanjundareddy S/o B.Rami Reddy, C.R.Narayana Reddy S/o B.Rami Reddy, C.R.Krishna Reddy B.Rami Reddy Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.3801/2013-14, Book-I, CD.No.BDHD103, in the sub register office Bidarahalli, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 1 Acre.	Copy
14.	06/01/2020	Conversion Fees Paid Receipt and Conversion order No.ALN(EBK) SR:59/2019-20, issued by District commissioner of Bangalore, in respect of Sy.Nos.123/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk	Copy
15.	09/09/2020	Katha Certificate and Katha Extract in the Name of C.R.Nanjundareddy issued by BBMP office Mahadevapura.	Copy
16.	05/09/2020	Katha Certificate and Katha Extract in the Name of C.R.Nanjundareddy and C.R.Narayana Reddy issued by BBMP office Mahadevapura.	Copy

17.		Katha Certificate and Katha Extract in the Name of C.R.Nanjundareddy, C.R.Narayana Reddy, Vishwaprasad and Kumadamma issued by BBMP office Mahadevapura.	Copy
18.	16/02/2021	Joint Development of Agreement executed by (I) Mr. C.R. Nanjunda Reddy S/o Late Sri. B.Rama Reddy (II) Mrs. Parvathamma W/o Mr. C.R. Nanjunda Reddy (III) Mr. Ashwath S/o Mr. C.R. Nanjunda Reddy (IV) Mrs. Shobha D/o Mr. C.R. Nanjunda Reddy (V) Mrs. Shilaja D/o Mr. C.R. Nanjunda Reddy (VI) Mr. Anand Reddy S/o Mr. C.R. Nanjunda Reddy (VII) Mrs. Suma W/o Mr. Anand Reddy (VIII) Kumari. Lahari D/o Mr. Anand Reddy, Owner at Sl No.VIII being minor represented by her natural guardian and father Mr. Anand Reddy (IX) Mr. C.R.Narayana Reddy S/o Late Sri. B.Ram Reddy (X) Mrs.R. Shantha Kumari W/o Mr. C.R.Narayana Reddy (XI) Mr. Nitesh S/o Mr. C.R.Narayana Reddy (XII) Mr. Gaganesh S/o Mr. C.R.Narayana Reddy in favour of M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.1976/2021-22, Book-I, CD.No.BNSD1281, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	Copy
19.	16/02/2021	General Power of Attorney executed by (I) Mr. C.R. Nanjunda Reddy S/o Late Sri. B.Rama Reddy (II) Mrs. Parvathamma W/o Mr. C.R. Nanjunda Reddy (III) Mr. Ashwath S/o Mr. C.R. Nanjunda Reddy (IV) Mrs. Shobha D/o Mr. C.R. Nanjunda Reddy (V) Mrs. Shilaja D/o Mr. C.R. Nanjunda Reddy (VI) Mr. Anand Reddy S/o Mr. C.R. Nanjunda Reddy (VII) Mrs. Suma W/o Mr. Anand Reddy (VIII) Kumari. Lahari D/o Mr. Anand Reddy, Owner at Sl No.VIII being minor represented by her natural guardian and father Mr. Anand Reddy (IX) Mr. C.R.Narayana Reddy S/o Late Sri. B.Ram Reddy (X) Mrs.R. Shantha Kumari W/o Mr. C.R.Narayana Reddy (XI) Mr. Nitesh S/o Mr. C.R.Narayana Reddy (XII) Mr. Gaganesh S/o Mr. C.R.Narayana Reddy in favour of M/s.ARK INFRA	Copy

		DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.111/2021-22, Book-IV, CD.No.BNSD1281, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.	
20.	09/08/2019	MR No.T1-2019/20	Copy
21.		Kardha, atlas, Paka book, Hisa, RR Paka book Nakulu, Karnataka Rivegenial settlement akarband, in Respect of above said Sy.No.	Copy
22.		Encumbrance Certificate from 01/04/1940 to 31/07/1986.	Copy
23.		Encumbrance Certificates from 01/06/1989 to 31/03/2004.	Copy
24.		Encumbrance Certificates from 01/04/2004 to 26/02/2020.	Copy
25.		Encumbrance Certificates from 01/04/2004 to 10/02/2021.	Copy
26.		Encumbrance Certificates from 10/02/2021 to 16/03/2022.	Copy

## II. DESCRIPTION OF PROPERTY

### SCHEDULE PROPERTY

#### Item-1

All that piece and parcel of Property bearing Old Sy No.120/1, New Sy No. 120/7, [converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 40/2014-15, dated 17/08/2015, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore] situated at **Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 0 Acre 25 Guntas,** with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Property bearing Sy No.122;

West by : Property bearing Sy No.120/6;

North by : Property bearing Sy No.123;

South by : Property bearing Sy No.120/2;

100:2

All that piece and parcel of Property bearing Old Sy No.120/1, New Sy No. **120/6**, [converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 40/2014-15, dated 17/08/2015, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore; situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 21 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Property bearing Sy No.120/7;

West by : Remaining portion of Sy No.120/6 and Road;

North by : Property bearing Sy No.123;

South by : Property bearing Sy No.120/2;

#### COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of Property bearing Old Sy No.120/1, New Sy No. **120/7**, **measuring 0 Acre 25 Guntas**, and Old Sy No.120/1, New Sy No. **120/6**, **measuring 0 Acre 21 Guntas**, both the properties [converted from agricultural to non-agricultural residential purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 40/2014-15, dated 17/08/2015, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore] both the properties situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, in all measuring to the extent of **1 Acre 06 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Private Property;

West by : Road and Ark Serene County Apartment;

North by : Property belongs to Mr C.R.Nanjunda Reddy and Mr C.R.Narayana Reddy;

South by : Property belongs to Chandrashekar Reddy;

In respect of Old Sy No.123/3, New Sy No. 123/7 and Sy No. 123/6

### SCHEDULE PROPERTY

#### Item-1

All that piece and parcel of Property bearing Old Sy No.123/3, New Sy No. 123/7, {converted from agricultural to non-agricultural residential/ personal housing purpose vide Conversion Certificate bearing No. No.ALN.(EBK) SR. 59/2019-20, dated 06/01/2020, issued by the Office of the Deputy Commissioner, Bangalore Urban District Bangalore} situated at **Channasandra Village**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 1 Acre**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

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West by : Property bearing Sy Nos.123/1 and 123/2;

North by : Road and property bearing Sy No.124;

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#### Item-2

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East by : Private property;

West by : Ark Serene County Apartment;

North by : Road;

South by : Property belongs to Mr.B.Vishwa Prasad and Mrs. R. Kumudamma;

### III. TRACING OF TITLE

On the perusal of the Gift deed executed by Muniyappa @ Motabbaiah S/o Muniyappa in favour of Thimma Reddy S/o Basappa Reddy, Papa Reddy S/o Basappa Reddy, Venkata Reddy S/o Basappa Reddy and Vishwaprasad S/o Basappa Reddy, registered as document No.2263/1973-74 of Book-I, Volume 1373, Page No.115 to 117, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Later Agreement of sale executed by Javareddy S/o Muniyappa in favour of C.N.Mylaraiah S/o C.Nanjappa and Sri. C.N.Mylaraiah S/o C.Nanjappa got the ownership vide OS No. 152/1987, in respect of Sy.No.120/1, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

After that there was a Partition deed executed within the family members by Thimma Reddy S/o Basappa Reddy, Papa Reddy S/o Basappa Reddy, Venkata Reddy S/o Basappa Reddy and Vishwaprasad S/o Basappa Reddy, registered as document No.3042/2003-04 of Book-I, in the office of the Sub-registrar Krishnarajpura, Bangalore, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and MR No.10/2002-2003.

measuring 1 Acre 5 Guntas, which property is as the "SCHEDULE"

The said Vishwaprasad S/o Basappa Reddy Thimma Reddy S/o Basappa Reddy had converted the land from agricultural to non-agriculture order No.ALN(EBK) SR:40/2014-15, issued by Deputy commissioner of Bangalore, in respect of Sy.Nos.120/6 and 120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

After the death of Thimma Reddy S/o Basappa Reddy his family members becomes the legal Aries and got entered name in the revenue documents.

Subsequently after that there was a Joint Development of Agreement executed by (I) Mrs. R. Kumudamma W/o Late Sri. Thimma Reddy (II) Mrs. Rajeshwari.T D/o Late Sri. Thimma Reddy (III) Mrs. Bhavani T D/o Late Sri. Thimma Reddy (IV) Mr.B.Vishwa Prasad S/o Late Sri. Basappa Reddy (V) Mrs.Renuka Reddy.N W/o Mr.B.Vishwa Prasad (VI) Mr. Chetan. C.V S/o Mr.B.Vishwa Prasad and (VII) Mr. C.V Chandana Prasad D/o Mr.B.Vishwa Prasad in favour of M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.15751/2020-21, Book-I, CD.No.BNSD1212, in respect of Sy.No.120/6 and 120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, and General Power of Attorney executed by (I) Mrs. R. Kumudamma W/o Late Sri. Thimma Reddy (II) Mrs. Rajeshwari.T D/o Late Sri. Thimma Reddy (III) Mrs. Bhavani T D/o Late Sri. Thimma Reddy (IV) Mr.B.Vishwa Prasad S/o Late Sri. Basappa Reddy (V) Mrs.Renuka Reddy.N W/o Mr.B.Vishwa Prasad (VI) Mr. Chetan. C.V S/o Mr.B.Vishwa Prasad and (VII) Mr. C.V Chandana Prasad D/o Mr.B.Vishwa Prasad in favour of M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.671/2020-21, Book-IV, CD.No.BNSD1212, in respect of old Sy.No.120/1 and New Sy.No.120/6 and 120/7, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

**In respect of Old Sy No.123/3, New Sy No. 123/7 and Sy No. 123/6**

On the perusal Sale deed executed by C.Sonnappa S/o Chikka Munisamappa in favour of Chikkathayappa S/o Muninanjappa, registered as document No.3137/1956-57 of Book-I, Volume 871, Page No.109 to 110, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 2 Acre 22 Guntas.

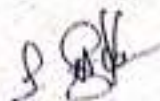
Sale deed executed by Nanjappa S/o Muniyappa in favour of C.Sonnappa S/o Chikka Munisamappa, registered as document No.4773/1967-68 of Book-I, Volume 1212, Page No.138 to 139, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 2 Acre 22 Guntas.

Later there was Mortgage Deed executed by Private co-operative Bank in Favour of Sonnappa S/o Chikka Munisamappa registered as document No.4559/1967-68 of Book-I, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk and Discharge Deed executed by Sonnappa S/o Chikka Munisamappa in Favour of Private co-operative Bank registered as document No.2012/1975-76 of Book-I, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Later there was a Sale deed executed by C.Sonnappa S/o Munisamappa and Krishnappa S/o C.Sonnappa in favour of B.Ramareddy S/o Abbaiareddy, registered as document No.2166/1980-81 of Book-I, Volume 1592, Page No.168 to 170, in the office of the Sub-registrar, Bangalore South Taluk, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 1 Acre., Sale deed executed by Sonnappa S/o Chikka Munisamappa and Krishnappa S/o C.Sonnappa, Ravi S/o C.Sonnappa, Santhamma W/o Krishnappa, in favour of C R Nanjunda Reddy S/o B.Ram Reddy, registered as document No.2038/1997-98 of Book-I, Volume 1337, Page No.113 to 115, in the office of the Sub-registrar Krishnarajapura, Bangalore, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring 5 Guntas.

After that Release deed executed by Rathanamma D/o B.Rami Reddy, Jayamma D/o B.Rami Reddy in favour of C.R.Nanjundareddy S/o B.Rami Reddy, C.R.Narayana Reddy S/o B.Rami Reddy, C.R.Krishna Reddy B.Rami Reddy Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.3801/2013-14, Book-I, CD.No.BDHD103, in the sub register office Bidarahalli, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk and applied Conversion Fees Paid Receipt and Conversion order No.ALN(EBK) SR:59/2019-20, issued by District commissioner of Bangalore, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Joint Development of Agreement and General Power of Attorney executed by (I) Mr. C.R. Nanjunda Reddy S/o Late Sri. B.Rama Reddy (II) Mrs. Parvathamma W/o Mr. C.R. Nanjunda Reddy (III) Mr. Ashwath S/o Mr. C.R. Nanjunda Reddy (IV) Mrs. Shobha D/o Mr. C.R. Nanjunda Reddy (V) Mrs. Shilaja D/o Mr. C.R. Nanjunda Reddy (VI) Mr. Anand Reddy S/o Mr. C.R. Nanjunda Reddy (VII) Mrs. Suma W/o Mr. Anand Reddy (VIII) Kumari. Lahari D/o Mr. Anand Reddy, Owner at Sl No.VIII being minor represented by her natural guardian and father Mr. Anand Reddy (IX) Mr. C.R.Narayana Reddy S/o Late Sri. B.Ram Reddy (X) Mrs.R. Shantha Kumari W/o Mr. C.R.Narayana Reddy (XI) Mr. Nitesh S/o Mr. C.R.Narayana Reddy (XII) Mr. Gaganesh S/o Mr. C.R.Narayana Reddy in favour of M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy,



Registered in the Sub-Registrar, Shivajinagar (Banaswadi), Bangalore, registered as document No.1976/2021-22, Book-I, CD.No.BNSD1281, followed by GPA as document No.111/2021-22, Book-IV, CD.No.BNSD1281, situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

### **III. ENCUMBRANCE**

On the perusal of the Encumbrance Certificate from 01/04/1998 to 31/03/2004, and 01/04/1996 to 31/03/2004 and 01/04/2000 to 31/03/2004 and 01/04/2004 to 27/03/2018, Encumbrance Certificate from 01/04/1940 to 31/07/1986, 01/06/1989 to 31/03/2004, 01/04/2004 to 26/02/2020, 01/04/2004 to 10/02/2021 and from 10/02/2021 to 16/03/2022 of the said Property described at Para - II, it would establish that there are no existing charges or mortgages on the property upto 27/03/2018. However it is advisable to obtain upto date Encumbrance Certificate.

### **IV.CERTIFICATE**

M/s.ARK INFRA DEVELOPERS PVT.LTD Represented by its Managing Director

Mr.G.Ram Reddy S/o Late.Sri.G.Buchi Reddy, has absolute title over the Property described at Para - II.

Advocate  
