



**M. N SATHISH BABU
ADVOCATE**

Flat No.101, Matsya Residency, 2nd B Cross, ITI Layout, Bangalore -560085 Ph:- 9916035075.

LEGAL REPORT

ITEM - 1

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No.4/2** measuring to an extent of **30 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	SURVEY No. 5	SURVEY No. 4/1, 4/5, 4/6 & 4/8	SURVEY No. 4/1, 4/9 & 4/10

ITEM - 2

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 4/5** (Old Sy No. 4/2) measuring to an extent of **18 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
SURVEY No. 4/6	Survey No. 4/2	Survey No. 4/1	Survey No. 4/ 2

ITEM - 3

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy.No.4/6** (Old Sy No. 4/2) measuring to an extent of **18 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;



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BOUNDARIES			
East	West	North	South
Survey No. 4/7 & 4/8	Survey No. 4/5	Survey No. 4/1	Survey No. 4/2

ITEM - 4

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No.4/7** (Old Sy No. 4/2) measuring to an extent of **02 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 4/6	Survey No. 4/1	Survey No. 4/8

ITEM - 5

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 4/8** (Old Sy No. 4/2) measuring to an extent of **02 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 4/6	Survey No. 4/7	Survey No. 4/2

ITEM - 6

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 4/9** measuring to an extent of **02 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore



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Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 5	Survey No. 4/2	Survey No. 4/10

ITEM - 7

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy.No.4/10** measuring to an extent of **02 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 5	Survey No. 4/9	Survey No. 4/3

PRESENT OWNER:-

Sri. C. Umashankar (Sy No.4/2)

Sri. C. Dhanashekar (Sy No.4/5&7)

Sri. C. Hemaraj (Sy No.4/6&8)

Sri. Bhargav Sunil Kumar Parvataneni (Sy No.4/9)

Smt. Ramanolla Sri Vara Lakshmi (Sy No.4/10)

DOCUMENTS PRODUCED FOR SY NO.4/2,5,6,7&8:

1. Order passed by the Special Deputy Commissioner for abolition of Inams Bangalore issuing Occupancy right for the property in Sy No.4 measuring 5 Acres 09 Guntas of Chikkavaderapura in the name of Syed Kutubudin under section 9 of the Act and Motappa is ordinary tenant under the section 9-A for the land in Case No.39/1958-59 and Case No. 17/1958-59 (of Chikkavaderapura).
2. Sale Deed dated 18/ 3/ 1968 executed by Smt. Zeenathunnisa Begun, Sri. Syed Sirajuddin and Sri. Syed Nooruddin (since minor represented



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- by his mother) In favour of A. Veerabhradaiah, registered as document No. 4146/67-68 in the office of the sub registrar pertaining to property in Sy No.4 measuring 5 Acre 09 Guntas.
3. Mortgage deed dated 15/ 5/69 executed by A. Veerabhadrapa in favour of Dommasandra Seva Sarakari Sanga for 3000/ - loan registered as document No.546/ 69-70 pertaining to Sy No.4 measuring 5 Acres 09 Guntas.
 4. Discharge Deed dated 11/12/70 executed by Secretary Dommasandra in favour of A. Veerabhadrapa, registered as document No.2393/70-71 in the office of the sub registrar pertaining to Sy No.4 measuring 5 Acres 09 Guntas. (for clearing loan of 3000/-).
 5. Mortgage deed dated 25/06/1971 executed by A. Veerabhadrapa in favour of Dommasandra Seva Sarakari Sanga registered as document No. 1085/1971-72 in the office of sub registrar at Anekal pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. Rs. 5000/ -.
 6. Discharge Deed dated 11/12/70 executed by Dommasandra Seva Sarakari Sanga in favour of A. Veerabhadrapa, registered as document No.3013/77-78 in the office of the sub registrar pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. (loan 5000/- cleared).
 7. Tippani for Sy No. 4.
 8. Form No.8 (Atlas for Sy.No.4) shows the sub division of the property.
 9. Atlas for the property Sy.No.4.
 10. Akarband Sy No.4/ 2 measuring 30 Guntas.
 11. Akarband Sy No.4/5 measuring 18 Guntas.
 12. Akarband Sy No.4/6 measuring 18 Guntas.
 13. Akarband Sy No.4/7 measuring 02 Guntas.
 14. Akarband Sy No.4/8 measuring 02 Guntas.
 15. RTC for the period from 1969-70 to 2023-24 with relevant entries.



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16. MR.2/93-94 (transfer in the name of Jayamma wife of A. Veerabhadraiah after his demise and based on the statement of children).
17. Plaint Copy, Written statement, Compromise petition in O.S. No.21/1991 before the Hon'ble Civil Judge (Sr.Div), at Anekal in respect of the Schedule Properties.
18. Preliminary Decree passed by the Hon'ble court accepting the Joint Petition under Order 23 Rule 3 of CPC and reported compromise and suit was decreed as per the compromise Petition.
19. MR. 2/98-99 as per the Compromise Decree in O.S.No.21/1991.
20. Sale deed dated 02/08/1999 executed by Sri. D. V. Krishnappa son of Late A. Veerabhadraiah in favor of Sri. C. Umashankar Son of B Chandrappa transferring his right title and interest in the property in Sy No.4 measuring 1 Acre out of 4 Acres 32 Guntas, registered as document No.2126/99-2000 in the office of the sub registrar at Anekal.
21. Sale deed dated 02/08/1999 executed by Sri. D.V. Krishnappa son of Late A. Veerabhadraiah in favor of Sri. B. Chandrappa Son of H. Ballappa transferring his right title and interest in the property in Sy No.4 measuring 1 Acre out of 4 Acres 32 Guntas, registered as document No.2125/99-2000 in the office of the sub registrar at Anekal.
22. Joint Development Agreement dated 07/07/ 2022 executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/ s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy. No. 4/2 measuring 10 Guntas of Registered as Document No. JGN- 1-03626/ 2022-23 stored in CD. No. JGND 14 19 on 19/ 7/2022, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi) with agreed ratio of 62% to the developer and 38% to the Owners.
23. General Power of Attorney dated 07/ 07/ 2022 executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/ s Skanda Avani Shelters Pvt Ltd., authoring then to sell the developed area in the property bearing Sy. No. 4/2 measuring 10 Guntas of Registered as Document No. JGN- 4-00073/ 2022-23 stored in CD. No. JGND 1419 on 19/ 7/ 2022, at the Office of the Sub-Registrar, Jigani.



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24. Joint Development Agreement dated 07/ 07/ 2022 executed by Smt. Ramanolla Sri Vara Lakshmi in favour of M/ s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 4/3 measuring 10 Gunta Registered as Document No. JGN-1-03625/ 2022-23 stored in CD. No. JGND1419 on 19/ 7/ 2022, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi). with agreed ratio of 74% to the developer and 26% to Owners.
25. General Power of Attorney dated 07/07/ 2022 executed by Smt. Ramanolla Sri Vara Lakshmi in favour of M/ s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 4/3 measuring 10 Gunta registered as Document No. IGN- 4- 00108/ 2022-23 stored in CD.No. JGND 1448 on 26/ 8/ 2022, at the Office of the Sub-Registrar, Jigani.
26. Rectification Addition/ deletion/modification of Indentures deed dated 22/ 02/ 2024 executed by Sri. Bhargav Sunil Kumar Parvataneni along with M/ s Skanda Avani Shelters Pvt Ltd., in favour of M/ s Neo Build agreeing to develop the converted property bearing Sy No. 4/ 2 measuring 10 Gunta Registered as Document No. 10850/ 2023-2024 on 26/ 02/ 2024, at the Office of the Sub-Registrar, (Basavangudi).
27. Rectification Addition/ deletion/ modification of General Power of Attorney dated 22/ 02/ 2024 executed by Sri. Bhargav Sunil Kumar Parvataneni along with M/ s Skanda Avani Shelters Pvt Ltd., in favour of M/ s Neo Build authorizing them to sell the developed area in property bearing Sy No. 4/ 2 measuring 10 Gunta Registered as Document No. 00695/ 2023-2024 on 26/ 02/ 2024, at the Office of the Sub-Registrar, (Basavangudi).
28. Rectification Addition/ deletion/modification of Indentures deed dated 22/ 02/ 2024 executed by Smt. Ramanolla Sri Vara Lakshmi along with M/ s Skanda Avani Shelters Pvt Ltd., in favour of M/ s Neo Build agreeing to develop the converted property bearing Sy No. 4/3 measuring 10 Gunta Registered as Document No. SRJ- 1-10795-2023-24 at the Office of the Sub-Registrar, (Basavangudi).
29. Rectification Addition/ deletion/ modification of General Power of Attorney dated 22/ 02/ 2024 executed by Smt. Ramanolla Sri Vara Lakshmi along with M/ s Skanda Avani Shelters Pvt Ltd., in favour of M/ s Neo Build



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authorizing them to sell the developed area in property bearing Sy No. 4/ 3 measuring 10 Gunta Registered as Document No. 00696/ 2023-2024 on 26/ 02/ 2024, at the Office of the Sub-Registrar, (Basavangudi).

30. Nil tenancy certificate dated 18/ 11/ 2019 for Sy No. 4/ 2 measuring 1 Acre stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
31. Nil tenancy certificate dated 18/ 11/ 2019 for Sy No. 4/3 measuring 1 Acre 30 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
32. Conversion Orders dated 04.01.2023 vide Reference No.422272, ALN(ASH) SR 219/ 2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/ 9 measuring 10 Guntas for Personal Housing — Residential purpose.
33. Conversion Orders dated 04.01.2023 vide Reference No.422273, ALN(ASH) SR 220/ 2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/ 10 measuring 10 Guntas for Personal Housing — Residential purpose.
34. E-katha issued by the Panchyatha having property No.150200 1016009000384, katha No.4/2 measuring 3035.14 Sq. Meters in the name of Sri. C.Umashanker.
35. E-katha issued by the Panchyatha having property No.150200 1016009000385, katha No.4/5 measuring 1821.08 Sq. Meters in the name of Sri. C. Dhanashekar.
36. E-katha issued by the Panchyatha having property No.150200 1016009000387, katha No.4/6 measuring 1821.09 Sq. Meters in the name of Sri. C. Hemaraj.
37. E-katha issued by the Panchyatha having property No.150200 1016009000388, katha No.4/7 measuring 202.34 Sq. Meters in the name of Sri. C. Dhanashekar.
38. E-katha issued by the Panchyatha having property No.150200 1016009000389, katha No.4/8 measuring 202.34 Sq. Meters in the name



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of Sri. C. Hemaraj.

39. Endorsement dated 5/ 12/ 2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 4/2. Document no. LRF/ CR/ 40/ 2020-21.
40. Endorsement dated 5/ 12/ 2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 4/3. Document no. LRF/ CR/ 39/ 2020-21.
41. EC for the period from 1/4/2004 to 19/11/2024 reflects the various transaction for Sy No. 4.

TITLE FLOW OF THE PROPERTY

I have been produced the photocopies of the documents mentioned above and I have carefully perused all the above documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same and I have not done any search in the Sub-Registrar office and jurisdictional court.

1. The Village Map furnished to me discloses the location and shape of the Survey Number 4. The Tippani, the Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 4, further is also discloses that the Sy. No.4 is phooded and sub-divided as 4/ 1, 4/ 2, 4/ 3, 4/ 4, 4/ 5, 4/ 6, 4/ 7, 4/ 8, 4/ 9, & 4/ 10. The Karnataka Revision Settlement Akarband Extract discloses the total and actual extent of Sy No. 4/2, measuring 30 Guntas, Sy.No.4/5 measuring 18 Guntas, Sy.No.4/6 measuring 18 Guntas, Sy.No.4/7 measuring 2 Guntas and Sy.No.4/8 measuring 2 Guntas of Chikkavaderapura Village.
2. The Record of Rights, Tenancy and Crops/Pahani for the period 1969-70 to 2023-24 in respect of Survey No.4, is phooded and sub-divided as Sy No. 4/2 measuring 30 Guntas, Sy.No.4/5 measuring 18 Guntas, Sy.No.4/6 measuring 18 Guntas, Sy.No.4/7 measuring 2 Guntas and Sy.No.4/8 measuring 2 Guntas which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect



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of the Property.

3. The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of Sri. C. Umashankar, for 30 Guntas as kathedar of the property in Sy No.4/2, Sri. C. Dhanashekar for 18 Guntas in Sy.No.4/5 and 2 Guntas in Sy.No.4/7 and Sri. C. Hemaraj for 18 Guntas in Sy.No.4/6 and 2 Guntas in Sy.No.4/8 as kathedar of the Schedule properties.
4. It appears that Occupancy right for the property in Sy No.4 measuring 5 Acres 09 Guntas of Chikkavaderpura in the name of Syed Khutubdin under section 9 of the act and Sri. Motappa is ordinary tenant under the section 9-A confirmed by an Order passed by the Special Deputy Commissioner for abolition of Inams Bangalore in case No.39/1958-59 and case No.17/1958-59 (of Chikka Vaderpura).
5. Later after the demise of Syed Khutubdin under the Sale Deed dated 18/3/1968, his wife and Chldren i.e., Smt. Zeenathunnisa Begum, Sri. Syed Sirajuddin and Sri. Syed Nooruddin (Since minor represented by his mother) transferred their right title and interest in the property pertaining to Sy No. 4 measuring 5 Acre 09 Guntas in favour of A. Veerabhradaiah, registered as document No.4146/67-68 in the office of the sub registrar.
6. It appears that Mortgage deed dated 15/5/1969 was executed by A.Veerabhadrappe in favour of Dommasandra Seva Sarakari Sanga for 3000/- loan registered as document No.546/69-70 pertaining to Sy No.4 measuring 5 Acres 09 Guntas, the same was cleared by executing Discharge Deed dated 11/12/1970 by the Secretary Dommasandra in favour of A.Veerabhadrappe, registered as document No.2393/70-71 in the office of the sub registrar pertaining to Sy No.4 measuring 5 Acres 09 Guntas.
7. Again, Mortgage deed dated 25/06/1971 was executed by A. Veerabhadrappe in favour of Dommasandra Seva Sarakari Sanga registered as document No.1085/71-72 in the office of sub registrar at Anekal pertaining to Sy No.4 measuring 5 Acres 09 Guntas. Rs.5000/- the same was cleared and Discharge Deed dated 11/12/1970 was executed by Dommasandra Seva Sarakari Sanga in favour of A. Veerabhadrappe, registered as document No.3013/77-78 in the office of the sub registrar pertaining to Sy No.4 measuring 5 Acres 09



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Guntas.

8. The Mutation Register MR.2/93-94 confirms transfer in the name of Jayamma wife of A. Veerabhadraiah after his demise and based on the statement of their children.
9. It appears from the Complaint Copy which disclose that one Sri. A Nagaraja Reddy Son of Y. Appanna filed suit against his father Sri. Y. Appanna (son of Late Sri. Kakaiah), Sri. Veerabhadraiah, Sri. Somasekhara Reddy and others numbered as O.S.No. 21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.
10. It is clarified that Late.Veerabhadraiah Son of Y. Appanna has children by name Sri.D.V.Dhanaraj, Sri.D.V.Krishnappa, Late Sri. D.V.Somasekhara Reddy.
11. In the said suit Compromise petition dated 27/1/1999 under order XXIII Rule 3 read with section 151 of the code of civil procedure was filed by the parties, wherein the Property were allotted as follows:-
12. Sy No.4 measuring 4 Acre 32 Guntas of Chikkavaderapura was allotted to the share of D.V. Krishnappa the LR of Veerabhadraiah who is Son of Y Appanna under Schedule A-3.
13. Accordingly, Preliminary Decree was passed by the Hon'ble court accepting the Joint Petition under Order 23 Rule 3 of CPC and suit decreed as per the compromise Petition.
14. The Mutation Registrar MR. 2/98-99 confirms transfer of revenue records in the name of D.V. Krishnappa S/o Veerabhadraiah for 4 Acre 32 Guntas in Sy No.4 after the court order in O.S. No.21/1991.
15. It appears that under the Sale deed dated 05/06/1999, Sri. D.V. Krishnappa son of Late A. Veerabhadraiah transferred his right title and interest in the property in Sy. No.4 measuring 1 Acre 2 guntas out of 4 Acres 32 Guntas in favor **Smt. Dhanalakshmi**, registered as document No.1061/99-2000 in the office of the sub registrar at Anekal.
16. It appears that under the Sale deed dated 02/08/1999, Sri. D.V.



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Krishnappa son of Late A. Veerabhadraiah transferred his right title and interest in the property in Sy. No.4 measuring 1 Acre out of 4 Acres 32 Guntas in favor **Sri. B. Chandrappa**, Son of H. Ballappa, registered as document No.2125/99-2000 in the office of the sub registrar at Anekal.

17. It appears that under the Sale deed dated 02/08/1999, Sri. D. V. Krishnappa son of Late A. Veerabhadraiah transferred his right title and interest in the property in Sy No.4 measuring 1 Acre out of 4 Acres 32 Guntas in favor of **Sri. U. Umashankar** Son of B. Chandrappa, registered as document No. 2126/ 99-2000 in the office of the sub registrar at Anekal.

Thereafter the land in **Sy.No.4** measuring 4 acres 32 guntas was phoded and renumbered as **Sy.no.4/1 measuring 1 acre 2 guntas, SY.No.4/2 measuring 2 acre, Sy.No.4/3 measuring 1 acre 30 guntas** and **Sy.No.4/4 measuring 17 guntas**.

Subsequently Sy.No. 4/2 measuring 2 acres was re-phoded and renumbered as Sy.No.4/2 measuring 1 acre which belongs to Sri. C. Umashanker and Sy.No.4/5 measuring 1 acre which belongs to Sri. B. Chandrappa.

The Encumbrance Certificate for the period 01/04/1940 to 31/03/2004, shows above transactions for Sy No.4 measuring to an extent of 4 acres 32 guntas.

For Sy.No.4/2 measuring 30 Guntas.

It appears that under the Sale deed dated 02/08/1999, Sri. D. V. Krishnappa son of Late A. Veerabhadraiah transferred his right title and interest in the property in Sy No.4 measuring 1 Acre out of 4 Acres 32 Guntas in favor of **Sri. U. Umashankar** Son of B. Chandrappa, registered as document No. 2126/ 99-2000 in the office of the sub registrar at Anekal.

Thus Sri. C. Umashankar Son of B. Chandrappa became the absolute owner of the property in Sy No.4 ad measuring 1 Acre out of total extent 4 Acres 32 Guntas. Subsequently

Subsequently Agreement of Sale dated 14/12/2015 executed by Sri. C. Uma



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Shankar Son of Sri. B. Chandrappa in favour of M/ s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No.4/2 measuring 10 Guntas registered as document No. 10804/15-16 in the office of the sub registrar at Banashankari. In terms of the sale agreement and General Power of Attorney was executed by Sri. C.Uma Shankar Son of Sri. B. Chandrappa appointing and Nominating M/s. Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No.4/2 measuring 10 Guntas registered as document No. BSK-4- 00310/ 2015- 16 stored in CD. No. BSKD334 in the office of the sub registrar at Banashankari.

It appears that Deed of Sale dated 07/ 07/2022 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa represented by GPA Holder M/ s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and Confirming Party M/s. Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Bhargav Sunil Kumar Parvataneni transferring his right title and interest in the property in Sy No.4/2 measuring 10 Guntas registered as document No. 3265/2022-23 in the office of the sub registrar at Basavanagudi.

Thus, Sri. C. Umashankar retained the 30 Guntas in **Sy.No.4/2** and the sold 10 guntas land to Sri. Bhargav Sunil Kumar Parvataneni was phoded and renumbered as Sy.No.4/9.

Sri. C. Umashankar and his family being the absolute owner of the property measuring 30 Guntas with the intention to jointly develop the same by construction of residential apartment has entered into Joint Development Agreement dated 16/ 01/ 2023 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing **Sy. No. 4/2** measuring 30 Guntas of Registered as Document No. JGN-1-11037/2022-23 stored in CD. No. JGND1578 on 22/02/2023, at the Office of the Sub-Registrar, Jigani, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 16/ 01/ 2023 was executed by Sri. C. Umashankar and his family in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy.No.4/2 measuring 30 Guntas of Registered as



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Document No.JGN-4-00270/2022-23 stored in CD. No.JGND1578 on 22/02/2023, at the Office of the Sub-Registrar, Sarjapura.

Subsequently Sri. C. Umashankar and his family being the absolute owner of the property bearing Sy. No. 4/2 measuring 30 Guntas, along with M/s.Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s.Neobuild Ventures LLP., represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s.Skanda Avani Shelters Pvt Ltd., under the above said indentures datealong with M/s. Skanda Avani Shelters Pvt. Ltd., agreeing to develop the converted property bearing Sy. No. 4/2 measuring 30 Guntas registered as document No. SRJ-1-05110/2024-25 on 11/09/2024 in the office of the Sub-Registrar, Sarjapura. Further, for the Rectification of JDA Mrs. Bharthi, Miss. Harshitha and Miss. Rakshitha who are wife and daughters of D.V. Krishnappa has made them as confirming parties. In terms of the above said Agreement, General Power of Attorney dated 05/09/2024, executed jointly by Sri. C. Umashankar and his family along with M/s Skanda Avani Shelters Pvt Ltd., and Mrs. Bharthi, Miss Harshitha and Miss. Rakshitha in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy.No. 4/2 measuring 30 Guntas, registered as Document No.SRJ-4-00441-2024-25 on 11/09/2024, at the Office of the Sub-Registrar, Sarjapura.

Conversion Orders dated 25/08/2023 vide Conversion No.514619, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/2 measuring 30 Guntas for Commercial purpose.

E-katha issued by the Panchyatha having property No.150200 1016009000384, katha No.4/2 measuring 3035.14 Sq. Meters in the name of Sri. C.Umashanker.

For Sy.No.4/5, 6, 7 & 8 measuring 1 Acre.

It appears that under the Sale deed dated 02/08/1999, Sri. D.V. Krishnappa son of Late A. Veerabhadraiah transferred his right title and interest in the property in Sy. No.4 measuring 1 Acre out of 4 Acres 32 Guntas in favor Sri. B. Chandrappa, Son of H. Ballappa, registered as document No. 2125/99-2000 in the office of the sub registrar at Anekal.



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Thus Sri. B. Chandrappa, Son of H. Ballappa, became the absolute owner of the property in Sy. No.4 ad measuring 1 Acre out of total extent 4 Acres 32 Guntas.

After the death of the said B. Chandrappa, his wife Nagarathamma, children namely C. Umashankar, C. Dhanashekar, and C. Hemaraj got partitioned under registered Partition Deed dated 03/03/2021 document no.ANK-1-07441-2020-21 stored in CD No.ANKD995, in the office of the Sub-Registrar, Anekal.

In the said above Partition Deed dated 03/03/2021 C. Dhanashekar and C. Hemaraj has been allotted 18 guntas and 2 guntas each in total 20 guntas. The under the said partition the Sy.No.4/5 was phoded and renumbered as Sy.No.4/5, 4/6, 4/7, & 4/8 respectively.

Sri. C. Dhanashekar got allotted **Sy.No.4/5** measuring **18 guntas** and **Sy.no.4/7** measuring **2 guntas** and Sri. C. Hemaraj got allotted **Sy.No.4/6** measuring **18 guntas** and **Sy.No.4/8** measuring **2 guntas** each.

Thus **Sri. C. Dhanashekar** became the absolute owner in possession of the property bearing **Sy.No.4/5 & 7** and **Sri.C. Hemaraj** became the absolute owner in possession of the property bearing **Sy.No.4/6 & 8**.

Sri. C. Dhanashekar and his family being the absolute owner of the property totally measuring 20 Guntas with the intention to jointly develop the same by construction of residential apartment has entered into Joint Development Agreement dated 16/01/2023 in favour of M/s. Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy. No. 4/5 measuring 18 Guntas and Sy.No.4/7 measuring 2 Guntas of Registered as Document No.JGN-1-11047/2022-23 stored in CD. No. JGND1578 on 22/02/2023, at the Office of the Sub- Registrar, Jigani, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 16/ 01/ 2023 was executed by Sri. C. Dhanashekar and his family in favour of M/s. Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy.No.4/5 & 7 totally measuring 20 Guntas of Registered as Document No.JGN-4-00272/2022-23 stored in CD. No.JGND1578 on 22/02/2023, at the Office of the Sub-Registrar, Sarjapura.



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Subsequently Sri. C. Dhanashekar and his family being the absolute owner of the property bearing **Sy. No.4/5 & 7** in totally measuring **20 Guntas**, along with M/s. Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, **M/s. Neobuild Ventures LLP.**, represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s. Skanda Avani Shelters Pvt Ltd., under the above said indentures date along with M/s. Skanda Avani Shelters Pvt. Ltd., agreeing to develop the converted property bearing Sy. No.4/5 & 7 totally measuring 20 Guntas registered as document No. SRJ-1-05120/2024-25 on 11/09/2024 in the office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 05/09/2024, executed jointly by Sri. C. Dhanashekar and his family along with M/s Skanda Avani Shelters Pvt Ltd., in favour of **M/s. Neobuild Ventures LLP.**, authorizing them to sell the developed area in property bearing Sy. No.4/5 & 7 totally measuring 20 Guntas, registered as Document No.SRJ-4-00445-2024-25 on 11/09/2024, at the Office of the Sub-Registrar, Sarjapura.

Sri.C.Hemaraj and his family being the absolute owner of the property totally measuring 20 Guntas with the intention to jointly develop the same by construction of residential apartment has entered into Joint Development Agreement dated 16/01/2023 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing **Sy. No. 4/6** measuring **18 Guntas** and **Sy.No.4/8** measuring **2 Guntas** of Registered as Document No.JGN-1-11032/2022-23 stored in CD. No. JGND1578 on 22/02/2023, at the Office of the Sub- Registrar, Jigani, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 16/ 01/ 2023 was executed by **Sri.C.Hemaraj** and his family in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy.No.4/6 & 8 totally measuring 20 Guntas of Registered as Document No.JGN-4-00269/2022-23 stored in CD. No.JGND1578 on 22/02/2023, at the Office of the Sub-Registrar, Sarjapura.

Subsequently **Sri.C.Hemaraj** and his family being the absolute owner of the property bearing **Sy. No.4/6 & 8** in totally measuring **20 Guntas**, along with M/s.Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, **M/s.Neobuild Ventures LLP.**, represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar



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Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s.Skanda Avani Shelters Pvt Ltd., under the above said indentures date along with M/s. Skanda Avani Shelters Pvt. Ltd., agreeing to develop the converted property bearing Sy. No.4/6 & 8 totally measuring 20 Guntas registered as document No. SRJ-1-05119/2024-25 on 11/09/2024 in the office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 05/09/2024, executed jointly by **Sri.C.Hemraj** and his family along with M/s Skanda Avani Shelters Pvt Ltd., in favour of **M/s. Neobuild Ventures LLP.**, authorizing them to sell the developed area in property bearing Sy. No.4/6 & 8 totally measuring 20 Guntas, registered as Document No.SRJ-4-00444-2024-25 on 11/09/2024, at the Office of the Sub-Registrar, Sarjapura.

Conversion Orders dated 23/08/2023 vide Conversion No.514618, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/5 measuring 18 Guntas for Commercial purpose.

Conversion Orders dated 25/08/2023 vide Conversion No.514620, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/6 measuring 18 Guntas for Commercial purpose.

Conversion Orders dated 18/08/2023 vide Conversion No.514621, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/7 measuring 02 Guntas for Commercial purpose.

Conversion Orders dated 25/08/2023 vide Conversion No.514622, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/8 measuring 02 Guntas for Commercial purpose.

E-katha issued by the Panchyatha having property No.150200 1016009000385, katha No.4/5 measuring 1821.08 Sq. Meters in the name of Sri. C. Dhanashekar.

E-katha issued by the Panchyatha having property No.150200 1016009000387, katha No.4/6 measuring 1821.09 Sq. Meters in the name of Sri. C. Hemaraj.

E-katha issued by the Panchyatha having property No.150200 1016009000388, katha No.4/7 measuring 202.34 Sq. Meters in the name



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of Sri. C. Dhanashekar.

E-katha issued by the Panchyatha having property No.150200 1016009000389, katha No.4/8 measuring 202.34 Sq. Meters in the name of Sri. C. Hemaraj.

The Encumbrance Certificate for the period 2004 to 2024 shows various transactions for Sy No.4/2,5,6,7,8,9 & 10.which reflects the relevant transactions for the respective period.

For Sy.No.4/9 & 10 measuring 10 Guntas each. In total 20 guntas.

Subsequently Agreement of Sale dated 14/ 12/ 2015 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa in favour of M/ s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Redd3 and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 4/2 measuring 10 Guntas registered as document No. 10804/ 15-16 in the office of the sub registrar at Banashankari. In terms of the sale agreement and General Power of Attorney was executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa appointing and Nominating M/ s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No. 4/2 measuring 10 Guntas registered as document No. BSK-4- 00310/ 2015- 16 stored in CD. No. BSKD334 in the office of the sub registrar at Banashankari.

It appears that Deed of Sale dated 07/ 07/ 2022 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa represented by GPA Holder M/ s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and Confirming Party

M/ s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Bhargav Sunil Kumar Parvataneni transferring his right title and interest in the property in Sy No. 9/2 measuring 10 Guntas registered as document No. 3265/ 2022-23 in the office of the sub registrar at Basavanagudi.

Thus Sri. Bhargav Sunil Kumar Parvataneni became the absolute owner of the property in Sy. No. 4/2 measuring 10 Guntas.



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Sri. Bhargav Sunil Kumar Parvataneni being the absolute owner of the property measuring 10 Guntas with the intention to jointly develop the same by construction of residential apartment has entered into joint Development Agreement dated 07/07/2022 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy.No.4/2 measuring 10 Guntas of Registered as Document No.JGN-1-03626/2022-23 stored in CD.No.JGND1419 on 19/07/2022, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 07/07/2022 was executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/s Skanda Avani Shelters Pvt Ltd., authoring then to sell the developed area in the property bearing Sy. No.4/2 measuring 10 Guntas of Registered as Document No. SRJ-4-00073/2022-23 stored in CD. No.SRJD1419 on 19/07/2022, at the Office of the Sub-Registrar, Sarjapura.

Subsequently Sri. Bhargav Sunil Kumar Parvataneni being the absolute owner of the property bearing Sy. No.4/9 (Old Sy No. 4/2) measuring 10 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP., Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A.Syam Prasad, as a Developer to perform any and all obligations of M/s. Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 07/07/2022 agreeing to develop the converted property bearing Sy No.4/9 (Old Sy.No.4/2) measuring 10 Guntas, Registered as Document No.SRJ-1-10850-2023-24, on 26/02/2024 at the Office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 22/02/2024, executed jointly by Sri. Bhargav Kumar Parvataneni along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No.4/9 (Old Sy No.4/2) measuring 10 Guntas, registered as Document No.SRJ-4-00695-2023-24 on 26/02/2024, at the Office of the Sub-Registrar, Sarjapura.

It appears that Agreement of sale dated 21/12/2015 executed by Sri. D.V.Krishnappa, son of Late. Veerabhadraiah, his wife and children in favour of M/' s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri.



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R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No.4/3 measuring 10 Guntas registered as document No. 3676/15-16 in the office of the sub registrar at Sarjapur. In terms of agreement General Power of Attorney was executed by Sri. D.V.Krishnappa son of Late. Veerabhadraiah, wife Smt. Bharathi, daughter Miss. Harshitha K and Rakshitha K minor daughter appointing and Nominating M/s.Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No.4/3 measuring 10 Guntas registered as document No.SRI- 4-00283/2015-16 stored in CD. No.SRJD186 in the office of the sub registrar at Basavangudi.

It appears that Deed of Sale dated 07/07/2022 executed by Sri. D.V.Krishnappa, son of Late. Veerabhadraiah, wife Smt. Bharathi, daughter Miss. Harshitha K and Miss. Rakshitha K and confirming party M/s. Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Ramanolla Sri Varalakshmi transferring his right title and interest in the property in Sy No.4/3 measuring 10 Guntas registered as document No. **3266/ 2022-23** in the office of the sub registrar at Basavanagudi.

Thus Smt. Ramanolla Sri. Vara Lakshmi became the absolute owner of the property in Sy. No.4/10 (Old Sy No.4/ 3).

Likewise Smt. Ramanolla Sri Vara Lakshmi being the absolute owner of the property measuring 10 Guntas with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 07/07/ 2022 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 4/3 measuring 10 Gunta, Registered as Document No.JGN-1-03625/2022-23 stored in CD.No.JGND1419 on 19/07/2022, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 19/7/2022, executed by Smt. Ramanolla Sri Varalakshmi in favour of M/ s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No.4/3 measuring 10 Gunta registered as Document No.SRI-4-00108/2022-23 stored in C.D. No. SRJD1448 on 26/8/2022, at the Office of the Sub-Registrar, Sarjapura.

Subsequently Smt. Ramanolla Sri Vara Lakshmi being the absolute owner



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of the property bearing Sy. No.4/10 (Old Sy No.4/3) measuring 10 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP., Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s. Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 07/07/2022 and 19/07/2022 agreeing to develop the converted property bearing Sy. No.4/10 (Old Sy No.4/3) measuring 10 Guntas, Registered as Document No.SRJ-l-10795-2023-24, on 22/02/2024 at the Office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 22/02/2024, executed jointly by Smt. Ramanolla Sri Varalakshmi along with M/s. Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No.4/10 (Old Sy.No.4/3) measuring 10 Guntas, registered as Document No.SRJ-4-00696-2023-24 on 26/02/2024, at the Office of the Sub-Registrar, Sarjapura.

Conversion Orders dated 04.01.2023 vide Reference No.422272, ALN(ASH) SR/219/2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No.4/9 measuring 10 Guntas for Personal Housing — Residential purpose.

Conversion Orders dated 04.01.2023 vide Reference No.422273, ALN(ASH) SR/220/ 2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No.4/10 measuring 10 Guntas for Personal Housing — Residential purpose.

The Encumbrance Certificate for the period 15/02/1960 to 31/03/2004, shows various transactions for Sy No.4 measuring to an extent of 4 acres 32 guntas.

Encumbrance Certificate for the period 1/4/2004 to 01/12/2023 and for the period 01/12/2023 to 02/03/2024 in respect of Survey No. Sy.No.4/9(Old Sy No.4/2) and Sy. No.4/10 (Old Sy No.4/3) which reflects the relevant transactions for the respective period.

E-katha issued by the Panchyatha having property No.150200 1016009000366, katha No.4/9 measuring 1011.714 Sq. Meters in the name of Sri. Bhargav Sunil Kumar Parvataneni.



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E-katha issued by the Panchyatha having property No.1502001016009000369, katha No.4/10 measuring 1011.714 Sq. Meters in the name of Smt. Ramanolla Sri. Varalakshmi.

Nil tenancy certificate dated 18/11/2019 for Sy No. 4/2 measuring 1 Acre stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

Nil tenancy certificate dated 18/11/2019 for Sy No.4/3 measuring 1 Acre 30 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

OPINION:-

In view of the foregoing, I certify that **Sri. C. Umashankar** has clear, marketable and free from encumbrance's title to the Item No.1 property described hereinabove, **Sri. C. Dhanashekar** has clear, marketable and free from encumbrance's title to the Item No.2 and 4 properties described hereinabove, **Sri. C. Hemaraj** has clear, marketable and free from encumbrance's title to the Item No. 3 & 5 properties described hereinabove, **Sri. Bhargav Sunil Kumar Parvataneni** has clear, marketable and free from encumbrance's title to the Item No.6 property described hereinabove and **Smt. Ramanolla Sri. Varalakshmi** has clear, marketable and free from encumbrance's title to the Item No.7 property described hereinabove.

Further Sri. C. Umashanker along with his family and children have entered JDA dated 05/09/2024 with **M/s Neobuild Ventures LLP** (Developer), a Limited Liability Partnership,

Further Sri. C. Dhanashekar along with his family and children have entered JDA dated 05/09/2024 with **M/s Neobuild Ventures LLP** (Developer), a Limited Liability Partnership,

Further Sri. C. Hemaraj along with his family and children have entered JDA dated 05/09/2024 with **M/s Neo build Ventures LLP** (Developer), a Limited Liability Partnership,

Further Sri. Bhargav Sunil Kumar Parvataneni along with his family and children have entered JDA dated 05/09/2024 with **M/s Neobuild**



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Ventures LLP (Developer), a Limited Liability Partnership,

Further Smt. Ramanolla Sri. Varalakshmi along with his family and children have entered JDA dated 05/09/2024 with **M/s Neobuild Ventures LLP** (Developer), a Limited Liability Partnership,

Hence, my opinion is subject to the terms and conditions of the Joint Development agreement, Rectification of Joint Development Agreement, Rectification of General Power of Attorney and Deed of Rectification/Addition/Deletion/Modification of Indentures, and upon obtaining building plan approval and RERA registration.

M. N. Sathish Babu
ADVOCATE 23/01/2025.



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LEGAL REPORT

ITEM NO. 1.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.19/2, measuring 20 Guntas (excluding ½ guntas Kharab) situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Lake	Survey number 20	Remaining land in same Survey number	Land belonging to Gowramma

ITEM NO. 2.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.19/3, measuring 2 acre 02 (excluding 1 guntas Kharab) Guntas situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Survey No. 17	Survey No. 20	Survey No. 19/2	Survey No. 18

ITEM NO. 3

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.19/4, measuring 25 Guntas (excluding ½ guntas Kharab) situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;



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BOUNDARIES			
East	West	North	South
Lake	Survey Number 20	Land belonging to Basavaraj	Remaining Land in same Survey Number

DOCUMENTS PRODUCED FOR SY.NO.19;

1. Atlas for Sy.No.19 shows Sy.No.19/1, 19/2, 19/3 and 19/4 and Hissa mojani for Sy.No.19 shows Sy.No.19/1, 19/2, 19/3 and 19/4.
2. Akarband for Sy.No.19/1, 19/2, 19/3 and 19/4.
3. Index of Land and Record of Rights.
4. RTC for the period from 1969-70 to 2023-24.
5. Order passed by the Special Deputy Commissioner for Inams in Case No.12/1956-60 occupancy right of the land in Sy.No.19 measuring 4 Acres 30 Guntas to one Bodireddy as Quasi permanent tenant under Section 6 of the Act.
6. Endorsement dated 09/10/2020 issued by the Thasildar stating non-availability of Form No.8 pertaining to Sy.No.19.
7. Sale Deed dated 17/08/1972 executed by Ramaiah, Munnegowda in favour of Chowdappa S/o. Sonnappa in respect of Sy.no.19 measuring 3 Acres, registered as document No.1699/1972-73, Book -I, volume 1182, page No.29 to 30, in the office of the Sub-Registrar, Anekal.
8. MR.No.1/72-73 in the name of Chowdappa pertaining to SY.No.19 measuring 3 Acres.
9. Sale Deed dated 08/11/1976 executed by Chowdappa S/o. Sonnappa in favour of Buchappa S/o. Veeranna in respect of Sy.no.19 measuring 1 Acre 05 Guntas registered as document No.1020/1976-77, Book -I, volume 1259, page No.37 to 39, in the office of the Sub-Registrar, Anekal.
10. MR.No.16/83-84 in the name of Buchappa S/o. Veeranna pertaining to SY.No.19 measuring 1 Acre 05 Guntas.
11. IHR.No.23/83-84 in the name of Channamma W/o. Buchappa in respect of Sy.No.19 measuring 1 Acre 05 Guntas.
12. Sale Deed dated 27/05/1978 executed by G.M. Ramaiah, G.M. Krishnappa and G.M. Narayana Reddy all sons of Bodappa @Bodireddy@Munishamappa in favour of Patel Munishamappa Son of Motappa pertaining to SY.No.19 measuring 2 Acres 02 Guntas registered as document No.486/78-79 in the office of the Sub-Registrar at Anekal.



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13. MR.No.1/86-87 in the name of Patel Munishamappa pertaining to SY.No.19 measuring 2 Acres 02 Guntas.
14. Panchayath Partition datd 24/01/1984 executed among Patel Munishamappa and his children namely Sri. Krishnappa, Sri. Govindappa, Smt. Gowramma, Smt. Jayamma, Smt. Laksmidevamma, Smt. Munilakshmiamma, Smt. Susheelamma wherein the property in Sy.No.19 measuring 2 Acres 02 guntas was allotted to the share of Smt. Gowramma under D Schedule.
15. MR.No.8/2000-01 in the name of Smt. Gowramma pertaining to SY.No.19 measuring 2 Acres 02 Guntas.
16. Family Tree of Sri. Patel Munishamappa issued by Revenue Department.
17. Family Tree of Smt. Gowramma issued by Revenue Department.
18. Death Certificate of Late. Pushpa issued by the Authority.
19. Release Deed dated 25/05/2018 executed by Smt. Channamma W/o. Late. Buchappa in favour of Sri. Vijaykumar S/o. Buchappa and grand daughter Smt. N. S. Revathi W/o. Naveen Kumar, registered as document No.CMP-1-01311-2018-19, Stored in CD No.CMPD200, in the office of the Sub-Registrar, Chamrajpete, Basavanagudi Division, dividing 25 guntas to Sri. Vijaykumar and 20 Guntas to Smt. N.S. Revathi out of 1 Acre 05 Guntas in Sy.No.19.
20. Sale Deed dated 21/10/2020 executed by Smt. Gowramma D/o. Late. Patel Munishamappa and others in favour of Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla transferring their right, title and interest in the property in Sy.No.19/3 (Old Sy.No.19) measuring 2 acres 02 guntas registered as document No.SRJ-1-02483/2020-21, stored in CD.No.SRJD717 in the Office the Sub-Registrar, Sarjapura.
21. Joint Development Agreement dated 21/10/2020 executed by Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla in favour of M/s. Skanda Avani Shelters Pvt.Ltd., agreeing to develop the converted property bearing Sy.No.19/3 measuring 2 Acre 02 guntas registered as document No.SRJ-1-02487/2020-21 stored in CD.No.SRJD717, in the office of the Sub-Registrar, Sarjapura.
22. General Power of Attorney dated 21/10/2020 executed by Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla in favour of M/s. Skanda Avani Shelters Pvt.Ltd., authorizing them to sell their share in the developed area in the property bearing Sy.No.19/3 measuring 2 acres 02 guntas registered as document No. SRJ-4-00144/2020-21, stored in CD No.SRJD717, in the office of the Sub-Registrar, Sarjapura.
23. Rectification of Joint Development Agreement dated 21/10/2020 executed on 19/07/2022 by Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla in favour of M/s. Skanda Avani Shelters Pvt.Ltd., in respect of property bearing



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- Sy.No.19/3 measuring 2 Acre 02 guntas registered as document No.JGN-1-03630/2022-23 stored in CD.No.JGND1419, in the office of the Sub-Registrar, Jigani, Basavanagudi Division.
24. Rectification of General Power of Attorney dated 21/10/2020 executed on 19/07/2022 by Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla and in favour of M/s. Skanda Avani Shelters Pvt.Ltd., authorizing them to sell their share in the developed area in the property bearing Sy.No.19/3 measuring 2 acres 02 guntas registered as document No.JGN-4-00071/2022-23, stored in CD No.JGND1419, in the office of the Sub-Registrar, Jigani, Basavanagudi Division.
25. Joint Development Agreement dated 27/01/2023 executed by Smt. Channamma, Sri. Vijay Kumar, Smt. Sumitra, Ms. Himashree, Sri. Revanth G.V., Smt. N.S. Ravathi, and Master Dhruv N minor rept by his natural guardian Sri. Naveen Kumar in favour of M/s. Skanda Avani Shelters Pvt.Ltd., agreeing to develop the converted property bearing Sy.No.19/2 & 4 measuring 1 Acre 05 Guntas registered as document No.JGN-1-11539/2022-23 stored in CD.No.JGND1586, in the office of the Sub-Registrar, Jigani, Basavanagudi Division.
26. General Power of Attorney dated 21/10/2020 executed by Smt. Channamma, Sri. Vijay Kumar, Smt. Sumitra, Ms. Himashree, Sri. Revanth G.V., Smt. N.S. Ravathi, and Master Dhruv N minor rept by his natural guardian Sri. Naveen Kumar in favour of M/s. Skanda Avani Shelters Pvt.Ltd., authorizing them to sell their share in the developed area in the property bearing Sy.No.19/3 measuring 2 acres 02 guntas registered as document No. JGN-4-00282/2022-23, stored in CD No.JGND1586, in the office of the Sub-Registrar, Sarjapura.
27. Conversion Orders dated 15/11/2023 vide Conversion No.541044, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 19/2 measuring 20 Guntas for Personal Housing-Residential purpose
28. Conversion Orders dated 10/11/2023 vide Conversion No.541045, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 19/4 measuring 25 Guntas for Personal Housing-Residential purpose
29. Conversion order dated 28/09/2022 vide Official Memorandum bearing ALN/ASH/SR/130/22-23 issued by Special Deputy Commissioner, Bangalore in respect of the Sy.No.19/3 measuring 2 Acres 03 Guntas.
30. Conversion sketch for Sy.No.19/3 measuring 2 Acres 02 Guntas.
31. Endorsement dated 14/01/2020 issued by the Assistant Commissioner in respect of the No case is pending or filed under Section 79 A & B of the KLR



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- Act as on the date of issuance of the endorsement for Sy.No.19/3 measuring 2 Acres 02 Guntas.
32. Endorsement dated 10/01/2020 issued by the Thasildhar in respect of the No application is pending or filed under Form No.2, 7 and 7A of the KLR Act as on the date of issuance of the endorsement for Sy.No.19/3 measuring 2 Acres 02 Guntas.
33. Endorsement dated 16/07/2024 issued by the Assistant Commissioner in respect of the No case is pending or filed under PTCL Act as on the date of issuance of the endorsement for Sy.No.19/4 measuring 25 Guntas.
34. Endorsement dated 16/07/2024 issued by the Assistant Commissioner in respect of the No case is pending or filed under Section 79 A & B of the KLR Act as on the date of issuance of the endorsement for Sy.No.19/4 measuring 25 Guntas.
35. Change of land usage form agricultural purpose for residential purpose issued by the Bangalore Development Authority dated 29/08/2022 in respect of Sy.No.19/3 measuring 2 Acres 02 Guntas.
36. E-Katha issued by the Grama Panchayath having Property No.150200101600820178, in respect of for Sy.No.19/2 measuring 2023.43 Sq Mtrs in the name of Smt.N.S. Revathi.
37. E-Katha issued by the Grama Panchayath having Property No.150200101600820166, in respect of for Sy.No.19/3 measuring 8296.0556 Sq Mtrs in the name of K.C.V. Madhukar and Dileep Ramanolla.
38. E-Katha issued by the Grama Panchayath having Property No. 150200101600820175, in respect of for Sy.No.19/4 measuring 2529.28 Sq Mtrs in the name of Sri. Vijay Kumar.
39. Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004, and 01/04/2004 to 09/11/2023 reflects various transactions for Sy.No.19/3 measuring 2 Acres 02 Guntas.
40. Rectification Addition/Deletion/Modification of Indentures Deeds dated 22/02/2024 executed by Sri. Dileep Ramanolla and K.C.V. Madhukar along with M/s. Skanda Avani Shelters Pvt. Ltd., in favour of M/s. Neobuild Ventures agreeing to develop the converted property bearing Sy.No.19/3 measuring 2 Acres 02 Guntas, registered as document No.SRJ-1-10791/2023-24, in the office of the Sub-Registrar, Sarjapura.
41. Rectification Addition/Deletion/Modification of General Power of Attorney dated 22/02/2024 executed by Sri. Dileep Ramanolla and K.C.V. Madhukar along with M/s. Skanda Avani Shelters Pvt. Ltd., in favour of M/s. Neobuild Ventures agreeing to develop the converted property bearing Sy.No.19/3



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measuring 2 Acres 02 Guntas, registered as document No.SRJ-4-00688/2023-24, in the office of the Sub-Registrar, Sarjapura.

TITLE FLOW OF PROPERTY: -

I have been produced the photocopies of the documents mentioned above and I have carefully perused all the above documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location of the shape of the Survey number 19. The Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Sy.No.19, further it also discloses that the Sy.No.19 has been phoded and sub divided into Sy.No.19/1, 2, 3, & 4. The Karnataka Revision Settlement Akarband Extract discloses the total and actual extent of Sy.No.19/3.

The Records of Rights, Tenancy and Crops and Pahani for the period of 1969-70 to 2024-25 in respect of Sy.No.19, and phoded into sub survey numbers 19/1, 2, 3, & 4 measuring 2 Acres 02 Guntas which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the property.

The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of Sri. K.C.V.Madhukar and Sri. Dileep Ramanolla in Sy.No.19/3 measuring 2 Acres 02 Guntas.

It appears that the property in SY.No.19 measuring to an extant of 4 acres 30 guntas situated at Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was granted to one Sri. Bodireddy by the Special Deputy Commissioner for Inams in Case No.12/1959-60 as Quasi permanent tenant under Section 6 of the Act based on the application filed by him

Endorsement dated 09/10/2020 is issued by the Thasildar stating non availability of Form No.8 pertaining to Sy.No.19.

It appears that, Sri. Ramaiaha and Sri. Munnegowda has sold the Sy.No.19 measuring 3 Acres in favour of Sri. Chowdappa, S/o. Sonnappa, registered as document No.1699/1972-73, Book -I, Volume 1182 at page 29 to 30 in the office of the Sub-Registrar, Anekal.

Further it appears that Mutation has been mutated in the name of Sri. Chowdappa in MR.No.1/72-73 in respect of the SY.No.19 measuring 3 Acres.



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For SY.No.19/2 & 4 measuring 25 Guntas and 20 Guntas: -

Subsequently Sri. Chowdappa, S/o. Sonnappa has sold the Sy.No.19 measuring 1 Acre 05 Guntas in favour of Sri. Buchappa S/o. Veeranna, registered as document No.1020/1976-77, Book -I, Volume 1259 at page 37 to 39 in the office of the Sub-Registrar, Anekal.

Further it appears that Mutation has been mutated in the name of Sri. Buchappa in MR.No.16/83-84 in respect of the SY.No.19 measuring 1 Acre 05 Guntas.

Subsequently after the death of Sri. Buchappa, his wife Smt. Channamma got mutated as sole legal heir of him under the MR. IHC23/1983-84 in respect of the Sy.No.19 measuring 1 Acre 05 Guntas.

In mean while on 25/05/2018 Smt. Channamma W/o. Late. Buchappa executed Release Deed in favour of Sri. Vijay Kumar and Smt. N.S. Revathi by allotting 25 guntas of land to Sri. Vijay Kumar and 20 Guntas of Land to Smt. N.S. Revathi who is the daughter of Late Sunandamma who is the daughter of Smt. Channamma. The Release Deed dated 25/05/2018 was registered as document No.CMP-1-01311-2018-19, Stored in CD No.CMPD200, in the office of the Sub-Registrar, Chamrajpete, Basavanagudi Division.

Sri. Vijay Kumar and Smt. N.S. Revathi got phoded and renumbered as per their share as Sy.No.19/2 measuring 20 guntas (excluding ½ Gutas of Kharab) to Smt. N.S. Revathi and Sy.No.19/4 measuring 25 Guntas (excluding ½ Gutas of Kharab) to Sri. Vijay Kumar, which is evident from the Survey Sketch produced to us.

It is evident from the Endorsement dated 16/07/2024 issued by the Assistant Commissioner, Bangalore South Taluk stating that, no case is pending in respect of the PTCL Act at the time of issuing of Endorsement pertaining to Sy.No.19/4 measuring 25 Guntas (excluding ½ Gutas of Kharab).

It is evident from the Endorsement dated 16/07/2024 issued by the Assistant Commissioner, Bangalore South Taluk stating that, no case is pending in respect of the 79 A & B of KLR Act at the time of issuing of Endorsement pertaining to Sy.No.19/4 measuring 25 Guntas (excluding ½ Gutas of Kharab).



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Subsequently, Smt. Channamma, Sri. Vijay Kumar, Smt. Sumitra, Ms. Himashree, Sri. Revanth G.V., Smt. N.S. Ravathi, and Master Dhruv N minor rept., by his natural guardian Sri. Naveen Kumar has entered into a Joint Development Agreement dated 27/01/2023 with an intention to develop the said land into a residential Apartment Building units along with other contagious land with M/s.Skanda Avani Shelters Pvt Ltd., registered as document No.JGN-1-11539/2022-23 stored in CD.No.JGND1586, in the office of the Sub-Registrar, Jigani, Basavanagudi Division, agreeing to develop the converted property bearing Sy.No.19/2 & 4 measuring 1 Acre 05 Guntas.

General Power of Attorney dated 27/01/2023 executed by Smt. Channamma, Sri. Vijay Kumar, Smt. Sumitra, Ms. Himashree, Sri. Revanth G.V., Smt. N.S. Ravathi, and Master Dhruv N minor rept by his natural guardian Sri. Naveen Kumar in favour of M/s. Skanda Avani Shelters Pvt.Ltd., authorizing them to sell their share in the developed area in the property bearing Sy.No. 19/2 & 4 measuring 1 Acre 05 Guntas registered as document No.JGN-4-00282/2022-23, stored in CD No.JGND1586, in the office of the Sub-Registrar, Sarjapura.

It appears that, Smt. N.S. Revathi has applied for conversion of the property and on accepting the conversion fee, conversion order dated 15/11/2023 vide Official Memorandum bearing 541044, was issued by Deputy Commissioner, Bangalore, converting the land in Sy.No.19/2 measuring 20 Guntas for Non-Agricultural to Personal Housing -Residential purpose as per the master plan. The conversion sketch for Sy.No.19/2 measuring 20 Guntas confirms the location and extent of land converted.

It appears that, Sri. Vijay Kumar has applied for conversion of the property and on accepting the conversion fee, conversion order dated 10/11/2023 vide Official Memorandum bearing 541045, was issued by Deputy Commissioner, Bangalore, converting the land in Sy.No.19/4 measuring 25 Guntas for Non-Agricultural to Personal Housing -Residential purpose as per the master plan. The conversion sketch for Sy.No.19/4 measuring 25 Guntas confirms the location and extent of land converted.

E-Katha issued by the Grama Panchayath having Property No. 150200101600820175, in respect of for Sy.No.19/4 measuring 2529.28 Sq Meters in the name of Sri. Vijay Kumar.

E-Katha issued by the Grama Panchayath having Property No. 150200101600820178, in respect of for Sy.No.19/2 measuring 2023.43 Sq Meters in the name of Smt. N.S. Revathi.



**M. N SATHISH BABU
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For SY.No.19/3 measuring 2 Acres 02 Guntas: -

It appears that after the demise of Bodireddy (Bodappa) @ Munishamappa his children under the Sale Deed dated 27/05/1978, namely Sri. G.M Ramaiah, Sri. G.M. Krishnappa, and Sri.G.M. Narayana Reddy all sons of Bodireddy (Bodappa) @ Munishamappa transferred their right, title and interest in the property in Sy.No.19 measuring 2 Acres 02 Guntas in favour of Sri. Patel Munishamappa Son of Motappa registered as document No.486/78-79 in the office of the Sub-Registrar, Anekal.

Further it appears that Mutation has been mutated in the name of Sri. Patel Munishamappa in MR.No.1/86-87 in respect of the SY.No.19 measuring 2 Acres 02 Guntas.

Subsequently Sri. Patel Munishamappa and his children got Panchayath Partition on 24/01/1984 namely Sri. Krishnappa, Sri. Govindappa, Smt. Gowramma, Smt. Jayamma, Smt. Laksmidevamma, Smt. Munilakshmiamma, Smt. Susheelamma wherein Smt. Gowramma was got allotted Sy.No.19 measuring 2 Acres 02 Guntas under the Schedule D. And Smt. Gowramma became the absolute owner of the property bearing Sy.No.19 measuring 2 Acres 02 Guntas.

It appears that Smt. Gowramma and others sold the property bearing Sy.No.19 measuring 2 Acres 02 Guntas in favour of Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla under a Sale Deed dated 21/10/2020, registered as document No.SRJ-1-02483/2020-21, stored in CD No.SRJD717 in the office of the Sub-Registrar, Sarjapura.

It appears that, Sri. K.C.V. Madhukar and Sir. Dileep Ramanolla has entered into a Joint Development Agreement with an intention to develop the said land into a residential Apartment Building units along with other contiguous land with M/s.Skanda Avani Shelters Pvt Ltd., under a Registered JDA dated 21/10/2020, document No.SRJ-1-02487/2020-21 in the office of the Sub-Registrar, Sarjapura agreeing to a ratio of 13000 Sq Fts to the developer and 13000 Sq Fts to the Owners.

In terms of the above JDA, Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla has executed a General Power of Attorney in favour of M/s. Skanda Avani Shelters Pvt.Ltd., registered as document No.SRJ-4-00144/2020-21 stored in the CD.No.SRJD717, in the office of the Sub-Registrar, Sarjapura.



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Subsequently, the landowners and the Developer decided to develop the converted land into villa project or row-houses/villa/apartment/any other residential development and entered into Rectification of Joint Development Agreement Dated 21/10/2020 executed on 19/07/2022 by Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla in favour of M/s. Skanda Avani Shelters Pvt. Ltd., registered as document No.JGN-1-03630/2022-23, stored in CD.No.JGND1419 in the office of the Sub-Registrar, Jigani, Basavanagudi Division.

In terms of the above JDA, Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla has executed a General Power of Attorney in favour of M/s. Skanda Avani Shelters Pvt.Ltd., registered as document No.JGN-4-00071/2022-23 stored in the CD.No.JGND1419, in the office of the Sub-Registrar, Sarjapura.

Subsequently, the landowners and M/s. Skanda Avani Shelters Pvt.Ltd., has jointly agreed and consented to appoint and assign M/s. Neobuild Ventures LLP., as a developer to perform any and all obligations of M/s. Skanda Avani Shelters Pvt.Ltd., under the above said indentures and executed the Rectification/ Addition/Deletion/Modification of Indentures dated 21/10/2020 and 19/07/2022 which was executed on 22/02/2024, registered as document No.SRJ-1-10791/2023-24, in the office of the Sub-Registrar, Sarjapura.

In terms of the above JDA, Deed of Rectification/ Addition/Deletion/Modification of General Power of Attorney was executed jointly by Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla and M/s. Skanda Avani Shelters Pvt.Ltd., in favour of M/s. Neobuild Ventures LLP., registered as document No.SRG-4-00688/2023-24, in the office of the Sub-Registrar, Sarjapura.

It appears that, Sri. K.C.V. Madhukar and Sir. Dileep Ramanolla applied for conversion of the property and on accepting the conversion fee, conversion order dated 28/09/2022 vide Official Memorandum bearing ALN/ASH/SR/130/22-23, was issued by Deputy Commissioner, Bangalore, converting the land in Sy.No.19/3 measuring 2 Acres 02 Guntas for Non-Agricultural purpose as per the master plan. The conversion sketch for Sy.No.19/3 measuring 2 Acres 02 Guntas confirms the location and extent of land converted.



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The Encumbrance Certificate for the period from 01/04/1950 to 31/03/2004 and 01/04/2004 to 09/11/2023 in respect of the land bearing Sy.No.19/3 measuring 2 Acres 02 Guntas which reflects the relevant transactions for the respective period.

E-katha issued by the Grama Panchayath having property No.150200202600820166, for Sy.No.19/3 measuring 8296.05 Sq Meters in the name of Sri. Dileep Ramanolla and K.C.V. Madhukar.

The Endorsement dated 14/01/2020 is issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 A & B of the KLR Act as on the date of issuance of the Certificate for Sy.No.19/3 measuring 2 Acre 02 Guntas.

The Endorsement dated 10/01/2020 is issued by the Tahasildar, stating that there is no application filed in Form No.2, 7 and 7A and no pending proceedings under the KLR Act. as on the date of issuance of the Certificate for Sy.No.19/3 measuring 2 Acre 02 Guntas.

WHEREFORE, from the records made available, it's clear that the title of the Schedule Property has flown as stated supra & has a clear & marketable title. I have not done search in the Sub-Registrar office and jurisdictional court.

OPINION:-

In view of the foregoing, I certify that, **Sri.Vijay Kumar** has clear, marketable and free from encumbrance's title to the Item No.1 property described hereinabove, **Sri. K.C.V. Madhukar and Sri. Dileep Ramanolla** has clear, marketable and free from encumbrance's title to the Item No.2 properties described hereinabove, **Smt. N.S. Revathi** has clear, marketable and free from encumbrance's title to the Item No.3 properties described hereinabove.

Further Sri. Vijay Kumar and Smt. N.S. Revathi along with their family and children and Smt. Channamma have entered JDA dated 27/01/2023 with **M/s Skanda Avani Shelters Pvt. Ltd** (Developer).



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Further Sri. K.C.V.Madhukar and Sri. Dileep Ramanolla along with his family and children have entered JDA dated 22/02/2024 with **M/s Neobuild Ventures LLP** (Developer), a Limited Liability Partnership,

Hence, my opinion is subject to the terms and conditions of the Joint Development agreement, Rectification of Joint Development Agreement, Rectification of General Power of Attorney and Deed of Rectification/Addition/Deletion/Modification of Indentures, and upon obtaining building plan approval and RERA registration.

M. N. Sathish Babu
ADVOCATE 23/01/2025



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ADVOCATE

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LEGAL REPORT
SCHEDULE PROPERTY

ITEM NO. 1.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.22/2, measuring 01 Acre, situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Border of Chikkavadeyara pura village	Property bearing Survey no. 28	Remaining portion of Survey No. 22/1	Remaining portion of Survey No. 22/3

ITEM NO. 2.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.22/3, measuring 1 acre 01 Guntas, situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Border of Chikkavadeyara pura village	Papanna's Land & Survey No. 28	Survey No. 22/2	Remaining Portion of same Survey number 22/3



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ITEM NO. 3.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.22/4, measuring 01 Acre, situated at Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Border of Chikkavadeyara pura village	Papanna's Land & Survey No. 28	Remaining Portion of same Survey number 22/3	Survey No. 23/1

DOCUMENTS PRODUCED FOR SY.NO.22/2, 3, & 4;

1. Special Deputy Commissioner for Abolition of Inams, Bangalore Order dated 26.09.1959 in Case No.22/1958-59.
2. Endorsement dated 27.09.1959 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore District,
3. Records of Rights bearing No.110 issued by the office of Tahsildar, Anekal Taluk.
4. Panchayath Partition dated 02.03.1985 entered between (1) Mr. Nanjappa alias Nanjaiah s/o Late. Chennappa along with his brother namely (2) Mr. C Ramaiah and (3) Mr. Muniyappa.
5. Mutation Register bearing No.03/1991-92 issued by the office of Tahsildar, Anekal Taluk
6. Family Tree of Mr. Nanjappa dated 23.08.2024 issued by the office of Tahsildar, Anekal Taluk.



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7. Panchayath Partition dated 15.03.1994 entered between (1) Mr. Nanjappa s/o Late. Chinnappa and his children (2) Mr. Venkateshappa s/o Mr. Nanjappa (3) Mr. Shankarappa s/o Mr. Nanjappa (4) Mrs. Pillamma d/o Mr. Nanjappa and (5) Mrs. Chinnamma.
8. Mutation Register bearing No.08/1988-89 issued by the office of Tahsildar, Anekal Taluk.
9. Will and Last testament dated 20.03.2002 and registered as Document No.141/2001-02 of book-3 volume No.50 in pages 23 to 27 at the office of sub-registrar, Anekal.
10. Death Certificate Mr. Muniyappa issued by the office of Chief Register of Births and Deaths.
11. Mutation Register bearing No.29/2006-07 issued by the office of Tahsildar, Anekal Taluk
12. Mutation Register bearing No.20/2007-08 issued by the office of Tahsildar, Anekal Taluk.
13. Sale Deed dated 06.09.2010 registered as Document No. SRJ-1-02085/2010-11 of Book-1 and stored in CD No.SRJD44 at the office of Sub-registrar.
14. Mutation Register bearing No.07/2010-11 issued by the office of Tahsildar, Anekal Taluk.
15. Agreement of Sale dated 16.05.2013 registered on 22.05.2013 as Document No.ABL-1-01140/2013-14 of Book-1, stored in CD No.ABLD156 at the office of Sub-registrar, Attibele.



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16. Power of Attorney dated 16.05.2013 registered as Document No.ABL-4-00050/2013-14 of Book-4, stored in CD No.ABLD156 at the office of Sub-registrar, Attibele.
17. Agreement of Sale dated 16.05.2013 registered on 22.05.2013 as Document No.ABL-1-01141/2013-14 of Book-1, stored in CD No. ABLD156 at the office of Sub-registrar, Attibele.
18. Power of Attorney dated 16.05.2013 registered on 22.05.2013 as Document No.ABL-4-00051/2013-14 of Book-4, stored in CD No.ABLD156 at the office of Sub-registrar, Attibele.
19. Sale Deed dated 22.07.2022 registered as Document No.SRJ-1-03542/2022-23 of Book-1, stored in CD No.SRJD1166 at the office of Sub-registrar, Sarjapura.
20. Sale Deed dated 22.07.2022 registered as Document No.SRJ-1-03540/2022-23 of Book-1, stored in CD No.SRJD1166 at the office of Sub-registrar, Sarjapura.
21. Sale Deed dated 31.03.2023 registered as Document No.SRJ-1-11018/2022-23 of Book-1 and stored in CD No.SRJD1353 at the office of Sub-registrar, Sarjapura.
22. Sale Deed dated 19.07.2023 registered as Document No.SRJ-1-03057/2023-24 of Book-1, stored in stored in Centralized data cell (Electronic format) at the Office of Sub Registrar, Sarjapur.
23. Mutation Register bearing No. T67/2022-23 issued by the office of Tahsildar, Anekal.
24. Joint Development Agreement dated 30.08.2023 registered as document no. SRJ-1-04609 of Book-1 at the office of Sub-registrar, Sarajapura.



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25. General Power of Attorney dated 19.07.2023, registered on 30.08.2023 as Document No. SRJ-1-00283/2023-24 of Book-4 at the Office of the Sub-Registrar, Sarjapura.
26. Mutation Register bearing No.T14/2023-24 issued by the office of Tahsildar, Anekal Taluk.
27. Mutation Register bearing No. T7/2023-24 issued by the Tahsildar, Anekal Taluk.
28. Joint Development Agreement dated 31.03.2023 registered as document no. SRJ-1-00129/2023-24 of Book-1, stored in CD No.SRJD1357 at the office of Sub-registrar, Sarajapura.
29. General Power of Attorney dated 31.03.2023, registered on 06.04.2023 as Document No. SRJ-1-00002/2023-24 of Book-4 stored in CD No.SRJD1357 in the Office of the Sub-Registrar, Sarjapura.
30. Confirmation Deed dated 10.06.2024 registered as Document No.SRJ-1-02136/2024-25 at the office of Sub-registrar, Sarjapura
31. Official Memorandum dated 23.08.2023 bearing No.516233 issued by Deputy Commissioner Bangalore District in respect of Sy.No.22/2.
32. Official Memorandum dated 03.02.2024 bearing No.619684 issued by Deputy Commissioner Bangalore District in respect of Sy.No.22/3 and Mutation Register bearing No. T49/2023-24.
33. Official Memorandum dated 03.02.2024 bearing No.619685 issued by Deputy Commissioner Bangalore District in respect of Sy.No.22/4 and Mutation Register bearing No.T48/2023-24.



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34. Karnataka Revision Settlement Akarband, for Sy.No.22/2, 3, &4 issued by the office of Tahsildar, Anekal Taluk.
35. Hissa Survey Tippani Book/ Pakka Book/Survey Sketch, issued by the Department of Land Records.
36. Village Map of Heggondanahalli Village issued by the office of Assistant Director of Land Records.
37. The Endorsement dated 18.05.2011 bearing No.781/2011-12 issued by the office of Tahsildar, Anekal Taluk.
38. The Endorsement dated 05.03.2009 LRF No,1182/2008-09 issued by the office of Tahsildar, Anekal Taluk.
39. The Endorsement bearing No. PTCL/(A)/CR/218/2024-25 dated 16.07.2024 issued by Sub-Divisional Officer, Bangalore South Taluk
40. Records of Rights, Tenancy, and Crops.(RTC) from 1969-70 to 2000-01.
41. Records of Rights, Tenancy, and Crops.(RTC) from 2001-02 to 2024-25
42. Encumbrance Certificate for the period from 01.04.1959 to 31.03.2004, 01.04.2004 to 15.01.2023, 01.04.2004 to 23.07.2024 and 01.04.2004 to 24.10.2024 issued by the office of Sub-registrar.



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TRACING OF TITLE: -

On perusal of the documents furnished to us, it is observed that,

The agricultural land bearing Survey No.22 an extent measuring 04 Acres 02 Guntas, Situated at Heggondanahalli Village, Sarjapura-3 Hobli, Anekal Taluk & Bangalore Urban District originally it was an Inam Land. On an application made by Mr. Nanjappa alias Nanjaiah s/o Chennappa seeking for occupancy rights with respect to the Survey No.22 measuring 04 Acres 02 Guntas, an enquiry was conducted by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No.22/1958-59 and accordingly, Mr. Nanjappa alias Nanjaiah s/o Chennappa was Re-granted with occupancy rights with respect to Land bearing Survey No.22 an extent measuring 04 Acres 02 Guntas, under an Inam Order dated 26.09.1959 under Section 06 (*Quasi-Permanent Tenant*) of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 and his name was recorded as an occupant in all the relevant revenue documents.

Further, it is observed from the Endorsement dated 27.09.1959 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore District, that the name of Mr. Nanjappa alias Nanjaiah s/o Chennappa was registered as the owner in possession/Hiduvalidhar & Kathedar with respect to Survey No.22 an extent measuring 04 Acres 02 Guntas and no Kaharab land, under Section 10 of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.

It is observed from the Records of Rights bearing No.110 issued by the office of Tahsildar, Anekal Taluk that the name of Mr. Nanjappa alias Nanjaiah s/o Chennappa is recorded as owner with respect to the land bearing Survey No.22 vide order in Case No.22/1958-59.

Thereafter, (1) Mr. Nanjappa alias Nanjaiah s/o Late. Chennappa along with his brother namely (2) Mr. C Ramaiah and (3) Mr. Muniyappa all have jointly executed the Panchayath Partition dated 02.03.1985 and partitioned their family



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and self-acquired properties, which includes the land bearing Survey No.22 an extent measuring 04 Acres 02 Guntas by virtue of said Partition **(i) Mr. Nanjappa alias Nanjaiah** was allotted with land bearing Survey No.22 measuring 02 Acres 02 guntas (*Out of 04 Acres 02 Guntas*) along with other properties, and **(ii) Mr. Muniyappa** allotted with land bearing Survey No.22 measuring 02 Acres 00 Guntas (*Out of 04 Acres 02 Guntas*) along with other properties.

We have been furnished with Mutation Register bearing No.08/1988-89 issued by the office of Tahsildar, Anekal Taluk that by virtue of Panchayath Partition dated 02.03.1985 the name of Mr. Muniyappa s/o Late. Chennappa is recorded as owner with respect to the land measuring 02 Acres 00 Guntas(*Out of 04 Acres 02 Guntas*) in Survey No.22.

For Sy.No.22 belongs to Sri. Nanjappa @Najaiah measuring 2 Acres 02 Guntas: -

It is observed from the Family Tree of Mr. Nanjappa dated 23.08.2024 issued by the office of Tahsildar, Anekal Taluk that Mr. Nanjappa was married to Hanumakka and begotten with four children **i). Smt. Pillamma, ii). Sri. Venkatesh** was married to CT Bhagyamma and begotten with two children (a) Manohar (b) Madu, **iii). Sri. Shankar** was married to Mrs. Anitha and begotten (a) Mr. Nirangan gowda (b) Monika s and **iv). Mrs. Chinamma.**

Later, (1) Mr. Nanjappa s/o Late. Chinnappa and his children (2) Mr. Venkateshappa s/o Mr. Nanjappa (3) Mr. Shankarappa s/o Mr. Nanjappa (4) Mrs. Pillamma d/o Mr. Nanjappa and (5) Mrs. Chinamma all have jointly entered into the **Panchayath Partition dated 15.03.1994** and have partitioned the land bearing Survey No. 22 measuring 02 Acres 02 Guntas along with other properties. In terms of the said partition the portion of land bearing Survey No. 22 measuring 02 Acres 02 Guntas(*Out of 04 Acres 02 Guntas*) was evenly/equally allotted to the share (i) Mrs. Pillamma d/o Mr. Nanjappa and (ii) Mrs. Chinamma.



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It is observed from the Mutation Register bearing No.29/2006-07 issued by the office of Tahsildar, Anekal Taluk that pursuant to the demise of Mr. Nanjappa s/o Late. Chinnappa the name of his daughters (i) Mrs. Pillamma is recorded as owner with respect to the portion of land measuring 01 acres 01 guntas (Out of 04 Acres 02 Guntas) and (ii) Mrs. Chinnamma is recorded as owner with respect to another portion of land measuring 01 acres 01 guntas (Out of 04 Acres 02 Guntas) in Survey No.22.

It is observed from Agreement of Sale dated 16.05.2013 that (1) Mrs. Pillamma w/o Mr. Krishnappa along with children (2) Mr. Sathish & (3) Mrs. Bhagya all have agreed to convey the land bearing Survey No.22/3 measuring 01 Acre 01 Guntas (out of 02 Acre 02 Guntas) in favor Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and same is registered on 22.05.2013 as Document No.ABL-1-01140/2013-14 of Book-1, stored in CD No.ABLD156 at the office of Sub-registrar, Attibele.

Thereafter, it is observed from the Power of Attorney dated 16.05.2013 that (1) Mrs. Pillamma w/o Mr. Krishnappa along with children (2) Mr. Sathish & (3) Mrs. Bhagya all have appointed/nominated Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy as their lawful attorney holder to do Sell, Mortgage, pledge etc all other actions, deeds and things whatsoever with respect land bearing Survey No.22/3 measuring 01 Acre 01 Guntas (out of 02 Acre 02 Guntas). and said deed is registered as Document No.ABL-4-00050/2013-14 of Book-4, stored in CD No.ABLD156 at the office of Sub-registrar, Attibele.

It is observed from Agreement of Sale dated 16.05.2013 that (1) Mrs. Chinamma w/o Mr. Nagaraja along with children (2) Mr. Suma & (3) Mrs. Sunil all have agreed to convey the land bearing Survey No.22/3 measuring 01 Acre 01 Guntas (out of 02 Acre 02 Guntas) in favor Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and same is registered on 22.05.2013 as Document No.ABL-1-01141/2013-14 of Book-1, stored in CD No. ABLD156 at the office of Sub-registrar, Attibele.



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Later, it is observed from the Power of Attorney dated 16.05.2013 that (1) Mrs. Chinamma w/o Mr. Nagaraja along with children (2) Mr. Suma & (3) Mrs. Sunil all have appointed/nominated Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy as their lawful attorney holder to do Sell, Mortgage, pledge etc all other actions, deeds and things whatsoever with respect land bearing Survey No.22/3 measuring 01 Acre 01 Guntas (out of 02 Acre 02 Guntas). and said deed is registered on 22.05.2013 as Document No.ABL-4-00051/2013-14 of Book-4, stored in CD No. ABLD156 at the office of Sub-registrar, Attibele.

It is observed from the Sale Deed dated 22.07.2022 that (1) Mrs. Pillamma w/o Mr. Krishnappa along with children (2) Mr. Sathish & (3) Mrs. Bhagya all are represented by their GPA Holder Mr. B.A Jagannatha Reddy has conveyed the land bearing Survey No.22/3 measuring 01 Acre 01 Guntas (out of 02 Acre 02 Guntas) in favor Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and same is registered as Document No.SRJ-1-03542/2022-23 of Book-1, stored in CD No.SRJD1166 at the office of Sub-registrar, Sarjapura.

It is observed from the Sale Deed dated 22.07.2022 that (1) Mrs. Chinamma w/o Mr. Nagaraja along with children (2) Mr. Suma & (3) Mrs. Sunil all are represented by their GPA Holder Mr. B.A Jagannatha Reddy has conveyed the land bearing Survey No.22/3 measuring 01 Acre 01 Guntas (out of 02 Acre 02 Guntas) in favor Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and same is registered as Document No.SRJ-1-03540/2022-23 of Book-1, stored in CD No.SRJD1166 at the office of Sub-registrar, Sarjapura.

It is observed from the Confirmation Deed dated 10.06.2024 that Mrs. Monika S d/o Late. Shankrappa has given confirmation to the aforementioned (i) Sale Deed dated 22.07.2022 registered as Document No.SRJ-1-03540/2022-23 (ii) Sale Deed dated 22.07.2022 registered as Document No.SRJ-1-03542/2022-23 along with other registered Deeds pertaining other Survey Numbers and rightful ownership in favor of (1) Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha



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Narayana Reddy (for Sy No.22/3 measuring 02 Acre 02 Guntas) & (2) M/s Neobuild Ventures LLP (Developer), a Limited Liability Partnership represented by its Authorized Partners (i) Mr. R Vijaya Kumar Reddy & (ii) Mr. A Syam Prasad (for Sy No.23/1 measuring 02 Acre 06 Guntas) and said is registered as Document No.SRJ-1-02136/2024-25 at the office of Sub-registrar, Sarjapura.

It is observed from Mutation Register bearing No. T67/2022-23 issued by the office of Tahsildar, Anekal that name of Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy is recorded as owner with respect to (i) portion of land measuring 01 Acre 01 Guntas & (ii) another portion of land measuring 01 Acre 01 Guntas in Survey No.22/3

It is observed from the Sale Deed dated 19.07.2023 that Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy had conveyed the (i) portion of land measuring 01 Acre 01 Guntas & (ii) another portion of land measuring 01 Acre 01 Guntas in Survey No.22/3 in favor of (1) Mr. R. Lokesh s/o Late. Ramaiah (2) Mr. A. Sreenivasa Reddy s/o Mr. A Subba Reddy (3) Mr. Kath Rajasekahara Reddy s/o Katha Venkata Subba Reddy (4) Mr. M. Sreenivasa Reddy s/o M Obula Reddy and (5) Mrs.Sindura Reddy Vantari d/o Mr. Subash Reddy V and same is registered as Document No.SRJ-1-03057/2023-24 of Book-1, stored in stored in Centralized data cell (Electronic format) at the Office of Sub Registrar, Sarjapur

It is observed from the Joint Development Agreement dated 30.08.2023 registered as document no. SRJ-1-04609 of Book-1 at the office of Sub-registrar, Sarjapura, that (1) Mr. R. Lokesh s/o Late. Ramaiah (2) Mr. A. Sreenivasa Reddy s/o Mr. A Subba Reddy (3) Mr. Kath Rajasekahara Reddy s/o Katha Venkata Subba Reddy (4) Mr. M. Sreenivasa Reddy s/o M Obula Reddy and (5) Mrs.Sindura Reddy Vantari d/o Mr. Subash Reddy V as the Landowners has entered into a Development agreement with M/s Neobuild Ventures LLP (Developer), a Limited Liability Partnership represented by its Authorized Partners (i) Mr. R Vijaya Kumar Reddy & (ii) Mr. A Syam Prasad to develop the



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(a) portion of land measuring 01 Acre 01 Guntas & (b) another portion of land measuring 01 Acre 01 Guntas in Survey No.22/3 into residential Apartment/flats. As per the terms of the agreement the Owners has been assigned 78,000 Sq Ft of Super Built up area / Saleable area along with proportionate car parking space in said properties with amenities and facilities in properties and the balance Saleable area Super Built up area /built area, along with proportionate undivided right,title and interest, and proportionate car parking space and other open spaces allotted to share of Developer.

In furtherance to the foregoing Joint Development Agreement, (1) Mr. R. Lokesh s/o Late. Ramaiah (2) Mr. A. Sreenivasa Reddy s/o Mr. A Subba Reddy (3) Mr. Kath Rajasekahara Reddy s/o Katha Venkata Subba Reddy (4) Mr. M. Sreenivasa Reddy s/o M Obula Reddy and (5) Mrs.Sindura Reddy Vantari d/o Mr. Subash Reddy V executed a **General Power of Attorney dated 19.07.2023**, registered on 30.08.2023 as Document No. SRJ-1-00283/2023-24 of Book-4 at the Office of the Sub-Registrar, Sarjapura in favor of M/s Neobuild Ventures LLP (Developer),a Limited Liability Partnership represented by its Authorized Partners (i) Mr. R Vijaya Kumar Reddy & (ii) Mr. A Syam Prasad., inter-alia authorizing the developer to obtain facilities from banks, financiers, alternative investment funds, financial companies, and/or other financial institutions, to sell otherwise dispose of way of sale/assignment/gift/lease etc in ownership of Developer share.

It is observed from the Mutation Register bearing No.T14/2023-24 issued by the office of Tahsildar, Anekal Taluk that the land bearing Survey No.23/3 measuring 02 Acre 02 Guntas has been bifurcated/phodied and assigned with New Survey Number 22/3 measuring 01 Acre 01 Guntas and Survey Number 22/4 measuring 01 Acre 01 Guntas in the name of Mr. B.A Jagannatha Reddy.

- I. It is observed from the Official Memorandum dated 03.02.2024 bearing No.619685 issued by Deputy Commissioner Bangalore District that the Item No.01 Property has been converted from Agricultural to Non-



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Agricultural Personal Housing -Residential Purpose. and the same is recorded in Mutation Register bearing No. T49/2023-24.

- II. It is observed from the Official Memorandum dated 03.02.2024 bearing No.619684 issued by Deputy Commissioner Bangalore District that the Item No.02 Property has been converted from Agricultural to Non-Agricultural Personal Housing -Residential Purpose. and the same is recorded in Mutation Register bearing No.T48/2023-24.

Survey Documents.

The Karnataka Revision Settlement Akarband, issued by the office of Tahsildar, Anekal Taluk, reflects that the Survey 22/3 measuring a total extent of 01 Acres 01 Guntas including 00 Guntas of Kharab.

The Karnataka Revision Settlement Akarband, issued by the office of Tahsildar, Anekal Taluk, reflects that the Survey No.22/4 measuring a total extent of 01 Acres 01 Guntas including 00 Guntas of Kharab.

The Hissa Survey Tippani Book/ Pakka Book/Survey Sketch, issued by the Department of Land Records confirms the topographical shape of land bearing Survey No.22.

The Village Map of Heggondanahalli Village issued by the office of Assistant Director of Land Records reflects the existence of Land bearing Survey No.22.



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For Sy.No.22 belongs to Sri. Muniyappa measuring 2 Acres: -

Mr. Muniyappa S/o Late. Chinnappa during his lifetime had executed a Will and Last testament dated 20.03.2002 and registered as Document No.141/2001-02 of book-3 volume No.50 in pages 23 to 27 at the office of sub-registrar, Anekal, and in terms of the said Will Mr. Muniyappa bequeathed the several properties in favor of his children namely (i) Venkatalakshamma (ii) Mr. Srinivas (iii) Mrs. Neelamma (iv) Mr. Basavaraj and (v) Mr. Manjunath. **It is further noted that Mrs. Venkatalakshamma and Mrs. Neelamma** have been bestowed with 1 Acre each (out of a larger extent measuring 4 Acres 2 Guntas) in Survey No. 22.

Further We have been provided with Death Certificate Mr. Muniyappa issued by the office of Chief Register of Births and Deaths depicts that Mr. Muniyappa s/o Late. Chennappa was demised on 10.05.2006.

It is observed from Mutation Register bearing No.20/2007-08 issued by the office of Tahsildar, Anekal Taluk that the name Mrs. Neelamma d/o Late. Muniyappa is recorded is owner with respect to land measuring 01 Acre (*out of larger extent measuring 4 Acres 2 Guntas*) in Survey No.22.

Our Subject property.

- a) Thereafter It is observed from the Sale Deed dated 06.09.2010 that (1) Mrs. Mrs. Neelamma D/o Late. Muniyappa along with husband (2) Mr. Jayaramappa S/o late. Munivenkatappa (3) Mr. Keshav Reddy S/o Mr. Nyathappa Reddy & (5) Mr. Srinivas s/o Late. Muniyappa (SL No,03 to 04 are the Confirming parties) all have conveyed the land bearing Survey No.22 measuring 01 Acre (*out of 4 Acres 2 Guntas*) in favor of Mr. B.M Srinivas Reddy s/o Late. Mudha Reddy and same is registered as Document No. SRJ-1-02085/2010-11 of Book-1 and stored in CD No.SRJD44 at the office of Sub-registrar.
- b) It is observed from the Mutation Register bearing No.07/2010-11 issued by



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the office of Tahsildar, Anekal Taluk that the name of Mr. B.M Srinivas Reddy s/o Late. Mudha Reddy is recorded as owner of land bearing Survey No.22 measuring 01 Acre vide aforementioned said Sale Deed.

- c) Further, this document also provides that the land bearing Survey No.22 measuring 04 Acres 02 Guntas have been bifurcated/phoided and assigned with new Survey Number as Sy.No.22/1 measuring 1 acre in the name of Sri. Muniyappa, Sy.No.22/2 measuring 1 acre in the name of Sri. B.M.Srinivasa Reddy and Sy.No.22/3 measuring 1 acre each out of 2 acres in the name of Smt. Pillamma and Smt. Chinnamma.
- d) It is observed from the Sale Deed dated 31.03.2023 that Mr. B.M Srinivas Reddy s/o Late. Mudha Reddy has conveyed the Schedule property in favor of Mr.N. Shekar Reddy s/o Late. H. Narayana Reddy and same is registered as Document No.SRJ-1-11018/2022-23 of Book-1 and stored in CD No.SRJD1353 at the office of Sub-registrar, Sarjapura.
- e) It is observed from the Mutation Register bearing No. T7/2023-24 issued by the Tahsildar, Anekal Taluk that the name of Mr. N. Shekar Reddy s/o Late. H. Narayana Reddy is recorded as owner with respect to Schedule Property.
- f) It is observed from the Official Memorandum dated 23.08.2023 bearing No.516233 issued by Deputy Commissioner Bangalore District that Schedule Property has been converted from Agricultural to Non-Agricultural Personal Housing -Residential Purpose. and same is recorded in Mutation Register bearing No.T15/2023-24.
- g) It is observed from the Joint Development Agreement dated 31.03.2023 registered as document no. SRJ-1-00129/2023-24 of Book-1, stored in CD No.SRJD1357 at the office of Sub-registrar, Sarajapura, that Mr. N. Shekar Reddy s/o Late. H. Narayana Reddy as the Landowner has entered into a Development agreement with M/s Neobuild Ventures LLP (Developer), a



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Limited Liability Partnership represented by its Authorized Partners (i) Mr. R Vijaya Kumar Reddy & (ii) Mr. A Syam Prasad to develop the Schedule Property into residential Apartment. As per the terms of the agreement the Owner has been assigned 38,000 Sq Ft (in Phase 01 & 02) of Super Built up area / Saleable area as their share and the remaining Super Built-up area / Saleable area is assigned to the share of the Developer.

- h) In furtherance to the foregoing Joint Development Agreement, Mr. N. Shekar Reddy s/o Late. H. Narayana Reddy executed a **General Power of Attorney dated 31.03.2023**, registered on 06.04.2023 as Document No. SRJ-1-00002/2023-24 of Book-4 stored in CD No.SRJD1357 in the Office of the Sub-Registrar, Sarjapura in favor of M/s Neobuild Ventures LLP (Developer), a Limited Liability Partnership represented by its Authorized Partners (i) Mr. R Vijaya Kumar Reddy & (ii) Mr. A Syam Prasad., inter-alia authorizing the developer to obtain facilities from banks, financiers, alternative investment funds, financial companies, and/or other financial institutions, to sell otherwise dispose of way of sale/assignment/gift/lease etc in ownership of Developer share.

Survey Documents.

- i. The Karnataka Revision Settlement Akarband, issued by the office of Tahsildar, Anekal Taluk, reflects Survey No.22/2 measuring a total extent of 01 Acres 00 Guntas including 00 Guntas of Kharab.
- ii. The Hissa Survey Tippani Book/ Pakka Book/Survey Sketch, issued by the Department of Land Records confirms the topographical shape of land bearing Survey No.22.
- iii. The Village Map of Heggondanahalli Village issued by the office of Assistant Director of Land Records reflects the existence of Land bearing Survey No.22.



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NOC/ Endorsements

- iv. The Endorsement dated 18.05.2011 bearing No.781/2011-12 issued by the office of Tahsildar, Anekal Taluk provides that Index of Land with respect to Schedule property is not available.
- v. The Endorsement dated 05.03.2009 LRF No,1182/2008-09 issued by the office of Tahsildar, Anekal Taluk provides that there are No application filed under Form-7A& 77A under Karnataka Land Reforms Act.
- vi. The Endorsement bearing No. PTCL/(A)/CR/218/2024-25 dated 16.07.2024 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the Schedule Property.

Records of Rights, Tenancy, and Crops.(RTC)

Records of Rights, Tenancy, and Crops ("RTC") for the period 1969-70 to 1987-88, 1988-89 to 2006-07, 2008-09 to 2009-10, and 2010-11 to 2024-25 discloses the names of Mr. Nanjappa s/o Chennappa, Mr.Muniyappa s/o Mr. Nanjappa, Mrs. Neelamma D/o. Late. Muniyappa, Smt. Pillamma, Smt. Chinnamma, Mr. B.M. Srinivasa Reddy S/o. Late. Mudda Reddy, B.A.Jaganath Reddy.



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Encumbrance Certificate

1. We have been provided with the Encumbrance Certificate for the period from 01.04.1959 to 31.03.2004 and 01.04.2004 to 23.07.2024 reflects the above transactions with respect to Survey No.22.
2. We have been furnished with the Encumbrance Certificate for the period from, issued by the office of the Sub-Registrar, Anekal with respect to Survey No.22/2 which discloses the above transactions.

WHEREFORE, from the records made available, it's clear that the title of the Schedule Property has flown as stated supra & has a clear & marketable title. I have not done search in the Sub-Registrar office and jurisdictional court.

OPINION: -

Item No.1

In view of the foregoing, I certify that **Mr. N. Shekar Reddy s/o Late. H. Narayana Reddy** has clear, marketable, and free from encumbrance's title to the **Item No.1** described hereinabove.

Further Mr. N. Shekar Reddy s/o Late. H. Narayana Reddy has entered JDA dated 31.03.2023 with **M/s Neo build Ventures LLP** (Developer), a Limited Liability Partnership, Saleable area as their share in Schedule Property, And the Developer entitled for remaining Super Built-up area/Saleable area in Schedule Property.

Item No.2

In view of the foregoing, I certify that **(1) Mr. R. Lokesh s/o Late. Ramaiah (2) Mr. A. Sreenivasa Reddy s/o Mr. A Subba Reddy (3) Mr. Kath Rajasekahara Reddy s/o Katha Venkata Subba Reddy (4) Mr. M. Sreenivasa Reddy s/o M Obula Reddy and (5) Mrs.Sindura Reddy Vantari d/o Mr. Subash Reddy V** have clear, marketable and free from encumbrance's title to the **Item no. 2 & 3** properties described hereinabove.



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Further (1) Mr. R. Lokesh s/o Late. Ramaiah (2) Mr. A. Sreenivasa Reddy s/o Mr. A Subba Reddy (3) Mr. Kath Rajasekahara Reddy s/o Katha Venkata Subba Reddy (4) Mr. M. Sreenivasa Reddy s/o M Obula Reddy and (5) Mrs.Sindura Reddy Vantari d/o Mr. Subash Reddy. V have entered JDA dated 30.08.2023 with M/s Neo build Ventures LLP (Developer), a Limited Liability Partnership.


ADVOCATE 23/01/2025.

Note:

I have issued above Legal Report based on the photocopies of documents submitted.



**M. N SATHISH BABU
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LEGAL REPORT

ITEM NO. 1.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.23/1, measuring 2 Acres 06 Guntas, situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Chikkavaderapur ra village border	Survey number 28	Survey number 22	Survey number 23/2

ITEM NO. 2.

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.23/2, measuring 2 acre 06 Guntas situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Chikkavaderapur ra village border	Survey number 28	Survey number 23/1 and road	Survey number 24

DOCUMENTS PRODUCED FOR SY.NO.23/1 & 2: -

1. Order in Case No.26/1958-59 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore.



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2. Endorsement dated 27.06.1959 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore.
3. Order in Case No.22/1958-59 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore.
4. Endorsement dated 27.06.1959 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore.
5. Non-availability endorsement bearing no. R.K/C.R/256/2013-14 issued by the office of Tahsildar, Anekal Taluk.
6. Index of Land issued by the office of Tahsildar, Anekal Taluk.
7. Sale deed dated 10.06.1975 registered as document no. 778/1975-76 of Book 1 volume no. 1237 in pages 223-225 at the Office of Sub Registrar Bangalore.
8. Panchayath Partition deed dated 02.03.1985.
9. Family Tree of Mr. Nanjappa issued by the Deputy Tahsildar, Sarjapura hobli, Anekal Taluk.
10. Panchayath Partition deed dated 15.03.1994.
11. Certificate of Death issued by the Office of Village Accountant, Sarjapura of Nanjappa.
12. Partition deed dated 08.01.2002 registered as document no. 6402/20001-02
13. Mutation Register extract bearing no. 26/2004-05
14. Mutation Register extract bearing no. 33/2006-07.
15. Hissa Mojini and Pakka Book issued by the Office of Assistant Director of Land Records.



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16. Sale deed dated 16.05.2013 registered as document no. ABL-1-00988-2013-14 Stored in CD no. ABLD155 at the Office of Sub Registrar Attibele.
17. Joint Development Agreement dated 11.04.2023 registered as document no. JGN-1-01285-2023-24 stored in CD no. JGND1640, registered on 22.05.2023 at the Office of Sub Registrar Jigani.
18. General Power of Attorney dated 11.04.2023 registered as Document No.JGN-4-00029-2023-24 stored in CD no. JGND1640 registered on 22.05.2023 at the office of Sub Registrar, Jigani
19. Confirmation Deed dated 01.06.2024 registered as document no. SRJ -1-01945-2024-25 stored in Centralized data cell.
20. Confirmation Deed dated 01.06.2024 registered as document no. SRJ -1-01945-2024-25 stored in Centralized data cell.
21. Official Memorandum for deemed conversion dated 13.09.2024 bearing conversion order no. 693799 issued by the office of Deputy Commissioner Bangalore.
22. Sale deed dated 16.05.2013 registered as document no. ABL-1-00986-2013-14 Stored in CD no. ABLD155 at the Office of Sub Registrar Attibele.
23. Mutation Register extract bearing no. H45/2012-13
24. Power of Attorney dated 17.04.2023 registered as Document No.SRJ-4-00021-2023-24 stored in CD no. SRJD1363 at the office of Sub Registrar, Sarjapura.
25. Sale deed dated 18.04.2023 registered as Document No.SRJ-1-000449-2023-24 stored in CD no. SRJD1364 at the office of Sub Registrar, Sarjapura,
26. Joint Development Agreement dated 18.04.2023 registered as document no. SRJ-1-00478-2023-24 stored in CD no. SRJD1365, registered on 19.04.2023 at the Office of Sub Registrar Sarjapura,



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27. General Power of Attorney dated 19.04.2023 registered as Document No. SRJ-4-00028-2023-24 stored in CD no. SRJD1640 at the office of Sub Registrar, Sarjapura
28. Official Memorandum for deemed conversion dated 23.08.2023 bearing conversion order no. 514945 issued by the office of Deputy Commissioner Bangalore.
29. Revision settlement Akarbhand issued by the office of Tahsildar, Anekal.
30. The Village Map of Heggondanahalli Village issued by the Office of Department of Survey Settlement & Land Records.
31. Rights, Tenancy, and Crops for the period 1969-70 to 2000-01
32. Encumbrance Certificate for the period from 01.04.1958 to 31.03.2004, 01.04.2004 to 15.01.2023, 15.01.2023 to 23.07.2024.

TITLE FLOW OF PROPERTY: -

I have been produced the photocopies of the documents mentioned above and I have carefully perused all the above documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same and I have not done any search in the Sub-Registrar office and jurisdictional court.

The land bearing Survey No.23 an extent measuring 2 acres 22 guntas and no Kaharab land, Situated at Heggondanahalli Village, Sarjapura-3 Hobli, Anekal Taluk & Bangalore Urban District originally was an Inam Land. On an application made by **Mr. Muniyappa** seeking for occupancy rights with respect to the Survey No.23 measuring 2 acres 22 guntas, an enquiry was conducted by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No.26/1958-59 and accordingly, Mr. Muniyappa was Re-granted with occupancy rights with respect to Land bearing Survey No.23 an extent



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measuring 02 Acres 22 Guntas, under an Inam Order dated 26.05.1959 under Section 06 (Quasi-Permanent Tenant) of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 and his name was recorded as an occupant in all the relevant revenue documents.

Further, it is observed from the Endorsement dated 27.06.1959 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore District, that the name of Mr. Muniyappa was registered as the owner in possession/Hiduvalidhar & Kathedar with respect to Survey No.23 an extent measuring 02 Acres 22 Guntas and no Kaharab land, under Section 10 of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.

The land bearing Survey No.23 an extent measuring 1 acres 30 guntas and no Kaharab land, Situated at Heggondanahalli Village, Sarjapura-3 Hobli, Anekal Taluk & Bangalore Urban District originally was an Inam Land. On an application made by **Mr. Nanjappa** seeking for occupancy rights with respect to the Survey No.23 measuring 1 acres 30 guntas, an enquiry was conducted by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No.22/1958-59 and accordingly, Mr. Nanjappa was Re-granted with occupancy rights with respect to Land bearing Survey No.23 an extent measuring 1 acres 30 guntas, under an Inam Order dated 26.05.1959 under Section 06 (Quasi-Permanent Tenant) of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 and his name was recorded as an occupant in all the relevant revenue documents.

Further, it is observed from the Endorsement dated 27.06.1959 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore District, that the name of Mr. Nanjappa was registered as the owner in possession/Hiduvalidhar & Kathedar with respect to Survey No.23 an extent measuring 01 Acres 30 Guntas and no Kaharab land, under Section 10 of Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954.



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It is observed from the non-availability endorsement bearing no. R.K/C.R/256/2013-14 issued by the office of Tahsildar, Anekal Taluk that the Preliminary records with respect to land bearing Survey no. 23 is not available in the records maintained by the said authority.

It is observed from the Index of Land issued by the office of Tahsildar, Anekal Taluk that in the land bearing Survey no. 23 measuring an extent of 4 acres 12 guntas and a portion of 2 acre 22 guntas is in the name of Mr. Muniyappa S/o Mr. Bhadraiah and the remaining portion of 1 acre 30 guntas is in the name of Mr. Nanjappa S/o Mr. Chinnappa.

It is observed from Sale deed dated 10.06.1975 that Mr. Muniyappa S/o Mr. Nekkundi Bhadraiah has conveyed the land bearing Survey No. 23 measuring 2 acres 22 guntas situated at Heggondahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore in favour of Mr. Nanjappa S/o Mr. Chinnappa and the same is registered as document no.778/1975-76 of Book 1 volume no. 1237 in pages 223-225 at the Office of Sub Registrar Bangalore. Further the Mutation Register extract bearing no. 1/75-76 also refers to the above transaction.

It is observed from the Panchayath Partition deed dated 02.03.1985 that (1)Mr. Nanjappa S/o Late. Chinnappa, (2) Mr. Ramaiah S/o Late. Chinnappa, (3) Mr. Muniyappa S/o Late. Chinnappa have entered into Partition and have partitioned the land bearing Survey No. 23 measuring 4 acres 12 guntas along with other properties. In terms of the said partition dated 02.03.1985 the land bearing Survey No. 23 measuring 4 acres 12 guntas was allotted to the share of Mr. Nanjappa S/o Late. Chinnappa. Further the Mutation Register extract bearing no. 3/91-92 also refers to the above transaction.

It is observed from the Family Tree of Mr. Nanjappa issued by the Deputy Tahsildar, Sarjapura hobli, Anekal Taluk that Mr. Nanjappa was married to Mrs. Hanumakka and have begotten Four children namely Smt. Pillamma, Sri. Venkatesh H.N, Smt. Chinnamma and Sri. Shankar H.N.



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Sri. Venkatesh H.N was married to Mrs. C.T Bhagyamma and have begotten Two Children (1) Mr. Manohar and (2) Mr. Madhu

Sri. Shankar H.N was married to Mrs. Anitha M and have begotten Two Children (1) Niranjan Gowda H.S (2) Ms. Monika S

It is observed from the Panchayath Partition deed dated 15.03.1994 that (1) Mr. Nanjappa S/o Late. Chinnappa and his children (2) Mr. Venkateshappa S/o Mr. Nanjappa (3) Mr. Shankarappa S/o Mr. Nanjappa (4) Mrs. Pillamma D/o Mr. Nanjappa and (4) Mrs. Chinnamma D/o Mr. Nanjappa have entered into Partition and have partitioned the land bearing Survey No. 23 measuring 4 acres 12 guntas along with other properties. In terms of the said partition the portion of land bearing Survey No. 23 measuring 02 acres 06 guntas was allotted to the share of Mr. Venkateshappa and the remaining extent of 02 acres 06 guntas was allotted to the share of Mr. Shankarappa.

It is observed from the Certificate of Death issued by the Office of Village Accountant, Sarjapura that Late. Nanjappa S/o Chinnappa demised on 26.10.1995.

It is observed from the Partition deed dated 08.01.2002 that Mr. Venkatesh S/o. Late. Nanjappa and Mr. Shankarappa S/o. Late. Nanjappa have entered into Partition and have partitioned the land bearing Survey No. 23 measuring 4 acres 12 guntas along with other properties. In terms of the said partition the portion of land bearing Survey No. 23 measuring 02 acres 06 guntas was allotted to the share of Mr. Venkateshappa and the remaining extent of 02 acres 06 guntas was allotted to the share of Mr. Shankarappa and the same is registered as document no. 6402/20001-02. Further the Mutation Register extract bearing no. 26/2004-05 and 33/2006-07 also refers to the above transaction.

It is observed from the Death Certificate issued by the Office of Chief Registrar of Births and Deaths, that Late. H.N Venkatesh s/o Late. Nanjappa demised on 13.06.2007.



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It is observed from the Mutation register extract bearing no.11/2010-11 issued by the office of Tahsildar, Anekal, that pursuant to the demise of Mr. Venkatesh the name of his wife Mrs. Bagyamma w/o Late. Venkatesh has been entered as the owner of the land bearing Survey No. 23/2 measuring 2 acres 06 guntas.

It is observed from the Hissa Mojini and Pakka Book issued by the Office of Assistant Director of Land Records that Survey no.23 measuring an extent of 04 acres 12 guntas has been phodied and bifurcated into two Survey numbers e.i., Sy.No.23/1 measuring 2 acres 06 guntas in the name of Mr. Shankarappa and Sy.No.23/2 measuring 2 acres 06 guntas in the name of Smt. Bhagyamma.

**For SY.No.23/1 measuring 2 Acres 06 Guntas in the name of Sri.
Shankarappa: -**

It is observed from Sale deed dated 16.05.2013 that (1) Sri. Shankarappa alias Shankara S/o Late Nanjappa (2) Smt. Anitha w/o Sri. Shankarappa alias Shankara, (3) Sri. Niranjan S/o Sri. Shankarappa alias Shankara and (4) Kumari. Monika d/o Sri. Shankarappa alias Shankara being minor represented by her father and Natural guardian Sri. Shankarappa alias Shankara have conveyed the land bearing Survey No. 23/1 measuring 2 acres 06 guntas situated at Heggondahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore in favour of Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and the same is registered as document no. ABL-1-00988-2013-14 Stored in CD no. ABLD155 at the Office of Sub Registrar Attibele, Bangalore.

It is observed from the Joint Development Agreement dated 11.04.2023 registered as document no. JGN-1-01285-2023-24 stored in CD no. JGND1640, registered on 22.05.2023 at the Office of Sub Registrar Jigani, Bangalore that Sri. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy as the Land Owner and Sri. G.K Raghurama Reddy S/o. Sri. G.P Krishnappa as Confirming party have entered into a Development agreement with M/s Neobuild Ventures



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LLP (Developer), a Limited Liability Partnership represented by its Authorised Partners Mr. R Vijaya Kumar Reddy and Mr. A Syam Prasad to develop the land bearing Survey no.23/1 measuring an extent of 2 acres 06 gunats into residential Apartment. As per the terms of the agreement the Owner and the Confirming party has been assigned 43,000 Sq Ft of Super Built up area/Saleable area as their share and the remaining Super Built-up area/Saleable area is assigned to the Developer.

Note: It is observed from the recitals of the Agreement that the Confirming Party Mr. G.K Raghurama Reddy had decided to purchase the land and has paid the sale consideration in the land bearing Survey no. 23/1 measuring an extent of 2 acres 06 gunats as co-owner and could not be present at the time of Registration of Sale Deed dated 16.05.2013. The land owner Mr. B.A Jagannatha Reddy, has relinquished 50% of Undivided right, title and interest over the property towards Mr. G.K Raghurama Reddy and stated that both the owner and confirming party are in the possession of the land bearing Survey no. 23/1.

Further it is observed from the General Power of Attorney dated 11.04.2023 that Sri. B.A Jagannatha Reddy S/o Late. M. Ashwatha Narayana Reddy and Sri. G.K Raghurama Reddy S/o Sri. G.P Krishnappa has nominated and appointed M/s Neobuild Ventures LLP., (Developer), a Limited Liability Partnership represented by its Authorised Partners Mr. R Vijaya Kumar Reddy and Mr. A Syam Prasad as their lawful attorney holder to do all the acts, such as Sale deed, mortgage deed, exchange deed, agreements etc., with respect to land bearing Survey no.23/1 measuring an extent of 2 acres 06 gunats and the same is registered as Document No.JGN-4-00029-2023-24 stored in CD no.JGND1640 registered on 22.05.2023 at the office of Sub Registrar, Jigani, Bangalore.

It is observed from the Confirmation Deed dated 01.06.2024 that Sri. Niranjan Gowda S alias Niranjan s/o Late. Shankarappa @ Shankar. H.N have given confirmation to the aforementioned Sale Deed dated 16.05.2013 registered as document no. ABL-1-00988-2013-14 Stored in CD no.ABLD155 at the Office of



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Sub Registrar Attibele, Bangalore and the Joint Development Agreement dated 11.04.2023 registered as document no.JGN-1-01285-2023-24 stored in CD no.JGND1640, registered on 22.05.2023 at the Office of Sub Registrar Jigani, Bangalore and rightful ownership in favor of Sri. B.A Jagannatha Reddy S/o. Late. M. Ashwatha Narayana Reddy and M/s Neobuild Ventures LLP.,(Developer), a Limited Liability Partnership represented by its Authorised Partners Mr. R Vijaya Kumar Reddy with respect to land bearing Survey no.23/1 measuring an extent of 2 acres 06 gunats and the same is registered as document no.SRJ-1-01945-2024-25 in the Office of Sub Registrar, Sarjapur.

It is observed from the Confirmation Deed dated 01.06.2024 that Ms. Monika D/o. Late.Shankarappa@Shankar. H.N have given confirmation to the aforementioned Sale Deed dated 16.05.2013 registered as document no.ABL-1-00988-2013-14 Stored in CD no.ABLD155 at the Office of Sub Registrar Attibele, Bangalore and the Joint Development Agreement dated 11.04.2023 registered as document no.JGN-1-01285-2023-24 stored in CD no.JGND1640, registered on 22.05.2023 at the Office of Sub Registrar Jigani, Bangalore and rightful ownership in favor of Sri. B.A Jagannatha Reddy S/o. Late. M. Ashwatha Narayana Reddy and M/s Neobuild Ventures LLP (Developer), a Limited Liability Partnership represented by its Authorised Partners Mr. R Vijaya Kumar Reddy with respect to land bearing Survey no.23/1 measuring an extent of 2 acres 06 gunats and the same is registered as document no.SRJ-1-01945-2024-25 at the Office of Sub Registrar, Sarjapur.

It is observed from the Official Memorandum for deemed conversion dated 13.09.2024 bearing conversion order no.693799 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No. 23/1 measuring 2 acres 06 guntas is converted from agricultural to residential purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).

For SY.No.23/2 measuring 2 Acres 06 Guntas: -



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It is observed from Sale deed dated 16.05.2013 that (1) Mrs. Bagyamma w/o Late. Venkatesh (2) Mr. Manohar s/o Late. Venkatesh and (3) Mr. Madhu s/o Late Venkatesh have conveyed the land bearing Survey No. 23/2 measuring 2 acres 06 guntas situated at Heggondahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore in favour of Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and the same is registered as document no. ABL-1-00986-2013-14 Stored in CD no. ABLD155 at the Office of Sub Registrar Attibele, Bangalore. Further the Mutation Register extract bearing no. H45/2012-13 also refers to the above transaction.

It is observed from the Power of Attorney dated 17.04.2023 that (1) Mr. Karnati Eswara Reddy s/o Mr. Karnati Rami Reddy (2) Mr. Anantha Ramanjaneyulu s/o Late. Anantha Sambaiah (3) Mr. Gudla Santosh s/o Gudla Dileshwar Rao, (4) Mr. Aswani Kiran Dandi s/o Pandurangadu D, (5) Mr. Gunda Mohan Rao s/o Late. Gunda Subbarayudu, (6) Mrs. Usha Rani Kande w/o Mr. Ramesh Kande, (7) Mr. Polavarapu Chandrashekhara Rao s/o Late. Kesavulu, (8) Mrs. Satyavathi Yella w/o Late Gopala Rao Yella, (9) Mrs. Gunda Venkata Lakshmi Sunitha w/o Mr. Gunda Syam Sunder, (10) Mr. Pasupula B Narayana Murthi s/o Late. P. Nagi Setty, (11) Mr. Gunda Raghavendra Bharat s/o Mr. Gunda Mohan Rao, (12) Mrs. Syamala Devi Arikatla d/o Mr. Papi Reddy Karnati, (13) Mr. Bhaskar Reddy Arikatla s/o Mr. Malla Reddy Arikatla, (14) Mr. Budda Eswara Reddy s/o Mr. Budda Dastagiri Reddy, (15) Mr. Chundi Penchala Reddy s/o Mr. Chundi Tirupal Reddy, (16) Mr. Meka Suneel Kumar Choudari s/o Mr. Meka Sankaraiah, (17) Mr. Praveen Kumar Nukala s/o Mr. Nookala Venkata Sanjeeva Rayudu, (18) Mr. Muthadi Ravinder Reddy s/o Mr. Muthadi Buchi Reddy, (19) Mr. Bontha Karunakar Rao s/o Mr. Shankar Rao, (20) Mr. Meka Sudheer Kumar Chowdary s/o Mr. Meka Sankaraiah, (21) Mr. Vura Babu s/o Mr. Krishna Murthy V (22) Mrs. M Asha w/o Mr. M. Naga Charan Reddy, (23) Mr. Vamsi Krishna M s/o Mr. M.V Subba Rao, (24) Ms. Talluri Kaushini d/o Mr. Talluri Nageswara Rao, (25) Mr. Pedamallu Narasimha Soma Sekhar s/o Mr. Pedamallu Kameswara Rao, (26) Mr. Aravinda Babu Revuri s/o Mr. Balanagaiah



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Revuri, (27) Mrs. Sujatha Tummalapenta w/o Mr. Sunil Kumar Tummalapenta, (28) Mrs. Padmapriya Thummalapenta w/o Mr. GKRV Srinivasa Rao, (29) Mr. Palleti Avinash reddy s/o Mr. P.V Krishna Reddy, (30) Mrs. Kirti Kala Gupta w/o Mr. Ishant Gupta, (31) Mrs. Pesala Vijayalakshmi w/o Mr. Pesala Kiran kumar, (32) Mr. Karnati Mallikharjun Choudary s/o Mr. K. Venkateswarlu, (33) Mr. Para Mahesah Naidu s/o Mr. Para Srinivasulu, (34) Mrs. Chennampalli Priyareddy w/o Mr. Gangadhara Reddy Chennampalli, (35) Mr. Tarigopula Prabhakar Reddy s/o Mr. Tarigopula Venkata Rami Reddy, (36) Mr. Dinesh Reddy Beeram s/o Mr. Srinivasa Reddy Beeram, (37) Mrs. Swarna Mayuri Reddy s/o Mr. Swarna Sudhakar Reddy, (38) Mr. Ravikumar Swarna s/o Mr. Venkara Subba Reddy, (39) Mr. Sista Venu Gopal s/o Mr. S.V Ramana Murthy, (40) Mr. Panyam Dakshina Murthy s/o Mr. P. Ramanaiah, (41) Mr. Nagaraju Nagella s/o Mr. Ramasubbaiah Nagella, (42) Mr. Kiran Kumar Penujuri s/o Mr. P. Gangadhar, (43) Mrs. Bindu Lumen d/o Late. Lumen Bernard David, (44) Mr. Reddy Bharath Reddy s/o Mr. R. Venkata Reddy, (45) Mrs. Sreedivya Thiriveedhi w/o Mr. Ranjith Kumar S.V.V, (46) Mrs. Swathi Mamilla w/o Mr. Jyothi Swaroop S.V.V and (47) Mr. Ravindhuranad s/o Mr. N. Eswaraiah have all nominated and appointed Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy as their lawful power of attorney holder to do all the acts, such as presentation and registration od sale deeds and to enter into JDA and GPA with respect to land bearing Survey no. 23/2 measuring an extent of 2 acres 06 gunats and the same is registered as Document No.SRJ-4-00021-2023-24 stored in CD no. SRJD1363 at the office of Sub Registrar, Sarjapura, Bangalore.

It is observed from Sale deed dated 18.04.2023 that Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy has conveyed the land bearing Survey No. 23/2 measuring 2 acres 06 guntas situated at Heggondahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore in favour of (1) Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy (2) Mr. Karnati Eswara Reddy s/o Mr. Karnati Rami Reddy (3) Mr. Anantha Ramanjaneyulu s/o Late. Anantha Sambaiah (4) Mr. Gudla Santosh s/o Gudla Dileshwar Rao, (5) Mr. Aswani Kiran Dandi s/o Pandurangadu D, (6) Mr. Gunda Mohan Rao s/o Late. Gunda



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ADVOCATE

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Subbarayudu, (7) Mrs. Usha Rani Kande w/o Mr. Ramesh Kande, (8) Mr. Polavarapu Chandrashekhara Rao s/o Late. Kesavulu, (9) Mrs. Satyavathi Yella w/o Late Gopala Rao Yella, (10) Mrs. Gunda Venkata Lakshmi Sunitha w/o Mr. Gunda Syam Sunder, (11) Mr. Pasupula B Narayana Murthi s/o Late. P. Nagi Setty, (12) Mr. Gunda Raghavendra Bharat s/o Mr. Gunda Mohan Rao, (13) Mrs. Syamala Devi Arikatla d/o Mr. Papi Reddy Karnati, (14) Mr. Bhaskar Reddy Arikatla s/o Mr. Malla Reddy Arikatla, (15) Mr. Buddha Eswara Reddy s/o Mr. Buddha Dastagiri Reddy, (16) Mr. Chundi Penchala Reddy s/o Mr. Chundi Tirupal Reddy, (17) Mr. Meka Suneel Kumar Choudari s/o Mr. Meka Sankaraiah, (18) Mr. Praveen Kumar Nukala s/o Mr. Nookala Venkata Sanjeeva Rayudu, (19) Mr. Muthadi Ravinder Reddy s/o Mr. Muthadi Buchi Reddy, (20) Mr. Bontha Karunakar Rao s/o Mr. Shankar Rao, (21) Mr. Meka Sudheer Kumar Chowdary s/o Mr. Meka Sankaraiah, (22) Mr. Vura Babu s/o Mr. Krishna Murthy V (23) Mrs. M Asha w/o Mr. M. Naga Charan Reddy, (24) Mr. Vamsi Krishna M s/o Mr. M.V Subba Rao, (25) Ms. Talluri Kaushini d/o Mr. Talluri Nageswara Rao, (26) Mr. Pedamallu Narasimha Soma Sekhar s/o Mr. Pedamallu Kameswara Rao, (27) Mr. Aravinda Babu Revuri s/o Mr. Balanagaiah Revuri, (28) Mrs. Sujatha Tummalapenta w/o Mr. Sunil Kumar Tummalapenta, (29) Mrs. Padmapriya Thummalapenta w/o Mr. GKR V Srinivasa Rao, (30) Mr. Palleti Avinash reddy s/o Mr. P.V Krishna Reddy, (31) Mrs. Kirti Kala Gupta w/o Mr. Ishant Gupta, (32) Mrs. Pesala Vijayalakshmi w/o Mr. Pesala Kiran kumar, (33) Mr. Karnati Mallikharjun Choudary s/o Mr. K. Venkateswarlu, (34) Mr. Para Mahesah Naidu s/o Mr. Para Srinivasulu, (35) Mrs. Chennampalli Priyareddy w/o Mr. Gangadhara Reddy Chennampalli, (36) Mr. Tarigopula Prabhakar Reddy s/o Mr. Tarigopula Venkata Rami Reddy, (37) Mr. Dinesh Reddy Beeram s/o Mr. Srinivasa Reddy Beeram, (38) Mrs. Swarna Mayuri Reddy s/o Mr. Swarna Sudhakar Reddy, (39) Mr. Ravikumar Swarna s/o Mr. Venkara Subba Reddy, (40) Mr. Sista Venu Gopal s/o Mr. S.V Ramana Murthy, (41) Mr. Panyam Dakshina Murthy s/o Mr. P. Ramanaiah, (42) Mr. Nagaraju Nagella s/o Mr. Ramasubbaiah Nagella, (43) Mr. Kiran Kumar Penujuri s/o Mr. P. Gangadhar, (44) Mrs. Bindu Lumen d/o Late. Lumen Bernard David, (45) Mr. Reddy Bharath Reddy s/o Mr. R. Venkata Reddy, (46) Mrs. Sreedivya Thiriveedhi w/o Mr.



M. N SATHISH BABU
ADVOCATE

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Ranjith Kumar S.V.V, (47) Mrs. Swathi Mamilla w/o Mr. Jyothi Swaroop S.V.V and (48) Mr. Ravindhranad s/o Mr. N. Eswaraiah Serial no. 2 to 48 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy and the same is registered as Document No.SRJ-1-000449-2023-24 stored in CD no. SRJD1364 at the office of Sub Registrar, Sarjapura, Bangalore.

It is observed from the Joint Development Agreement dated 18.04.2023 registered as document no. SRJ-1-00478-2023-24 stored in CD no. SRJD1365, registered on 19.04.2023 at the Office of Sub Registrar Sarjapura, Bangalore that (1) Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy (2) Mr. Karnati Eswara Reddy s/o Mr. Karnati Rami Reddy (3) Mr. Anantha Ramanjaneyulu s/o Late. Anantha Sambaiah (4) Mr. Gudla Santosh s/o Gudla Dileshwar Rao, (5) Mr. Aswani Kiran Dandi s/o Pandurangadu D, (6) Mr. Gunda Mohan Rao s/o Late. Gunda Subbarayudu, (7) Mrs. Usha Rani Kande w/o Mr. Ramesh Kande, (8) Mr. Polavarapu Chandrashekhara Rao s/o Late. Kesavulu, (9) Mrs. Satyavathi Yella w/o Late Gopala Rao Yella, (10) Mrs. Gunda Venkata Lakshmi Sunitha w/o Mr. Gunda Syam Sunder, (11) Mr. Pasupula B Narayana Murthi s/o Late. P. Nagi Setty, (12) Mr. Gunda Raghavendra Bharat s/o Mr. Gunda Mohan Rao, (13) Mrs. Syamala Devi Arikatla d/o Mr. Papi Reddy Karnati, (14) Mr. Bhaskar Reddy Arikatla s/o Mr. Malla Reddy Arikatla, (15) Mr. Budda Eswara Reddy s/o Mr. Budda Dastagiri Reddy, (16) Mr. Chundi Penchala Reddy s/o Mr. Chundi Tirupal Reddy, (17) Mr. Meka Suneel Kumar Choudari s/o Mr. Meka Sankaraiah, (18) Mr. Praveen Kumar Nukala s/o Mr. Nookala Venkata Sanjeeva Rayudu, (19) Mr. Muthadi Ravinder Reddy s/o Mr. Muthadi Buchi Reddy, (20) Mr. Bontha Karunakar Rao s/o Mr. Shankar Rao, (21) Mr. Meka Sudheer Kumar Chowdary s/o Mr. Meka Sankaraiah, (22) Mr. Vura Babu s/o Mr. Krishna Murthy V (23) Mrs. M Asha w/o Mr. M. Naga Charan Reddy, (24) Mr. Vamsi Krishna M s/o Mr. M.V Subba Rao, (25) Ms. Talluri Kaushini d/o Mr. Talluri Nageswara Rao, (26) Mr. Pedamallu Narasimha Soma Sekhar s/o Mr. Pedamallu Kameswara Rao, (27) Mr. Aravinda Babu Revuri s/o Mr. Balanagaiah Revuri, (28) Mrs. Sujatha Tummalapenta w/o Mr. Sunil Kumar Tummalapenta,



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(29) Mrs. Padmapriya Thummalapenta w/o Mr. GKR V Srinivasa Rao, (30) Mr. Palleti Avinash reddy s/o Mr. P.V Krishna Reddy, (31) Mrs. Kirti Kala Gupta w/o Mr. Ishant Gupta, (32) Mrs. Pesala Vijayalakshmi w/o Mr. Pesala Kiran kumar, (33) Mr. Karnati Mallikharjun Choudary s/o Mr. K. Venkateswarlu, (34) Mr. Para Mahesah Naidu s/o Mr. Para Srinivasulu, (35) Mrs. Chennampalli Priyareddy w/o Mr. Gangadhara Reddy Chennampalli, (36) Mr. Tarigopula Prabhakar Reddy s/o Mr. Tarigopula Venkata Rami Reddy, (37) Mr. Dinesh Reddy Beeram s/o Mr. Srinivasa Reddy Beeram, (38) Mrs. Swarna Mayuri Reddy s/o Mr. Swarna Sudhakar Reddy, (39) Mr. Ravikumar Swarna s/o Mr. Venkara Subba Reddy, (40) Mr. Sista Venu Gopal s/o Mr. S.V Ramana Murthy, (41) Mr. Panyam Dakshina Murthy s/o Mr. P. Ramanaiah, (42) Mr. Nagaraju Nagella s/o Mr. Ramasubbaiah Nagella, (43) Mr. Kiran Kumar Penujuri s/o Mr. P. Gangadhar, (44) Mrs. Bindu Lumen d/o Late. Lumen Bernard David, (45) Mr. Reddy Bharath Reddy s/o Mr. R. Venkata Reddy, (46) Mrs. Sreedivya Thiriveedhi w/o Mr. Ranjith Kumar S.V.V, (47) Mrs. Swathi Mamilla w/o Mr. Jyothi Swaroop S.V.V and (48) Mr. Ravindhranad s/o Mr. N. Eswaraiah Serial no. 2 to 48 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy (land owners) have entered into a Development agreement with M/s Neobuild Ventures LLP (Developer), a Limited Liability Partnership represented by its Authorised Partners Mr. R Vijaya Kumar Reddy and Mr. A Syam Prasad to develop the land bearing Survey no. 23/2 measuring an extent of 2 acres 06 gunats into residential Apartment. As per the terms of the agreement the land owners has been assigned 81,800 Sq Ft of Super Built up area / Saleable area as their share and the remaining Super Built up area / Saleable area is assigned to the Developer.

Further it is observed from the General Power of Attorney dated 19.04.2023 that (1) Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy (2) Mr. Karnati Eswara Reddy s/o Mr. Karnati Rami Reddy (3) Mr. Anantha Ramanjaneyulu s/o Late. Anantha Sambaiah (4) Mr. Gudla Santosh s/o Gudla Dileshwar Rao, (5) Mr. Aswani Kiran Dandi s/o Pandurangadu D, (6) Mr. Gunda Mohan Rao s/o Late. Gunda Subbarayudu, (7) Mrs. Usha Rani Kande w/o Mr.



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Ramesh Kande, (8) Mr. Polavarapu Chandrashekhara Rao s/o Late. Kesavulu, (9) Mrs. Satyavathi Yella w/o Late Gopala Rao Yella, (10) Mrs. Gunda Venkata Lakshmi Sunitha w/o Mr. Gunda Syam Sunder, (11) Mr. Pasupula B Narayana Murthi s/o Late. P. Nagi Setty, (12) Mr. Gunda Raghavendra Bharat s/o Mr. Gunda Mohan Rao, (13) Mrs. Syamala Devi Arikatla d/o Mr. Papi Reddy Karnati, (14) Mr. Bhaskar Reddy Arikatla s/o Mr. Malla Reddy Arikatla, (15) Mr. Budda Eswara Reddy s/o Mr. Budda Dastagiri Reddy, (16) Mr. Chundi Panchala Reddy s/o Mr. Chundi Tirupal Reddy, (17) Mr. Meka Suneel Kumar Choudari s/o Mr. Meka Sankaraiah, (18) Mr. Praveen Kumar Nukala s/o Mr. Nookala Venkata Sanjeeva Rayudu, (19) Mr. Muthadi Ravinder Reddy s/o Mr. Muthadi Buchi Reddy, (20) Mr. Bontha Karunakar Rao s/o Mr. Shankar Rao, (21) Mr. Meka Sudheer Kumar Chowdary s/o Mr. Meka Sankaraiah, (22) Mr. Vura Babu s/o Mr. Krishna Murthy V (23) Mrs. M Asha w/o Mr. M. Naga Charan Reddy, (24) Mr. Vamsi Krishna M s/o Mr. M.V Subba Rao, (25) Ms. Talluri Kaushini d/o Mr. Talluri Nageswara Rao, (26) Mr. Pedamallu Narasimha Soma Sekhar s/o Mr. Pedamallu Kameswara Rao, (27) Mr. Aravinda Babu Revuri s/o Mr. Balanagaiah Revuri, (28) Mrs. Sujatha Tummalapenta w/o Mr. Sunil Kumar Tummalapenta, (29) Mrs. Padmapriya Thummalapenta w/o Mr. GKR V Srinivasa Rao, (30) Mr. Palleti Avinash reddy s/o Mr. P.V Krishna Reddy, (31) Mrs. Kirti Kala Gupta w/o Mr. Ishant Gupta, (32) Mrs. Pesala Vijayalakshmi w/o Mr. Pesala Kiran kumar, (33) Mr. Karnati Mallikharjun Choudary s/o Mr. K. Venkateswarlu, (34) Mr. Para Mahesah Naidu s/o Mr. Para Srinivasulu, (35) Mrs. Chennampalli Priyareddy w/o Mr. Gangadhara Reddy Chennampalli, (36) Mr. Tarigopula Prabhakar Reddy s/o Mr. Tarigopula Venkata Rami Reddy, (37) Mr. Dinesh Reddy Beeram s/o Mr. Srinivasa Reddy Beeram, (38) Mrs. Swarna Mayuri Reddy s/o Mr. Swarna Sudhakar Reddy, (39) Mr. Ravikumar Swarna s/o Mr. Venkara Subba Reddy, (40) Mr. Sista Venu Gopal s/o Mr. S.V Ramana Murthy, (41) Mr. Panyam Dakshina Murthy s/o Mr. P. Ramanaiah, (42) Mr. Nagaraju Nagella s/o Mr. Ramasubbaiah Nagella, (43) Mr. Kiran Kumar Penujuri s/o Mr. P. Gangadhar, (44) Mrs. Bindu Lumen d/o Late. Lumen Bernard David, (45) Mr. Reddy Bharath Reddy s/o Mr. R. Venkata Reddy, (46) Mrs. Sreedivya Thiriveedhi w/o Mr. Ranjith Kumar S.V.V, (47) Mrs. Swathi Mamilla w/o Mr. Jyothi Swaroop S.V.V



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and (48) Mr. Ravindhranad s/o Mr. N. Eswaraiah Serial no. 2 to 48 are represented by their power of attorney holder Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy has nominated and appointed M/s Neobuild Ventures LLP (Developer), a Limited Liability Partnership represented by its Authorised Partners Mr. R Vijaya Kumar Reddy and Mr. A Syam Prasad as their lawful attorney holder to do all the acts, such as Sale deed, mortgage deed, exchange deed, agreements etc., with respect to land bearing Survey no. 23/1 measuring an extent of 2 acres 06 gunats and the same is registered as Document No. SRJ-4-00028-2023-24 stored in CD no. SRJD1640 at the office of Sub Registrar, Sarjapura, Bangalore.

It is observed from the Official Memorandum for deemed conversion dated 23.08.2023 bearing conversion order no. 514945 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No. 23/2 measuring 2 acres 06 guntas is converted from agricultural to residential purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).

Survey Documents:

It is observed from the Revision settlement Akarbhand issued by the office of Tahsildar, Anekal, that the land bearing Survey No.23/1 totally measuring to an extent of 02 acre 06 guntas and no karab land.

It is observed from the Hissa Mojini and Pakka Book issued by the Office of Assistant Director of Land Records that Survey no. 23 measuring an extent of 04 acres 12 guntas has been phodied and bifurcated into two Survey numbers e.i., Sy.No.23/1 measuring 2 acres 06 guntas in the name of Mr. Shankarappa and Sy.No.23/2 measuring 2 acres 06 guntas in the name of Smt. Bhagyamma. The Village Map of Heggondanahalli Village issued by the Office of Department of Survey Settlement & Land Records discloses the location, shape and existence of Survey No.23.



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Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned discloses the name of Mr. Nanjappa and Mr. Muniyappa, Mr. Venkatesh and Mr. Shankarappa

We have been furnished with the Encumbrance Certificate for the period from 01.04.1958 to 31.03.2004, issued by the office of the Sub-Registrar Anekal with respect to Survey No.23.

WHEREFORE, from the records made available, it's clear that the title of the Schedule Property has flown as stated supra & has a clear & marketable title subject to production of documents as mentioned in column No.7.

OPINION :

For SY.No.23/1 measuring 2 Acres 06 Guntas: -

In view of the foregoing, I certify that **Mr. B.A Jagannatha Reddy, Mr. G.K Raghurama Reddy and M/s Neobuild Ventures LLP** has clear, marketable and free from encumbrance's title to the property described hereinabove subject to the production of documents as mentioned in Column No.7 and that the Bank can accept the original title deeds as listed at **Annexure-A** above to create valid equitable mortgage by deposit of title deeds/to execute registered mortgage in favour of Aditya Birla Housing Finance Ltd.

For SY.No.23/1 measuring 2 Acres 06 Guntas: -

Further Mr. B.A Jagannatha Reddy s/o Late. M. Ashwatha Narayana Reddy and Mr. G.K Raghurama Reddy s/o Mr. G.P Krishnappa have entered JDA dated



M. N SATHISH BABU
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11.04.2023 with M/s Neo build Ventures LLP (Developer), a Limited Liability Partnership.

In view of the foregoing, I certify that (1) Mr. Katha Rajasekhara Reddy s/o Mr. Katha Venkata Subba Reddy (2) Mr. Karnati Eswara Reddy s/o Mr. Karnati Rami Reddy (3) Mr. Anantha Ramanjaneyulu s/o Late. Anantha Sambaiah (4) Mr. Gudla Santosh s/o Gudla Dileshwar Rao, (5) Mr. Aswani Kiran Dandi s/o Pandurangadu D, (6) Mr. Gunda Mohan Rao s/o Late. Gunda Subbarayudu, (7) Mrs. Usha Rani Kande w/o Mr. Ramesh Kande, (8) Mr. Polavarapu Chandrashekhara Rao s/o Late. Kesavulu, (9) Mrs. Satyavathi Yella w/o Late Gopala Rao Yella, (10) Mrs. Gunda Venkata Lakshmi Sunitha w/o Mr. Gunda Syam Sunder, (11) Mr. Pasupula B Narayana Murthi s/o Late. P. Nagi Setty, (12) Mr. Gunda Raghavendra Bharat s/o Mr. Gunda Mohan Rao, (13) Mrs. Syamala Devi Arikatla d/o Mr. Papi Reddy Karnati, (14) Mr. Bhaskar Reddy Arikatla s/o Mr. Malla Reddy Arikatla, (15) Mr. Buddha Eswara Reddy s/o Mr. Buddha Dastagiri Reddy, (16) Mr. Chundi Penchala Reddy s/o Mr. Chundi Tirupal Reddy, (17) Mr. Meka Suneel Kumar Choudari s/o Mr. Meka Sankaraiah, (18) Mr. Praveen Kumar Nukala s/o Mr. Nookala Venkata Sanjeeva Rayudu, (19) Mr. Muthadi Ravinder Reddy s/o Mr. Muthadi Buchi Reddy, (20) Mr. Bontha Karunakar Rao s/o Mr. Shankar Rao, (21) Mr. Meka Sudheer Kumar Chowdary s/o Mr. Meka Sankaraiah, (22) Mr. Vura Babu s/o Mr. Krishna Murthy V (23) Mrs. M Asha w/o Mr. M. Naga Charan Reddy, (24) Mr. Vamsi Krishna M s/o Mr. M.V Subba Rao, (25) Ms. Talluri Kaushini d/o Mr. Talluri Nageswara Rao, (26) Mr. Pedamallu Narasimha Soma Sekhar s/o Mr. Pedamallu Kameswara Rao, (27) Mr. Aravinda Babu Revuri s/o Mr. Balanagaiah Revuri, (28) Mrs. Sujatha



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Tummalapenta w/o Mr. Sunil Kumar Tummalapenta, (29) Mrs. Padmapriya Thummalapenta w/o Mr. GKRV Srinivasa Rao, (30) Mr. Palleti Avinash reddy s/o Mr. P.V Krishna Reddy, (31) Mrs. Kirti Kala Gupta w/o Mr. Ishant Gupta, (32) Mrs. Pesala Vijayalakshmi w/o Mr. Pesala Kiran kumar, (33) Mr. Karnati Mallikharjun Choudary s/o Mr. K. Venkateswarlu, (34) Mr. Para Mahesah Naidu s/o Mr. Para Srinivasulu, (35) Mrs. Chennampalli Priyareddy w/o Mr. Gangadhara Reddy Chennampalli, (36) Mr. Tarigopula Prabhakar Reddy s/o Mr. Tarigopula Venkata Rami Reddy, (37) Mr. Dinesh Reddy Beeram s/o Mr. Srinivasa Reddy Beeram, (38) Mrs. Swarna Mayuri Reddy s/o Mr. Swarna Sudhakar Reddy, (39) Mr. Ravikumar Swarna s/o Mr. Venkara Subba Reddy, (40) Mr. Sista Venu Gopal s/o Mr. S.V Ramana Murthy, (41) Mr. Panyam Dakshina Murthy s/o Mr. P. Ramanaiah, (42) Mr. Nagaraju Nagella s/o Mr. Ramasubbaiah Nagella, (43) Mr. Kiran Kumar Penujuri s/o Mr. P. Gangadhar, (44) Mrs. Bindu Lumen d/o Late. Lumen Bernard David, (45) Mr. Reddy Bharath Reddy s/o Mr. R. Venkata Reddy, (46) Mrs. Sreedivya Thiriveedhi w/o Mr. Ranjith Kumar S.V.V, (47) Mrs. Swathi Mamilla w/o Mr. Jyothi Swaroop S.V.V and (48) Mr. Ravindhnanad s/o Mr. N. Eswaraiah and M/s Neobuild Ventures LLP has clear, marketable and free from encumbrance's title to the property described hereinabove subject to the production of documents as mentioned in Column No.7 and that the Bank can accept the original title deeds as listed at **Annexure-A** above to create valid equitable mortgage by deposit of title deeds/to execute registered mortgage in favour of Aditya Birla Housing Finance Ltd.

Further the Landowners have entered into the Joint Development Agreement dated 11.04.2023 with M/s. Neobuild Ventures LLP(Developer), a Limited



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Liability Partnership, wherein the Developer has been granted with the development rights to develop the Schedule Property and further the Developer shall be entitled for Developer's share subject to the Developer delivering the Landowner's share.

M. N. Sathish Babu
Advocate 23/01/2023.



**M. N SATHISH BABU
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LEGAL REPORT

All that part and parcel of the undeveloped vacant converted land bearing Sy.No.24, measuring 2 Acres 13 Guntas, situated at Heggondanahalli Village, Sarjapura Hobli, Anekal taluk, Bangalore Urban District, and bounded on;

BOUNDARIES			
East	West	North	South
Chikkavaderapur ra village border	Sy.No.27	Survey SY.No.28 Sy.no.23 and road	no.Survey no. 25 and 26

DOCUMENTS PRODUCED FOR SY.NO.24: -

1. Order in Case No.25/1958-59 issued by office of Special Deputy Commissioner for Inams Abolition, Bangalore.
2. Index of Land issued by the office of Tahsildar, Anekal Taluk.
3. Mutation Register bearing No.05/88-89 issued by the Tahsildar, Anekal Taluk.
4. Un-Registered Agreement to Sell dated 12-04-2023
5. Sale Deed dated 23-04-2023 registered as Document No.SRJ-1-00268-2023-24 fo Book -I, stored in CD No.SRJD1360 at the office of the Sub-Registrar, Sarjapura.
6. Mutation Register bearing No.H53/2022-23 issued by the Tahsildar, Anekal Taluk.



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7. Joint Development Agreement dated 12-04-2023 registered as document No.SRJ-1-00284-2023-24 of Book -I, stored in CD.No.SRJD1360 in the office of the Sub-Registrar, Sarjapura.
8. General Power of Attorney dated 12-04-2023, registered as document No.SRJ-4-00008/2023-24, Book -IV, stored in CD.No.SRRJD1360, in the office of the Sub-Registrar, Sarjapura.
9. Karnataka Revision settlement Akarband, issued by the office of the Tahsildar, Anekal Taluk.
10. Hissa Survey Tippani/Pakka Book/Survey Sketch, issued by the Department of Land Records.
11. Village Map of Heggondanahalli Village, issued by the office of the Assistant Director of Land Records.
12. Records of Rights, Tenancy and Crops (RTC) from 1969-70 to 2000-01 and 2001-02 to 2024-25.
13. Official Memorandum for deemed conversion dated 13/09/2023 bearing conversion order no.516280 issued by the office of Deputy Commissioner Bangalore.
14. Encumbrance Certificate for the period from 01.04.1950 to 31.03.2004, 01.04.2004 to 30.03.2023, and 01.04.2023 to 14.10.2024.

TITLE FLOW OF PROPERTY: -

I have been produced the photocopies of the documents mentioned above and I have carefully perused all the above documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same and I have not done any search in the Sub-Registrar office and jurisdictional court.

The land bearing Survey No.24 an extent measuring 04 acres 03 guntas and including 1 gunta of Kaharab land, Situated at Heggondanahalli Village,



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Sarjapura-3 Hobli, Anekal Taluk & Bangalore Urban District originally was an Inam Land. On an application made by **Sri. Siddaiah S/o. Sri. Erappa** seeking for occupancy rights with respect to the Survey No.24 measuring 4 acres 03 guntas including 1 guntas karab, an enquiry was conducted by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No.25/1958-59 and accordingly, Sri. Siddaiah S/o. Sri. Erappa was Re-granted with occupancy rights with respect to Land bearing Survey No.24 an extent measuring 04 Acres 03 Guntas including 1 guntas karab, under an Inam Order dated 26.05.1959 under Section 06 (Quasi-Permanent Tenant) of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 and his name was recorded as an occupant in all the relevant revenue documents.

Further, it is observed from the Index of Land issued by the office of Tahsildar, Anekal Taluk, that the name of the Sri. Siddaiah S/o. Sri. Erappa is recorded as owner with respect to the land bearing Survey No.24 an extent measuring 04 Acres 03 Guntas and including 01 gunta karab land vide RR No.80.

It is observed from the Mutation Register bearing No.05/88-89 issued by the office of the Tahsildar, Anekal Taluk that the sons of Sri. Siddaiah namely Sri. Veerappa, Sri. S. Muniyappa and Sri. S. Rajanna all have jointly entered into the Panchayath Partition on dated 10-05-1982 and partitioned their family properties which including land bearing Survey No.24 an extent measuring 04 Acres 03 Guntas including 1 guntas Karab land was allotted to the share of Sri. S.Rajanna S/o. Sri. S.Siddaiah. Further his was recorded as owner in all the relevant revenue documents.

Thereafter it is observed from the Un-registered Agreement of Sell dated 12-04-2023 that Sri. D.S.Rajanna @S.Rajanna S/o. Late. Siddaiah, Smt. Gowramma W/o. Sri. D.S.Rajanna, Sri. Ashok Rajanna, Smt. Madhu Ashok W/o. Ashok Rajanna, Kumari. Bhavika D/o. Sri. Ashok Rajanna, Sri. Sankalp D/o. Ashok Rajanna, Smt. R. Renuka W/o. T. Gnaneshwarappa, Smt. Arathi R. D/o. D.S. Rajanna, Smt. R.Manjula W/o. Sri. Pradeep Reddy, Kumari. Tanvi P, D/o. Smr. P.Manjula and Kumari. Tanmay P, D/o. P. Manjula all have agreed to convey the land bearing Survey No.24 an extent measuring 04 Acres 03 Guntas in favour of



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ADVOCATE

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Sri. Bhargava Sunil Kumar Parvataneni S/o. Sri. Bapaiah Parvataneni, Sri. Balarama Krishna Nadipineni S/o. Sri. Ramaiah Nadipineni, Sri. Murali G S/o. Sri. Govinda Reddy G A, Smt. Mamatha W/o. Sri. Chandra Shekar, Smt. Sunitha W/o. Rajaneesh Kumar Reddy, Sri. Dileep Ramanolla S/o. Sri. Veera Ram Mohan Rao Ramanolla, Sri. Vikranth Ramanolla S/o. Sri. Ramanolla Venkateshwara Rao, Smt. Lakshmi Devi Ramanolla W/o. Sri. Vikranth Ramanolla, Sri. Anil B N S/o. Sri. B.T. Nagaraju, Smt. Jyothi Budati W/o. Sreenivas Akurati, Smt. Akurati Sree Durga D/o. Koteshwara Rao Akurati, Sri. Siva Kumar Buduri S/o. Narayana Buduri, Sri. Ramesh Babu Vaka S/o. Sri. Venkateshwara Reddy Vaka and Sri. Vinukonda Vijaya Kumar S/o. Vinukonda Subrahmanyam.

It is observed from the Sale Deed dated 12-04-2023 that Sri. D.S.Rajanna @S.Rajanna S/o. Late. Siddaiah, Smt. Gowramma W/o. Sri. D.S.Rajanna, Sri. Ashok Rajanna, Smt. Madhu Ashok W/o. Ashok Rajanna, Kumari. Bhavika D/o. Sri. Ashok Rajanna, Sri. Sankalp D/o. Ashok Rajanna, Smt. R. Renuka W/o. T. Gnaneshwarappa, Smt. Arathi R. D/o. D.S. Rajanna, Smt. R.Manjula W/o. Sri. Pradeep Reddy, Kumari. Tanvi P, D/o. Smr. P.Manjula and Kumari. Tanmay P, D/o. P. Manjula all have jointly conveyed the land bearing Survey No.24 an extent measuring 04 Acres 02 Guntas excluding 1 gunta karab in favour of Sri. Bhargava Sunil Kumar Parvataneni S/o. Sri. Bapaiah Parvataneni, Sri. Balarama Krishna Nadipineni S/o. Sri. Ramaiah Nadipineni, Sri. Murali G S/o. Sri. Govinda Reddy G A, Smt. Mamatha W/o. Sri. Chandra Shekar, Smt. Sunitha W/o. Rajaneesh Kumar Reddy, Sri. Dileep Ramanolla S/o. Sri. Veera Ram Mohan Rao Ramanolla, Sri. Vikranth Ramanolla S/o. Sri. Ramanolla Venkateshwara Rao, Smt. Lakshmi Devi Ramanolla W/o. Sri. Vikranth Ramanolla, Sri. Anil B.N., S/o. Sri. B.T. Nagaraju, Smt. Jyothi Budati W/o. Sreenivas Akurati, Smt. Akurati Sree Durga D/o. Koteshwara Rao Akurati, Sri. Siva Kumar Buduri S/o. Narayana Buduri, Sri. Ramesh Babu Vaka S/o. Sri. Venkateshwara Reddy Vaka and Sri. Vinukonda Vijaya Kumar S/o. Vinukonda Subrahmanyam and the same is registered as document No.SRJ-1-00268/2023-24 of Book -I, stored in CD.No.SRJD1360 in the office of the Sub-Registrar, Sarjapura.



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Further we have been furnished with Mutation Register bearing No.H53/2022-23 issued by the office of Tahsildar, Anekal Taluk that by Virtue of aforesaid Sale Deed the names of Sri. Bhargava Sunil Kumar Parvataneni S/o. Sri. Bapaiah Parvataneni, Sri. Balarama Krishna Nadipineni S/o. Sri. Ramaiah Nadipineni, Sri. Murali G S/o. Sri. Govinda Reddy G A, Smt. Mamatha W/o. Sri. Chandra Shekar, Smt.Sunitha W/o. Rajaneesh Kumar Reddy, Sri. Dileep Ramanolla S/o. Sri. Veera Ram Mohan Rao Ramanolla, Sri. Vikranth Ramanolla S/o. Sri. Ramanolla Venkateshwara Rao, Smt. Lakshmi Devi Ramanolla W/o. Sri. Vikranth Ramanolla, Sri. Anil B.N., S/o. Sri. B.T. Nagaraju, Smt. Jyothi Budati W/o. Sreenivas Akurati, Smt. Akurati Sree Durga D/o. Koteshwara Rao Akurati, Sri. Siva Kumar Buduri S/o. Narayana Buduri, Sri. Ramesh Babu Vaka S/o. Sri. Venkateshwara Reddy Vaka and Sri. Vinukonda Vijaya Kumar S/o. Vinukonda Subrahmanyam is recorded as joint owners with respect to the land bearing Survey No.24 an extent measuring 04 Acres 02 excluding 1 gunta Karab.

It is observed from the Joint Development Agreement dated 12/03/2023 registered as document No.SRJ-1-00284/2023-24 of Book -I, stored in CD.No.SRJD1360 in the office of the Sub-Registrar, Sarajapura, that of Sri. Bhargava Sunil Kumar Parvataneni S/o. Sri. Bapaiah Parvataneni, Sri. Balarama Krishna Nadipineni S/o. Sri. Ramaiah Nadipineni, Sri. Murali G S/o. Sri. Govinda Reddy G A, Smt. Mamatha W/o. Sri. Chandra Shekar, Smt.Sunitha W/o. Rajaneesh Kumar Reddy, Sri. Dileep Ramanolla S/o. Sri. Veera Ram Mohan Rao Ramanolla, Sri. Vikranth Ramanolla S/o. Sri. Ramanolla Venkateshwara Rao, Smt. Lakshmi Devi Ramanolla W/o. Sri. Vikranth Ramanolla, Sri. Anil B.N., S/o. Sri. B.T. Nagaraju, Smt. Jyothi Budati W/o. Sreenivas Akurati, Smt. Akurati Sree Durga D/o. Koteshwara Rao Akurati, Sri. Siva Kumar Buduri S/o. Narayana Buduri, Sri. Ramesh Babu Vaka S/o. Sri. Venkateshwara Reddy Vaka and Sri. Vinukonda Vijaya Kumar S/o. Vinukonda Subrahmanyam as the land owners have entered into a development agreement with M/s. Neobuild Ventures LLP., represented by its Authorised Signatory, Sri. R. Vijaya Kumar Reddy and Sri. A. Syam Prasad to develop the Schedule Property into residential Apartment building as per the terms of the agreement the Owners has been entitled for 32% of Super Built-Up Area/Saleable Area on Schedule



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Property along with proportionate undivided rights, title, interest along with car parking space as their share and the Balance Super Built-Up Area/Saleable Area on Schedule Property along with proportionate undivided rights, title, interest along with car parking space is assigned to the share of the Developer.

In furtherance to the Joint Development Agreement Sri. Bhargava Sunil Kumar Parvataneni S/o. Sri. Bapaiah Parvataneni, Sri. Balarama Krishna Nadipineni S/o. Sri. Ramaiah Nadipineni, Sri. Murali G S/o. Sri. Govinda Reddy G A, Smt. Mamatha W/o. Sri. Chandra Shekar, Smt. Sunitha W/o. Rajaneesh Kumar Reddy, Sri. Dileep Ramanolla S/o. Sri. Veera Ram Mohan Rao Ramanolla, Sri. Vikranth Ramanolla S/o. Sri. Ramanolla Venkateshwara Rao, Smt. Lakshmi Devi Ramanolla W/o. Sri. Vikranth Ramanolla, Sri. Anil B.N., S/o. Sri. B.T. Nagaraju, Smt. Jyothi Budati W/o. Sreenivas Akurati, Smt. Akurati Sree Durga D/o. Koteshwara Rao Akurati, Sri. Siva Kumar Buduri S/o. Narayana Buduri, Sri. Ramesh Babu Vaka S/o. Sri. Venkateshwara Reddy Vaka and Sri. Vinukonda Vijaya Kumar S/o. Vinukonda Subrahmanyam executed a General Power of Attorney dated 12/04/2023, registered as document No.SRJ-4-00008/2023-24 of Book -IV stored in CD.No.SRJ1360 in the office of the Sub-Registrar, Sarjapura in favour of M/s. Neobuild Ventures LLP., represented by its authorised signatories, Sri. R. Vijay Kumar Reddy and Sri. A. Syam Prasad, authorising the developer to obtain facilities from banks, financiers, alternative investment funds, and to sell otherwise dispose of by way of Sale/Assignment/Gift/Lease etc., in ownership of Developer share.

It is observed from the Official Memorandum for deemed conversion dated 13/09/2023 bearing conversion order no. 516280 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No.24 measuring 4 acres 02 guntas is converted from agricultural to Personal Housing -Residential purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).



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Survey Documents:

It is observed from the Revision settlement Akarbhand issued by the office of Tahsildar, Anekal, that the land bearing Survey No.24 totally measuring to an extent of 04 acre 02 guntas excluding 1 gunta karab land.

It is observed from the Moola Survey Tippani issued by the Office of Assistant Director of Land Records that Survey no.24 confirms the topographical shape of the land.

The Village Map of Heggondanahalli Village issued by the Office of Department of Survey Settlement & Land Records discloses the location, shape and existence of Survey No.24.

Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned discloses as follows:

Sri. Siddaiah, Sri. D. S. Rajanna @S. Rajanna and present owners name in the column No.9 of the RTC.

We have been furnished with the Encumbrance Certificate for the period from 01.04.1950 to 31.03.2004, 01.04.2004 to 30.03.2023 and 01.04.2023 to 14.10.2024 issued by the office of the Sub-Registrar Anekal with respect to Survey No.24.

WHEREFORE, from the records made available, it's clear that the title of the Schedule Property has flown as stated supra & has a clear & marketable title subject to production of documents as mentioned in column No.7.



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OPINION :

In view of the foregoing, I certify that Sri. Bhargava Sunil Kumar Parvataneni S/o. Sri. Bapaiah Parvataneni, Sri. Balarama Krishna Nadipineni S/o. Sri. Ramaiah Nadipineni, Sri. Murali G S/o. Sri. Govinda Reddy G A, Smt. Mamatha W/o. Sri. Chandra Shekar, Smt. Sunitha W/o. Rajaneesh Kumar Reddy, Sri. Dileep Ramanolla S/o. Sri. Veera Ram Mohan Rao Ramanolla, Sri. Vikranth Ramanolla S/o. Sri. Ramanolla Venkateshwara Rao, Smt. Lakshmi Devi Ramanolla W/o. Sri. Vikranth Ramanolla, Sri. Anil B.N., S/o. Sri. B.T. Nagaraju, Smt. Jyothi Budati W/o. Sreenivas Akurati, Smt. Akurati Sree Durga D/o. Koteshwara Rao Akurati, Sri. Siva Kumar Buduri S/o. Narayana Buduri, Sri. Ramesh Babu Vaka S/o. Sri. Venkateshwara Reddy Vaka and Sri. Vinukonda Vijaya Kumar S/o. Vinukonda Subrahmanyam have clear, marketable and free from encumbrance's title to the property described hereinabove.

Further the Landowners have entered into the Joint Development Agreement dated 12/04/2023 with M/s. Neobuild Ventures LLP(Developer), a Limited Liability Partnership, wherein the Developer has been granted with the development rights to develop the Schedule Property and further the Developer shall be entitled for Developer's share subject to the Developer delivering the Landowner's share.


ADVOCATE. 23/01/2023.