

GANA MT
Advocates & Solicitors

To,

20.05.2025

**M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102**

Legal Report to land measuring 10 Guntas in Survey No. 20/4, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	15.09.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 20/4 measuring 10 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 534525	Original
2.		Conversion Sketch for Survey Number 20/4 measuring 10 Guntas		Photocopy
3.		Conversion fee paid challan for Survey Number 20/4 measuring 10 Guntas		Original
TITLE DEEDS				
4.	08.03.1954	Sale Deed executed by Muniyappa, S/o. Nanjappa in favor of	Doc No. 3359/1953-54	Original

GANA MT
Advocates & Solicitors

		Pillarcddy, S/o.Thimmarcddy. Schedule: Sy No. 20/4 measuring 10 Guntas.		
5.	28.01.1973	Gift Deed executed by Pilla Reddy, S/o. Late Thimmareddy in favor of his daughter Mallamma. Schedule: Sy No. 20/4 measuring 10 Guntas.	Doc No. 2829/1972-73	Original
6.	18.02.2013	Gift Deed executed by Mallamma, W/o. N. Krishnareddy in favor of her Son K. Murali Mohan, S/o. Krishna Reddy. Schedule: Sy No. 20/4 measuring 10 Guntas.	Doc No. 6891/2012-13	Original
7.	16.08.2022	Gift Deed executed by K. Murali Mohan, S/o. Krishna Reddy in favor of his wife Shwetha B R. Schedule: Sy No. 20/4 measuring 10 Guntas.	Doc No. 5361/2022-23	Online copy
8.	16.01.2023	Sale Deed executed by Shwetha B R, W/o. Murali Mohan K & others in favor of A.M. Subbaiah, & his wife Gana M T. Schedule: Sy No. 20/4 measuring 10 Guntas.	Doc No. 8902/2022-23	Original
9.	08.09.2023	JDA executed by A.M. Subbaiah, & his wife Gana M T in favor of M/s. Abhee Ventures Pvt Ltd. Schedule: Sy No. 20/4 measuring 10 Guntas.	Doc No. 6943/2023-24	Original

GANA MT
Advocates & Solicitors

10.	08.09.2023	GPA executed by A.M. Subbaiah, & his wife Gana M T in favor of M/s. Abhee Ventures Pvt Ltd. Schedule: Sy No. 20/4 measuring 10 Guntas.	Doc No. 157/2023-24	Original
REVENUE RECORDS				
8.		Record of Rights	No.75	Endorsement
9.		Karda		Endorsement
10.		ketuvar		Endorsement
11.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 1972-73, 1979-80 to 1998-99, 2008-09 to 2024-25		Certified
12.		Mutation Registrar	MR No. 13/1974-75	Endorsement
13.		Mutation Registrar	MR No. 9/1938-39	Endorsement
14.		Mutation Registrar	MR 23/2008-09	Online copy
15.		Mutation Registrar	MR H12/2012-13	Certified copy

GANA MT
Advocates & Solicitors

16.		Mutation Registrar	MR H6/2022-23	Online copy
17.		Mutation Registrar	MR T9/2023-24	Online copy
18.		Mutation Registrar	MR T12/2023-24	Online copy
SURVEY RECORDS				
19.		Moola Tippani		Online copy
20.		Hissa Tippani		Online copy
21.		RR Right side & Left side		Online copy
22.		Atlas		Online copy
23.		Akarbandh		Online copy
24.		Village Map		Photo Copy
ENDORSEMENTS				
25.	21.07.2023	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR 13/1974-75 is not available		Certified copy
26.	28.02.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR 9/1938-39 is not available		Certified copy

GANA MT
Advocates & Solicitors

27.	28.02.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Preliminary Records is not available		Certified copy
28.	28.02.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Index of Lands is not available		Certified copy
29.	05.03.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that RTC from 1974 to 1980 are not available		Certified copy
30.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978) Schedule: Sy No 20/4 measuring 10 Guntas	PTCL/(A)/CR/951 /2024-25	Certified copy

ENCUMBRANCE CERTIFICATE

31.	24.02.2025	E.C for the period from 01.04.1940 to 31.03.2004	S.A. No. 13786/2024-25	Certified Copy
32.	27.02.2025	E.C for the period from 01.04.2004 to 25.02.2025	S.A.340638/2024-25	Online copy

II.

GLOSSARY (indicative)

GANA MT
Advocates & Solicitors

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

GANA MT
Advocates & Solicitors

14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III.	PROPERTY DETAILS
-------------	-------------------------

All that piece and parcel of residentially converted immovable property bearing Survey Number 20/4 measuring 10 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 17 & 18
West by	:	Survey Number 33/4
North by	:	Survey Number 20/1
South by	:	Survey Number 20/12 & 20/5

IV.

NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

GANA MT
Advocates & Solicitors

The Residentially converted land in Survey Number 20/4 measuring 10 Guntas, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

1. Originally the land bearing 20/4 measuring 10 Guntas situated at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, originally owned by One Muniyappa son of Nanjappa. Whereas in the record of Rights bearing No: 75 & in RTC is reflected the name of Muniyappa. Thereafter on 08.03.1954, Muniyappa son of Nanjappa conveyed the Schedule Property in favor of Pilla Reddy son of Thimmareddy vide registered sale deed bearing number 3359/1953-54.
2. Whereas, aforesaid Pilla Reddy son of Thimmareddy bequeathed land measuring 10 Guntas in Survey Number 20/4 vide registered Gift deed bearing No: 2829/1972-73 on 28.01.1973 in favour of his daughter Mallamma daughter of Pilla Reddy. The Katha also mutated in her name vide MR13/1974-75.
3. Whereas, aforesaid Mallamma daughter of Pilla Reddy bequeathed land measuring 10 Guntas in Survey Number 20/4 vide registered Gift deed bearing No: 6891/2012-13 on 18.02.2013 in favour of his son K.Murali Mohan son of Krishna Reddy & Mallamma. The Katha also mutated in his name vide MR H12/2012-13.
4. Whereas, thereafter aforesaid K. Murali Mohan son of Krishna Reddy & Mallamma bequeathed land measuring 10 Guntas in Survey Number 20/4 vide registered Gift deed bearing No: 5361/2022-23 on 16.08.2022 in favour of his wife Swetha B R wife of K. Murali Mohan. The Katha also mutated in her name vide MR H6/2022-23.
5. Whereas, thereafter aforesaid Swetha B R, K. Murali Mohan along with their children & Mallamma jointly conveyed land measuring 10 Guntas in Survey Number 20/4 vide registered Sale deed bearing No: 8902/2022-23 on 16.01.2023 in favour of A M Subbaiah and Gana M T. The Katha also mutated in their name vide MR T9/2023-24.
6. Thereafter aforesaid A M Subbaiah and Gana M T have executed Joint Development Agreement on 08.09.2023 and same was registered vide bearing document number 6943/2023-24 in favor of M/s. Abhec Ventures Pvt Ltd along with General Power of Attorney bearing registered document number 157/2023-24 on 08.09.2023 in the Sub registrar office of Attibele with respect to land measuring 10 Guntas in Sy No 20/4 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, **hereinafter referred to as Schedule Property**. In the aforesaid deeds

M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop of the Schedule Property into residential layout.

7. Later, A M Subbaiah and Gana M T made an application to Deputy Commissioner, Bangalore District, for conversion of the Property i.e survey number 20/4 measuring 10 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of the survey number 20/4 measuring 10 Guntas Vide bearing No. 534525 on 15.09.2023. The Katha also mutated in their name vide MR T12/2023-24.

COMMON DOCUMENTS

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anckal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1940 to 25.02.2025 reflects following transactions in respect of Survey Number 20/4
5. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:951/2024-25 for Sy No. 20/4, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
6. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Anekal Planning Authority consisting of 279 sites of various dimensions.
7. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
8. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and

GANA MT
Advocates & Solicitors

authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. A M Subbaiah and Gana M T** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.

SHAKILA



KAR/126/2008

Advocate

Bangalore

GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal report of land measuring 15 Guntas (out of 1 Acre 3 Guntas) in forming part of Survey No. 23/1, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	03.02.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 23/1 measuring 15 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 735980	Original
2.		Conversion Sketch for Survey Number 23/1 measuring 15 Guntas.		Photocopy
3.		Conversion fcc paid challan for Survey Number 23/1 measuring 15 Guntas.		Photocopy
TITLE DEEDS				



GANA MT
Advocates & Solicitors

4.	31.05.1971	Regrant Order passed by the Mysore Village Offices Abolition Act 1961 in favor of U. N. Sharma @ Narashimamurthy @ Narashima Sharma.	Doc No. VOA(A)505/1969-70	Certified
5.	08.02.1972	Sale Permission issued by Assistant Commissioner, Doddaballapura in favor of U. N. Sharma @ Narashimamurthy @ Narashima Sharma.		Certified
6.	26.08.1983	Sale Deed executed by Narasimha Sharma in favor of Gopal Reddy, S/o. Late Venkata Reddy.	Doc No. 828/1983-84	Certified
7.	25.06.2016	Release Deed executed by Gowramma, D/o. Late Venkata Reddy in favor of A.G. Raju, A.G. Kumar, A.V. Krishna Reddy & A. V. Shankar Raju. Schedule: Sy No. 23/1 measuring 1 Acre 3 Guntas.	Doc No. 1949/2016-17	Online copy
8.		Partition suit filed by the A.V. Shankara Raju, S/o. Late Venkata Reddy against A. V. Krishna Reddy & others. Schedule: Sy No. 23 measuring 1 Acre 3 Guntas.	O. S. No. 247/2022	



GANA MT
Advocates & Solicitors

9.	20.05.2022	Final Decree passed by Prl Senior Civil Judge & JMFC at Anekal in favor of Raghu K Schedule: Sy No. 23 measuring 1 Acre 3 Guntas	Doc No. 1686/2022-23	
10.	17.08.2023	JDA executed by Raghu K along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 23 measuring 15 Guntas (out of 1 Acre 3 Guntas)	Doc No. 5519/2023-24	Original
11.	17.08.2023	GPA executed by Raghu K along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 23 measuring 15 Guntas (out of 1 Acre 3 Guntas)	Doc No. 119/2023- 24	Original
REVENUE RECORDS				
8.		Record of Rights in the name of U.N. Sharma @ Narasimha Murthy.	No.414	Certified copy
9.		Ketuvar		Certified copy
10.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 1973-74, 1979-80 to 2009-10 for Sy No. 23 2010-11 to 2024-25 for Sy No. 23/1		Photocopy
11.		Mutation Registrar	MR. No. 9/1957- 58	Certified copy



GANA MT
Advocates & Solicitors

12.		Mutation Registrar	MR. No. 10/1957-58	Certified copy
13.		Mutation Registrar	MR. No. 41/1957-58	Endorsement
14.		Mutation Registrar	MR. No. 1/1971-72	Endorsement
15.		Mutation Registrar	MR. No. 5/1983-84	Certified copy
16.		Mutation Registrar	MR. No. 22/2008-09	Certified copy
17.		Mutation Registrar	MR. No. H19/2011-12	Certified copy
18.		Mutation Registrar	MR. No. T13/2022-23	Certified copy
19.		Mutation Registrar	MR. No. T45/2024-25	Certified copy

SURVEY RECORDS

20.		Moola Tippani		Online copy
21.		Hissa Tippani		Certified copy
22.		RR Right side & Left Side		Certified copy
23.		Atlas		Online copy
24.		Akarbandh		Certified copy
25.		Village Map		Photo Copy

ENDORSEMENTS



GANA MT
Advocates & Solicitors

26.	12.07.2023	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that IL & Preliminary Records are not available		Certified copy
27.	21.07.2023	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR 41/1957-58 is not available		Certified copy
28.	21.07.2023	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR 1/1971-72 is not available		Certified copy
29.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978) Schedule: Sy No 23/1 measuring 1 Acre 03 Guntas	PTCL/(A)/CR/944 /2024-25	Certified copy
30.	05.03.2025	Endorsement issued by the Tahashildar, Anekal Taluk stating that RTC from 1974 to 1980 is not available		Certified copy
ENCUMBRANCE CERTIFICATE				
31.	18.07.2023	E.C for the period from 01.04.1920 to 31.03.2004	S.A. No. 5831/2023-24	Original Copy



GANA MT
Advocates & Solicitors

32.	27.02.2025	E.C for the period from 01.04.2004 to 01.03.2012 Sy No 23	S.A. 340637/2024-25	Online Copy
33.	27.02.2025	E.C for the period from 01.04.2011 to 25.02.2025 Sy No 23/1	S.A. 340636/2024-25	Online Copy

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;



GANA MT
Advocates & Solicitors

10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatcdar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number

GANA MT
Advocates & Solicitors

		subordinate to that of the Survey Number of which it is a portion.
--	--	--

III. PROPERTY DETAILS

All that piece and parcel of residentially converted immovable property bearing New Survey Number 23/1 measuring 15 Guntas out of 01 Acre 03 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 20/8
West by	:	Survey Number 32/3B
North by	:	Survey Number 32/2 & 20/6
South by	:	Remaining land in Survey Number 23/1

IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or



GANA MT
Advocates & Solicitors

any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

The Residentially converted land in Survey Number 23/1 measuring 15 Guntas out of 01 Acre 03 Guntas, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

1. Originally the land bearing 23 measuring 02 Acres 06 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, originally owned by U N Sharma @ Narasimha Murthy under an Shanbogi Service Inam regrant order passed by Assistant Commissioner, Doddaballapura Sub Division Bangalore in case No: VOA(A) 505/1969-70 on 30.05.1971 under provision Section 5 of Mysore village offices Abolition Act 1961. Whereas in the record of Rights bearing No: 414 is reflected the said regrant Inam order. Thereafter on 08.02.1972 the U N Sharma @ Narasimha Murthy obtained sale permission to convey the land in Sy No 23 measuring 02 Acres 06 Guntas by paying assessment for 15 years and additional 6 years from Assistant Commissioner, Doddaballapura Sub Division Bangalore.
2. Whereas, aforesaid U N Sharma @ Narasimha Murthy conveyed land measuring 02 Acres 06 Guntas in Survey Number 23 vide registered sale deed bearing No: 828/1983-84 on 26.08.1983 in favour of Gopal Reddy



GANA MT
Advocates & Solicitors

son of Late Venkata Reddy. The Katha also mutated in his name vide MR5/1983-84.

3. Thereafter A V Krishna Reddy son of Late Venkata Reddy, A V Shankara Raju son of Late Venkata Reddy, A G Raju, A G Kumar sons of Late Gopal Reddy and A K Raghu son of A V Krishna Reddy jointly conveyed land measuring 01 Acre 03 Guntas in Sy No 23 in favour of N Mamatha wife of C Srinivasa Reddy vide document number 3267/2008-09 on 04.03.2009.
4. Later Gowramma daughter of Late Venkata Reddy executed registered Release Deed in favour of A G Raju, A G Kumar sons of Late Gopal Reddy, A V Krishna Reddy son of Late Venkata Reddy, A V Shankara Raju son of Late Venkata Reddy bearing No: 1949/2016-17 on 25.06.2016 with respect Sy No 23 measuring 01 acre 03 Guntas.
5. Thereafter land measuring 01 acre 03 Guntas in Sy No 23 phoded and renumbered as Sy No 23/1 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District.
6. Whereas, Later A V Shankara Raju son of Late Venkata Reddy filed case before the court of Principal Senior Civil Judge at Anekal in OS No: 247/2022 for partition against their A V Krishna Reddy son of Late Venkata Reddy, A G Raju, A G Kumar sons of Late Gopal Reddy, A K Raghu son of A V Krishna Reddy and others. Later the family members of Late Venkata Reddy entered into compromise and settled the case. According to compromise the land measuring 01 Acre 03 Guntas in Survey Number 23/1 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to the share of A K Raghu son of A V Krishna Reddy in the Schedule C of the Compromise petition.
7. Thereafter aforesaid A K Raghu son of A V Krishna Reddy drawn final decree in OS No: 247/2022 in the court of Principal Senior Civil Judge at Anekal with respect to land measuring 01 Acre 03 Guntas in Survey Number 23/1 and same was registered as document No.1686/2022-23 on 23.05.2022 before the Sub Registrar office Anekal. The Katha also mutated in his name vide MRT13/2022-23.
8. Thereafter aforesaid A K Raghu son of A V Krishna Reddy along with his family have executed Joint Development Agreement on 17.08.2023 and same was registered vide bearing document number 5519/2023-24 in favor of M/s. Abhec Ventures Pvt Ltd along with General Power of Attorney bearing registered document number 119/2023-24 on 17.08.2023 in the Sub registrar office of Attibele with respect to land measuring 15 Guntas out of 01 Acre-03 Guntas in Sy No 23/1 situated at Arenuru Village,



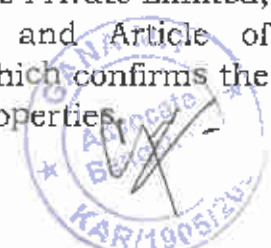
GANA MT
Advocates & Solicitors

Attibele Hobli, Anekal Taluk, Bangalore Urban District, **hereinafter referred to as Schedule Property**. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop of the Schedule Property into residential layout.

9. Later, A K Raghu son of A V Krishna Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of the Property i.e survey number 23/1 measuring 01 Acre 03 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of the survey number 23/1 measuring 01 Acre 03 Guntas Vide bearing No. 735980 on 03.02.2025. The Katha also mutated in his name vide MR T45/2024-25.

COMMON DOCUMENTS

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of katheddar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1920 to 25.02.2025 reflects following transactions in respect of Survey Number 23/1
5. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:944/2024-25 for Sy No. 32/5, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
6. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Anekal Planning Authority consisting of 279 sites of various dimensions.
7. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.



GANA MT
Advocates & Solicitors

8. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. A K Raghu son of A V Krishna Reddy** along with his family, holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.



KAR/1905/2004
Advocate
Bangalore.

GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal report of land measuring 17 Guntas in forming part of Survey No. 27/1, land measuring 31 Gunas in forming part of Survey No. 27/2, land measuring 3.08 Guntas in forming part of Survey No. 27/3, land measuring 9.08 Guntas in forming part of Survey No. 27/4 and land measuring 1 Acre 17 Guntas in forming part of Survey No. 27/5, situated at Arcnur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 27/1 measuring 17 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 649601	Original
2.		Conversion Sketch for Survey Number 27/1 measuring 17 Guntas		Photocopy
3.		Conversion fee paid challan for Survey Number 27/1 measuring 17 Guntas		Original
4.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore	No. 649608	Original



GANA MT
Advocates & Solicitors

		showing Survey Number 27/2 measuring 31 Guntas is converted from agricultural to non-agricultural Residential purposes.		
5.		Conversion Sketch for Survey Number 27/2 measuring 31 Guntas		Photocopy
6.		Conversion fee paid challan for Survey Number 27/2 measuring 31 Guntas		Original
7.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 27/3 measuring 3.08 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 649600	Original
8.		Conversion Sketch for Survey Number 27/3 measuring 3.08 Guntas		Photocopy
9.		Conversion fee paid challan for Survey Number 27/3 measuring 3.08 Guntas		Original
10.	09.07.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 27/4 measuring 9.08 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 681762	Original



GANA MT
Advocates & Solicitors

11.		Conversion Sketch for Survey Number 27/4 measuring 9.08 Guntas		Photocopy
12.		Conversion fee paid challan for Survey Number 27/4 measuring 9.08 Guntas		Original
13.	09.07.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 27/5 measuring 1 Acre 17 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 681761	Original
14.		Conversion Sketch for Survey Number 27/5 measuring 01 Acre 17 Guntas		Photocopy
15.		Conversion fee paid challan for Survey Number 27/5 measuring 01 Acre 17 Guntas		Original
TITLE DEEDS				
16.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Pillaiah S/o. Muniappa	Doc. No. 2087/1954-55	Certified
17.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Pillaiah S/o. Muniaapa.	Doc. No. 2831/1957-58	Certified
18.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor	Doc. No. 2089/1954-55	Certified



GANA MT
Advocates & Solicitors

		of Bajjareddy S/o.Yellareddy		
19.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Bajjareddy S/o. Yellareddy.	Doc. No. 2830/1957-58	Certified
20.	15.06.1960	Partition Deed between Yella Reddy and his children Property allotted to the share of Nanjunda Reddy Reddy		Unregistered
21.	10.03.2006	Order passed by Spl. Tahashildar, Anckal Taluk. Schedule: Sy No.27 Measuring 1 Acre 17 Guntas allotted to the share of Shrinivasayya and others sons of pillalaih Measuring 31 Guntas allotted to the share of Nanjunda Reddy S/o. Yella Reddy Measuring 30 Guntas allotted to the share of Subbaraya Reddy.	Case No: R.R.T.C.(D)CR.6/9 9-2000	Certified
22.	30.10.2007	Sale Deed executed by Subbaraya Reddy, S/o. Late Yella Reddy & others in favor of A.R. Pilla Reddy, S/o. late Rama Reddy.	Doc No. 3195/2007-08	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 27 measuring 17 Guntas.		
23.	28.03.2008	Plaint filed by the Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy against Nanjunda Reddy and others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anckal.	O.S. No.313/2008	Certified
24.	14.10.2008	Compromise Petition filed between Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy and Nanjunda Reddy and others others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal. Schedule:- 31 Guntas in Sy No. 27 allotted to the share of A. N. Srinivasa Reddy, S/o. Nanjunda Reddy.		Certified
25.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anekal	O.S. No.313/2008	Photo Copy
26.	19.10.2019	Sale Agreement executed by A. N. Shrinivas Reddy in favor of Pramila Reddy, w/o. Dr. P. Gopal Reddy.	Doc No. 4705/2019-2020	Original
27.	11.12.2023	Sale Deed executed by A. N. Shrinivas Reddy along with his daughters S.Dishani Reddy & Mrudani S. Reddy as a Vendors, Pramila Reddy,	Doc No. 11650/2023-24	Original



GANA MT
Advocates & Solicitors

		w/o. Dr. P. Gopal Reddy as a confirming Party in favor of Venkataswamy Reddy, S/o. Late Venkataramanappa.		
28.	19.11.2014	Amendment Plaint filed by the Komala D/o. Subharaya against Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal.	O.S. No.978/2014	Certified
29.		Compromise Petition filed Between Komala D/o. Subharaya @ Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal. Schedule:- 3.08 Guntas in Sy No. 27 allotted to the share of Komala. 4.12 Guntas in Sy No. 27 allotted to the share of Ashwathamma. 4.12 Guntas in Sy No. 27 allotted to the share of Anitha.		Photo copy
30.		Order Passed by the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		Certified
31.	13.06.2022	Decree passed by the 1 st Addl. Senior Civil Judge and JMFC at Anekal Schedule:- 3.08 Guntas in Sy No. 27 allotted to the share of Komala.	Doc. No. 02378/2022-23	Certified Copy



GANA MT
Advocates & Solicitors

32.	13.09.2022	Sale Agreement executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 3.08 Guntas.	Doc No. 6407/2022-23	Original
33.	13.09.2022	GPA executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 3.08 Guntas.	Doc No. 174/2022-23	Original
34.	17.01.2023	Sale Deed executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 3.08 Guntas.	Doc No. 8942/2022-23	Original
35.	23.08.2022	JDA executed by Akkammaiah D/o. Late Pillaiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 1 Acre 17 Guntas.	Doc No. 4449/2022-23	Original
36.	23.08.2022	GPA executed by Akkammaiah D/o. Late Pillaiah & others in favor	Doc No. 251/2022-23	Original



GANA MT
Advocates & Solicitors

		of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 1 Acre 17 Guntas.		
37.	03.11.2022	JDA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 4.12 Guntas.	Doc No. 6519/2022-23	Original
38.	03.11.2022	GPA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 4.12 Guntas.	Doc No. 405/2022-23	Original
39.	03.11.2022	JDA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 4.12 Guntas.	Doc No. 6520/2022-23	Original
40.	03.11.2022	GPA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27 measuring 4.12 Guntas.	Doc No. 406/2022-23	Original
41.	12.12.2023	JDA executed by Venkataswamy Reddy along with his family in	Doc No. 9678/2023-24	Original

GANA MT
Advocates & Solicitors

		favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27/2 (old Sy No. 27) measuring 31 Guntas.		
42.	12.12.2023	JDA executed by Venkataswamy Reddy along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27/2 (old Sy No. 27) measuring 31 Guntas.	Doc No. 511/2023-24	Original
43.	11.12.2023	JDA executed by A. R. Pilla Reddy along with his sons Likith P Reddy & Supraj P. Reddy in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27/1 (old Sy No. 27) measuring 17 Guntas.	Doc No. 9621/2023-24	Original
44.	11.12.2023	GPA executed by A. R. Pilla Reddy along with his sons Likith P Reddy & Supraj P. Reddy in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 27/1 (old Sy No. 27) measuring 17 Guntas.	Doc No. 505/2023-24	Original
REVENUE RECORDS				
8.		Record of Rights	No.100	Certified copy



GANA MT
Advocates & Solicitors

9.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 2022-23 for Sy No. 27. 2023-24 to 2024-25 for Sy No. 27/1, 27/2, 27/3,27/4 & 27/5		Photocopy
10.		Mutation Registrar	MR. No. 4/954-55	Endorsement
11.		Mutation Registrar	MR. No. 9/1957-58	Certified Copy
12.		Mutation Registrar	MR. No. 10/1957-58	Certified Copy
13.		Mutation Registrar	IHR No. 3/1984-85	Endorsement
14.		Mutation Registrar	IHR No. 8/1984-85	Endorsement
15.		Mutation Registrar	MR No. 6/2005-06	Certified Copy
16.		Mutation Registrar	MR. No. 2/2008-09	Certified Copy
17.		Mutation Registrar	MR. No. T14/2015-16	Certified Copy
18.		Mutation Registrar	MR. No. T4/2022-23	Online Copy
19.		Mutation Registrar	MR. No. T20/2022-23	Online Copy



GANA MT
Advocates & Solicitors

20.		Mutation Registrar	MR. No. T36/2023-24	Online Copy
21.		Mutation Registrar	MR. No. T40/2023-24	Online Copy
22.		Mutation Registrar	MR. No. T41/2023-24	Online Copy
23.		Mutation Registrar	MR. No. T11/2023-24	Online Copy
24.		Mutation Registrar	MR. No. T7/2024- 25	Online Copy
25.		Mutation Registrar	MR. No. T9/2024- 25	Online Copy
SURVEY RECORDS				
26.		Moola Tippani		Certified copy
27.		Hissa Tippani		Certified copy
28.		R. R Right side & Left side		Certified copy
29.		Atlas		Certified copy
30.		Akarbandh		Certified Copy
31.		Village Map		Photo Copy
ENDORSEMENTS				
32.	20.06.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that	Sy. No. 27	Certified copy



GANA MT
Advocates & Solicitors

		IL and Preliminary Records are not available		
33.	10.08.2024	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR No. 03/1984-85 Records are not available		Certified copy
34.	10.08.2024	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR No. 08/1984-85 Records are not available		Certified copy
35.	01.07.2024	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR No. 04/1954-55 Records are not available		Certified copy
36.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978) Schedule: Sy No 27/1 measuring 17 Guntas	PTCL/(A)/CR/938 /2024-25	Certified copy
37.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978) Schedule: Sy No 27/2 measuring 31 Guntas	PTCL/(A)/CR/939 /2024-25	Certified copy

GANA MT
Advocates & Solicitors

38.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 27/3 measuring 3.08 Guntas	PTCL/(A)/CR/940 /2024-25	Certified copy
39.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 27/4 measuring 9.08 Guntas	PTCL/(A)/CR/942 /2024-25	Certified copy
40.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 27/5 measuring 01 Acre 17 Guntas	PTCL/(A)/CR/943 /2024-25	Certified copy
ENCUMBRANCE CERTIFICATE				
41.	02.2025	E.C for the period from 01.04.1955 to 31.03.2004	S.A. 13789/2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Sy No. 27		
42.	22.06.2022	E.C for the period from 01.04.2004 to 22.06.2022 Sy No. 27	S.A. 4169/2022-23	Certified Copy
43.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 27/1	S.A. 340633/2024-25	Online Copy
44.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 27/2	S.A. 340634/2024-25	Online Copy
45.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 27/3	S.A. 340634/2024-25	Online Copy
46.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 27/4	S.A. 340635/2024-25	Online Copy
47.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 27/5	S.A. 340635/2024-25	Online Copy

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers



GANA MT
Advocates & Solicitors

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



GANA MT
Advocates & Solicitors

15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

ITEM NO 1:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 27/1(old Sy No 27) measuring 17 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 27/2
West by	:	Survey Number 29
North by	:	Survey Number 31/4
South by	:	Survey Number 95/6

ITEM NO 2:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 27/2 (old Sy No 27) measuring 31 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 27/3 & 27/4
West by	:	Survey Number 27/1
North by	:	Survey Number 31/4



GANA MT
Advocates & Solicitors

South by	:	Survey Number 95/5 & 95/6
----------	---	---------------------------

ITEM NO 3:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 27/3 (old Sy No 27) measuring 3.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 27/5
West by	:	Survey Number 27/2
North by	:	Survey Number 31/4
South by	:	Survey Number 27/4

ITEM NO 4:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 27/4 (old Sy No 27) measuring 9.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 27/5
West by	:	Survey Number 27/2
North by	:	Survey Number 27/3
South by	:	Survey Number 95/5

ITEM NO 5:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 27/5 (old Sy No 27) measuring 1 Acre 17 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 95/1
West by	:	Survey Number 27/3 & 27/4
North by	:	Survey Number 31/4
South by	:	Survey Number 95/3, 95/4 & 95/5

IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public



document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

The Residentially converted land in New Survey Number 27/1 (old Sy No 27) measuring 17 Guntas, **hereinafter referred to as Item No.1 of the Schedule Property**, land in New Survey Number 27/2 (old Sy No 27) measuring 31



GANAMT
Advocates & Solicitors

Guntas, hereinafter referred to as **Item No.2 of the Schedule Property**, land in New Survey Number 27/3 (old Sy No 27) measuring 3.08 Guntas, hereinafter referred to as **Item No.3 of the Schedule Property**, land in New Survey Number 27/4 (old Sy No 27) measuring 9.08 Guntas, hereinafter referred to as **Item No.4 of the Schedule Property** and land in New Survey Number 27/5 (old Sy No 27) measuring 1 Acre 17 Guntas, hereinafter referred to as **Item No.5 of the Schedule Property** all situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

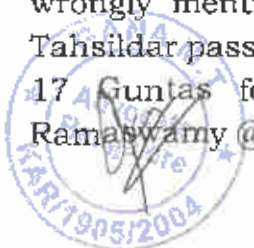
1. Originally the land bearing Survey Number 27, measuring 02 Acres 38 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, land bearing survey Number 31, measuring 4 Acres 12 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, the land bearing Survey Number 33, measuring 06 Acres 26 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and the land bearing Survey Number 95, measuring 01 Acre 19 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District totally measuring 15 Acres 15 Guntas Originally, the land owned by one Srinivasacharya son of Late Laxmanacharya and Vittalacharaya son of Late Krishnacharya and grandson of Late Laxmanacharya as ancestral property. In the record of rights vide No 100 reflects the name of Srinivasacharya and Vittalacharaya.
2. Thereafter, by mutual understanding between the family members of Srinivasacharya & Vittalacharaya orally partitioned the property. As per the oral partition, half of land out of land measuring 15 Acres 15 Guntas in Sy No. 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted each to Sethuramacharya son of Late Srinivasacharya and Vittalacharya son of Late Krishnacharya.
3. Later aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiiah son of Muneyappa through registered sale deed bearing No 2087/1954-55 dated 19.01.1955. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
4. The aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in



GANA MT
Advocates & Solicitors

favour of one Bajjareddy son of Yella Reddy through two different sale deeds bearing document No. 2089/1954-55 dated 19.01.1955.

5. Subsequently, Vittalacharya son of Late Krishnacharya deceased leaving behind his family members. Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 04 Acres out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Bajjareddy son of Yella Reddy through registered sale deed bearing No 2830/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
6. Simultaneously, Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 03 Acres 28 Guntas out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiiah son of Muneyappa through registered sale deed bearing No 2831/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
7. Whereas, as explained supra Bajjareddy son of Yella Reddy acquired land measuring 7 Acres 33 Guntas out of 15 Acres 15 Guntas in Survey Number 27,31,33 & 95. Later Yella Reddy along with his children namely Bajja Reddy, Nanjunda Reddy and Subbarayareddy entered into partition deed on 15.06.1960 with respect to Survey Number 27,31,33 & 95 along with other joint family properties. As per the aforesaid partition land measuring 4 Acres in Survey Number 27,31,33 & 95 allotted to the share of Nanjunda Reddy and land measuring 3 Acres 33 Guntas in Survey Number 27,31,33 & 95 allotted to the share of Subbraya Reddy. In the said partition Bajja Reddy was also a party and thumb impression of Bajja Reddy is reflected. Whereas, in the said partition deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
8. Later Srinivasaiah son of Pillaiiah filed RRTC(D)CR:06/1999-2000 before court of Special Tahsildar, Anekal Taluk against Bajjareddy son of Yellareddy and his brothers for procuring the katha in their names in their respective share in Survey 27,31,33 & 95. In the said case clearly mentioned that Sy No 31 was wrongly mentioned as 25 and Sy No 33 was wrongly mentioned as 23. After perusing the documents, the Special Tahsildar passed order on 10.03.2006 stating that land measuring 01 Acre 17 Guntas forming part of Survey Number 27 allotted jointly to Ramaswamy @ P Ramaiah, Narayanappa, Srinivasaiah and Gopal sons of



Pillaiah. Accordingly, mutations also mutated in their names vide MR No.3/1984-85 and land measuring 31 Guntas forming part of Survey Number 27 allotted to the share of Nanjunda Reddy son of Late Yellareddy and land measuring 30 Guntas forming part of Survey Number 27 allotted to the share of Subbarayareddy Reddy son of Late Yellareddy. Accordingly, mutations also mutated in their names vide MR No.6 /2005-06.

TITLE FLOW FOR ITEM NO.1 of the Schedule Property:

9. Thereafter the foreside RRT order Subbarayareddy Reddy son of Late Yellareddy along with his wife & children conveyed the land measuring 17 Guntas out of 30 Guntas in Sy No 27 in favor of A R Pilla Reddy son of Late Rama Reddy vide 3195/2007-08 dated 30.10.2007. Accordingly, mutation also mutated in his name vide MR No.2 /2008-09.
10. Thereafter the land measuring 17 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 27/1 vide MR No: T41/2023-24
11. Thereafter, A R Pilla Reddy son of Late Rama Reddy along with his family members have executed Joint Development Agreement on 11.12.2023 vide bearing document number 9621/2023-24 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 505/2023-24 on 11.12.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 17 Guntas in Survey Number 27/1 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
12. Subsequently, aforesaid **A R Pilla Reddy son of Late Rama Reddy** made an application to Deputy Commissioner, Bangalore District, for conversion of **Item No 1 of the Schedule Property** from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of **Item No 1 of the Schedule Property** Vide bearing No. 649601 on 23.05.2024.

TITLE FLOW FOR ITEM NO.2 of the Schedule Property

13. Whereas, Parvathamma, Nanjamma@ Radhamma, Manjamma and Savithramma daughters of Nanjunda Reddy filed case before the court of Civil Judge (Sr Dvn) & JMFC at Anekal in OS No: 313/2008 for partition against their father, Nanjundareddy brother A N Srinivas Reddy and sisters Varalakshmi & Radhamma. Later the family members of Nanjunda



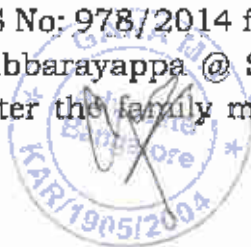
GANA MT
Advocates & Solicitors

Reddy entered into compromise and settled the case. According to compromise the land measuring 31 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to A N Srinivasa Reddy.

14. Thereafter, the aforesaid A N Srinivasa Reddy entered into registered sale Agreement in favor of P Pramila Reddy wife of Dr. Gopal Reddy vide document number 4705/2019-20 on 19.10.2029 registered before Basavanagudi Sub registrar, Bangalore with respect to Survey Number 27 measuring 31 Guntas.
15. Thereafter the land measuring 31 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 27/2 vide MR No.T11/2023-24.
16. Whereas, thereafter aforesaid A N Srinivasa Reddy along with his children and P Pramila Reddy wife of Dr. Gopal Reddy joined as confirming party and conveyed land measuring 31 Guntas in Survey Number 27/2 in favor of Venkataswamy Reddy son of Late Venkataramanappa vide registered sale deed bearing No: 11650/2023-24 on 11.12.2023. The Katha also mutated in his name vide T40/2023-24.
17. Thereafter aforesaid Venkataswamy Reddy son of Late Venkataramanappa along with family members have executed Joint Development Agreement on 11.12.2023 and same was registered vide bearing document number 9678/2023-24 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 511/2023-24 on 11.12.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the **Item No.2 of the Schedule Property** into residential layout.
18. Subsequently, aforesaid Venkataswamy Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of **Item No 2 of the Schedule Property** from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of **Item No 2 of the Schedule Property** Vide bearing No. 649608 on 23.05.2024.

TITLE FLOW FOR ITEM NO.3 & 4 of the Schedule Property:

19. Whereas, Komala, daughter of Subbarayappa @ Subbaraya Reddy filed case before the court of Additional Senior Civil Judge & JMFC at Anekal in OS No: 978/2014 for partition against her father, mother & Sisters namely Subbarayappa @ Subbaraya Reddy, Jayamma, Aswathamma & Anitha. Later the family members of Subbaraya Reddy entered into compromise



GANA MT
Advocates & Solicitors

and settled the case. According to compromise the land measuring 3.08 Guntas out of 13 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Komala. Accordingly final decree was also drawn and same was registered before the sub registrar office Anekal vide document bearing No 2378/2022-23 dated 13.06.2022. Accordingly, katha also mutated in her name Vide MR No: T6/2022-23. Land measuring 4 $\frac{3}{4}$ Guntas out of 13 Guntas in Survey Number 27 situated at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Aswathamma and land measuring 4 $\frac{3}{4}$ Guntas out of 13 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Anitha.

20. The above said Komala, daughter of Subbarayappa @ Subbaraya Reddy along with her family members conveyed the land in Sy No. 27 measuring 3.08 Guntas (out of 13 Guntas) in favor of M/s. Abhee Venture Private Limited by executing Sale Agreement along with General power of Attorney respectively bearing document number: 6407/2022-23 and 174/2022-23 on 13.09.2022. Later Komala, daughter of Subbarayappa @ Subbaraya Reddy and her family members were represented by their GPA holder M/s. Abhee Venture Private Limited executed Sale Deed vide document bearing number 8942/2022-23 on 17.01.2023 registered before Sub registrar office of Anekal.
21. Thereafter the land measuring 3.08 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 27/3 vide MR No: T36/2023-24. **Hereinafter referred to as Item No:3 of the Schedule Property.**
22. Subsequently, M/s. Abhee Venture Private Limited made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 3 of the Schedule Property i.e survey number 27/3 measuring 3.08 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 3 of the Schedule Property Vide bearing No. 649600 on 23.05.2024.
23. Whereas, aforesaid Ashwathamma, daughter of Subbaraya Reddy @ Subbarayappa along with her family members have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6519/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 405/2022-23 dated 03.11.2022. In the aforesaid deeds M/s.



GANA MT
Advocates & Solicitors

Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 4 $\frac{3}{4}$ Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

24. Thereafter, Anitha, daughter of Subbaraya Reddy @ Subbarayappa along with her family members have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6520/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 406/2022-23 on 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 4 $\frac{3}{4}$ Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
25. Thereafter the land measuring 4 $\frac{3}{4}$ Guntas and 4 $\frac{3}{4}$ Guntas totally measuring 09.08 guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 27/4 vide MR No: T9/2024-25. **Hereinafter referred to as Item No:4 of the Schedule Property.**
26. Subsequently, Ashwathamma and Anitha made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 4 of the Schedule Property i.e survey number 27/4 measuring 09.08 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 4 of the Schedule Property Vide bearing No. 681762 on 09.07.2024.

TITLE FLOW FOR ITEM NO.5 of the Schedule Property:

27. Whereas, Srinivasaiah son of Late Pillaiiah and others have executed Joint Development Agreement on 19.08.2022 vide bearing document number 04449/2022-23 and same was registered on 23.08.2022 in favor of M/s. Abhee Ventures Pvt. Ltd. along with General Power of Attorney bearing registered document number 00251/2022-23 on 23.08.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 01 Acre 17 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
28. Thereafter the land measuring 01 Acre 17 Guntas in Survey Number 27 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 27/5 vide



MR No: T7/2024-25. Hereinafter referred to as Item No:5 of the Schedule Property.

29. Subsequently, Srinivasaiah son of Late Pillaiah and others made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 5 of the Schedule Property i.e survey number 27/5 measuring 01 Acres 17 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 5 of the Schedule Property Vide bearing No. 681761 on 09.07.2024.

COMMON DOCUMENTS

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anckal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1955 to 22.06.2022 reflects following transactions in respect of Survey Number 27
5. The Encumbrance certificate for the period of 01.04.2022 to 25.02.2025 reflects following transactions in respect of Survey Number 27/1, 27/2, 27/3, 27/4 & 27/5
6. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:938/2024-25 for Sy No. 27/1, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
7. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:939/2024-25 for Sy No. 27/2, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
8. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:940/2024-25 for Sy No. 27/3, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.



GANA MT
Advocates & Solicitors

9. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:942/2024-25 for Sy No. 27/4, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
10. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:943/2024-25 for Sy No. 27/5, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
11. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Anekal Planning Authority consisting of 279 sites of various dimensions.
12. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
13. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. Pilla Reddy along with his family, Sri Venkataswamy Reddy along with his family, Sri. Srinivasaiah son of Late Pillaiah along with family and M/s Abhee Ventures Pvt Ltd and Smt. Ashwathamma along with her family and Smt. Anitha along with her family** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.


Gana M T
KAR/1905/2004
Advocate
Bangalore.

GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal Report to land measuring 2 Acre 06 Guntas in forming part of Survey No. 31/1, land measuring 07 Gunas in forming part of Survey No. 31/2, land measuring 14 Guntas in forming part of Survey No. 31/3, land measuring 22 Guntas in forming part of Survey No. 31/4, land measuring 18 Guntas in forming part of Survey No. 31/5 and land measuring 25 Guntas in forming part of Survey No. 31/6, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	18.07.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 31/1 measuring 2 Acre 06 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 681763	Original
2.		Conversion Sketch for Survey Number 31/1 measuring 2 Acre 06 Guntas		Photocopy



GANA MT
Advocates & Solicitors

3.		Conversion fee paid challan for Survey Number 31/1 measuring 2 Acre 06 Guntas		Original
4.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 31/2 measuring 07 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 649602	Original
5.		Conversion Sketch for Survey Number 31/2 measuring 07 Guntas		Photocopy
6.		Conversion fee paid challan for Survey Number 31/2 measuring 07 Guntas		Photocopy
7.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 31/3 measuring 14 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 649603	Original
8.		Conversion Sketch for Survey Number 31/3 measuring 14 Guntas		Photocopy
9.		Conversion fee paid challan for Survey Number 31/3 measuring 14 Guntas		Original



GANA MT
Advocates & Solicitors

10.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 31/4 measuring 22 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 649604	Original
11.		Conversion Sketch for Survey Number 31/4 measuring 22 Guntas		Photocopy
12.		Conversion fee paid challan for Survey Number 31/4 measuring 22 Guntas		Original
13.	23.05.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 31/5 measuring 18 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 649605	Original
14.		Conversion Sketch for Survey Number 31/5 measuring 18 Guntas		Photocopy
15.		Conversion fee paid challan for Survey Number 31/5 measuring 18 Guntas		Original
16.	09.07.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 31/6 measuring 25 Guntas is converted from	No. 681764	Original



GANA MT
Advocates & Solicitors

		agricultural to non-agricultural Residential purposes.		
17.		Conversion Sketch for Survey Number 31/6 measuring 25 Guntas		Photocopy
18.		Conversion fee paid challan for Survey Number 31/6 measuring 25 Guntas		Original
TITLE DEEDS				
19.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Pillaiah S/o. Muniappa Schedule: - Half portion out of half portion in 15 Acres 15 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2087/1954-55	Certified
20.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Pillaiah S/o. Muniaapa. Schedule:- 3 Acres 28 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2831/1957-58	Certified



GANA MT
Advocates & Solicitors

21.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Bajjareddy S/o.Yellareddy Schedule: - Half portion out of half portion in 15 Acres 15 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2089/1954-55	Certified
22.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Bajjareddy S/o. Yellareddy. Schedule:- 4 Acres in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2830/1957-58	Certified
23.	15.06.1960	Partition Deed between Yella Reddy and his children Property allotted to the share of Nanjunda Reddy Reddy 4 Acres in Sy No. 27,25,23,95 Property allotted to the share of Subbaraya Reddy 3 Acres 33 Guntas in Sy No. 27,25,23,95		Unregistered



GANA MT
Advocates & Solicitors

		Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33		
24.	10.03.2006	Order passed by Spl. Tahashildar, Anekal Taluk filed by Srinivasaiah S/o Pillaiah against Sullu Bajjareddy son of Yellareddy and others Schedule: Sy No.31 Measuring 2 Acre 06 Guntas allotted to the share of Shrinivasaiah and others sons of pillaiah Measuring 1 Acre 03 Guntas allotted to the share of Nanjunda Reddy S/o. Yella Reddy. Measuring 1 Acre 03 Guntas allotted to the share of Subbaraya Reddy.	Case No: R.R.T.C.(D)CR.6/ 99-2000	Certified
25.	28.03.2008	Plaint filed by the Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy against Nanjunda Reddy and others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal.	O.S. No.313/2008	Certified
26.	14.10.2008	Compromise Petition filed between Parvathamma, Nanjamma, Manjamma & Savithramma daughters		Certified



GANA MT
Advocates & Solicitors

		of Nanjunda Reddy and Nanjunda Reddy and others others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal. Schedule:- 07 Guntas in Sy No. 31 allotted to the share of Parvathamma, D/o. Nanjunda Reddy. 22 Guntas in Sy No. 31 allotted to the share of Nanjamma @ Radhamma, Manjamma & Savithramma, D/o. Nanjunda Reddy. 14 Guntas in Sy No. 31 allotted to the share of A.N. Varalakshmi, D/o. Nanjunda Reddy.		
27.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anekal Schedule:- 07 Guntas in Sy No. 31/2 allotted to the share of Parvathamma.	O.S. No.313/2008	Photo Copy
28.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anekal Schedule:- 14 Guntas in Sy No. 31/3 allotted to the share of A. N. Varalakshamma.	O.S. No.313/2008	Photo Copy



GANA MT
Advocates & Solicitors

29.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anckal Schedule:- 22 Guntas in Sy No. 31/4 allotted to the share of Nanjamma @ Radhamma, Manjamma & Savithramma.	O.S. No.313/2008	Photo Copy
30.	29.10.2014	Gift Deed executed by Parvathamma and others in favor of Nanjamma @ Radhamma D/o. Nanjunda Reddy. Schedule:- 07 Guntas in Sy No. 31/2 14 Guntas in Sy No. 31/3 22 Guntas in Sy No. 31/4	Doc. No. 03077/2014-15	Original
31.	29.01.2015	Gift Deed executed by Nanjamma @ Radhamma D/o. Nanjunda Reddy in favor of her daughter Komala. Schedule:- 07 Guntas in Sy No. 31/2 14 Guntas in Sy No. 31/3 22 Guntas in Sy No. 31/4	Doc. No. 04470/2014-15	Original
32.	19.11.2014	Amendment Plaint filed by the Komala D/o. Subharaya against Subharaya Reddy and others before the Court of	O.S. No.978/2014	Certified



GANA MT
Advocates & Solicitors

		the Addl. Senior Civil Judge and JMFC at Anekal.		
33.		Compromise Petition filed Between Komala D/o. Subharaya @ Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal. Schedule: - 18 Guntas (out of 1 Acre 03 Guntas) in Sy No. 31 allotted to the share of Komala. 12.08 Guntas (out of 1 Acre 03 Guntas) in Sy No. 31 allotted to the share of Ashwathamma. 12.08 Guntas (out of 1 Acre 03 Guntas) in Sy No. 31 allotted to the share of Anitha.		Photo copy
34.		Order Passed by the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		Certified
35.	13.06.2022	Decree passed by the 1st Addl. Senior Civil Judge and JMFC at Anekal Schedule: - 18 Guntas (out of 1 Acre 03 Guntas) in Sy No. 31 allotted to the share of Komala.	Doc. No. 02378/2022-23	Certified Copy
.	13.09.2022	Sale Agreement executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S &	Doc No. 6407/2022-23	Original



GANA MT
Advocates & Solicitors

		Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 18 Guntas.		
36.	13.09.2022	GPA executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 18 Guntas.	Doc No. 174/2022-23	Original
37.	17.01.2023	Sale Deed executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 18 Guntas.	Doc No. 8942/2022-23	Original
38.	23.08.2022	JDA executed by Akkammaiah D/o. Late Pillaiiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 2 Acre 06 Guntas.	Doc No. 4449/2022-23	Original
39.	23.08.2022	GPA executed by Akkammaiah D/o. Late Pillaiiah & others in favor of Abhee Ventures Pvt Ltd.	Doc No. 251/2022-23	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 31 measuring 2 Acre 06 Guntas.		
40.	03.11.2022	JDA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 12.08 Guntas.	Doc No. 6519/2022-23	Original
41.	03.11.2022	GPA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 12.08 Guntas.	Doc No. 405/2022-23	Original
42.	03.11.2022	JDA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 31 measuring 12.08 Guntas.	Doc No. 6520/2022-23	Original
43.	03.11.2022	GPA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd.	Doc No. 406/2022-23	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 31 measuring 12.08 Guntas.		
44.	11.12.2023	JDA executed by Komala, D/o. Nanjamma along with her childrens Venkataraju K.V & Sandhya K.V in favor of Abhee Ventures Pvt Ltd. Schedule: - 07 Guntas in Sy No. 31/2 14 Guntas in Sy No. 31/3 22 Guntas in Sy No. 31/4	Doc No. 9624/2023-24	Original
45.	11.12.2023	GPA executed by Komala, D/o. Nanjamma along with her childrens Venkataraju K.V & Sandhya K.V in favor of Abhee Ventures Pvt Ltd. Schedule: - 07 Guntas in Sy No. 31/2 14 Guntas in Sy No. 31/3 22 Guntas in Sy No. 31/4	Doc No. 506/2022-23	Original
46.	12.01.1978	Death Certificate of Pillaiah		Photo copy
47.	23.08.2022	Death Certificate of Narayanappa		Photo copy
48.	15.02.2020	Death Certificate of P. Ramaiah		Photo copy



GANA MT
Advocates & Solicitors

49.	15.10.2023	Death Certificate of Akkamaiah		Photo copy
50.	13.11.2018	Death Certificate of Nanjunda Reddy		Photo copy
51.	03.08.2023	Death Certificate of Subbarayappa		Photo copy
52.	29.09.2023	Family Tree of Pillaiah from Nada Kacheri		Photo copy
53.	03.11.2023	Family Tree of Subharayappa @ Subharaya Reddy from Nada Kacheri		Photo copy

REVENUE RECORDS

8.		Record of Rights	No.110, 111	Certified
9.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 1973-74, 1979-80 to 1999-2000, 2003-04 to 2014-15 for Sy No. 31. 2015-16 to 2024-25 for Sy No. 31/1 2015-16 to 2024-25 for Sy No. 31/2 2015-16 to 2024-25 for Sy No. 31/3 2015-16 to 2024-25 for Sy No. 31/4 2023-24 to 202-25 for Sy No. 31/5		Certified copy



GANA MT
Advocates & Solicitors

		2023-24 to 202-25 for Sy No. 31/6		
10.		Mutation Registrar	IHR. No. 3/1984-85	Endorsement
11.		Mutation Registrar	MR. No. 7/1974- 75	Endorsement
12.		Mutation Registrar	MR. No. 6/2005- 06	Certified Copy
13.		Mutation Registrar	MR. No. 19/2008-09	Certified Copy
14.		Mutation Registrar	MR. No. 21/2008-09	Certified Copy
15.		Mutation Registrar	MR. No. H18/2014-15	Certified Copy
16.		Mutation Registrar	MR. No. T31/2015-16	Certified Copy
17.		Mutation Registrar	MR. No. H15/2023-24	Certified Copy
18.		Mutation Registrar	MR. No. H16/2023-24	Certified Copy
19.		Mutation Registrar	MR. No. T37/2023-24	Online Copy



GANA MT
Advocates & Solicitors

20.		Mutation Registrar	MR. No. T38/2023-24	Online Copy
21.		Mutation Registrar	MR. No. T39/2023-24	Online Copy
22.		Mutation Registrar	MR. No. T42/2023-24	Online Copy
23.		Mutation Registrar	MR. No. T8/2024-25	Online Copy
24.		Mutation Registrar	MR. No. T10/2024-25	Online Copy

SURVEY RECORDS

25.		Moola Tippani		Certified copy
26.		Hissa Tippani		Certified copy
27.		Atlas		Certified copy
28.		R. R Right side & Left side		Certified copy
29.		Akarbandh		Certified Copy
30.		Village Map		Photo copy

ENDORSEMENTS

31.	20.06.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that	Sy. No. 31	Original copy
------------	------------	--	------------	------------------



GANA MT
Advocates & Solicitors

		IL and Preliminary Records are not available		
32.	10.08.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that No.3/1984-85 is not available.	Sy. No. 31	Certified
33.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 31/1 measuring 2 Acre 06 Guntas	PTCL/(A)/CR/92 9/2024-25	Certified copy
34.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 31/2 measuring 07 Guntas	PTCL/(A)/CR/92 3/2024-25	Certified copy
35.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule	PTCL/(A)/CR/92 2/2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 31/3 measuring 14 Guntas		
36.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 31/4 measuring 22 Guntas	PTCL/(A)/CR/92 7/2024-25	Certified copy
37.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 31/5 measuring 18 Guntas	PTCL/(A)/CR/92 8/2024-25	Certified copy
38.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978)	PTCL/(A)/CR/93 0/2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Schedule: Sy No 31/6 measuring 25 Guntas		
ENCUMBRANCE CERTIFICATE				
39.	.02.2025	E.C for the period from 01.04.1955 to 31.03.2004	S.A. 13788/2024-25	Original
40.	22.06.2022	E.C for the period from 01.04.2004 to 22.06.2022	S.A. 4168/2022- 23	Original
41.	18.08.2022	E.C for the period from 01.04.2022 to 17.08.2022	S.A. 15818/2022-23	Original
42.	27.02.2025	E.C for the period from 01.04.2014 to 25.02.2025 Sy No. 31/1	S.A. 340625/2024- 25	Online copy
43.	27.02.2025	E.C for the period from 01.04.2014 to 25.02.2025 Sy No. 31/2	S.A. 340626/2024- 25	Online copy
44.	27.02.2025	E.C for the period from 01.04.2014 to 25.02.2025 Sy No. 31/3	S.A. 340627/2024- 25	Online copy
45.	27.02.2025	E.C for the period from 01.04.2014 to 25.02.2025 Sy No. 31/4	S.A. 340627/2024- 25	Online copy
46.	27.02.2025	E.C for the period from 01.04.2014 to 25.02.2025 Sy No. 31/5	S.A. 340628/2024- 25	Online copy
47.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 31/6	S.A. 340629/2024- 25	Online copy



GANAMT
Advocates & Solicitors

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;



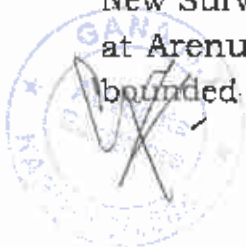
GANA MT
Advocates & Solicitors

12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

ITEM NO 1:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 31/1(old Sy No 31) measuring 2 Acre 06 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:



GANA MT
Advocates & Solicitors

East by	:	Survey Number 32/4 & 32/3A
West by	:	Survey Number 31/5 & 31/6
North by	:	Survey Number 33/3 & 33/4
South by	:	Survey Number 31/2

ITEM NO 2:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 31/2 (old Sy No 31) measuring 07 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 32/3A
West by	:	Survey Number 30/8
North by	:	Survey Number 31/1 & 31/6
South by	:	Survey Number 31/3

ITEM NO 3:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 31/3 (old Sy No 31) measuring 14 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 32/3A
West by	:	Survey Number 30/8
North by	:	Survey Number 31/2
South by	:	Survey Number 31/4

ITEM NO 4:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 31/4 (old Sy No 31) measuring 22 Guntas, situated at :



GANAMT
Advocates & Solicitors

Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 32/3A & 32/5
West by	:	Survey Number 30/8
North by	:	Survey Number 31/3
South by	:	Survey Number 27/1, 27/2,27/3,27/5 & 95/1

ITEM NO 5:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 31/5 (old Sy No 31) measuring 18 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 31/1
West by	:	Survey Number 30/3
North by	:	Survey Number 33/1 & 33/3
South by	:	Survey Number 31/6

ITEM NO 6:

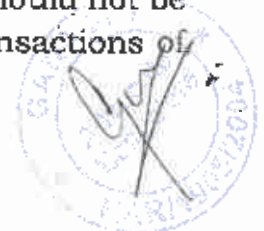
All that piece and parcel of residentially converted immovable property bearing New Survey Number 31/6 (old Sy No 31) measuring 25 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 31/1
West by	:	Survey Number 30/3, 30/4 & 30/8
North by	:	Survey Number 31/5
South by	:	Survey Number 31/2



IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.



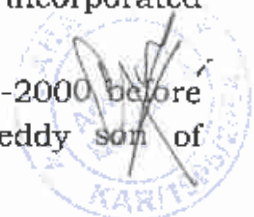
TITLE FLOW

The Residentially converted land measuring 2 Acre 06 Guntas in forming part of Survey No. 31/1 (Old Sy No 31) **hereinafter referred to as Item No.1 of the Schedule Property**, land measuring 07 Guntas in forming part of Survey No. 31/2(Old Sy No 31) **hereinafter referred to as Item No.2 of the Schedule Property**, land measuring 14 Guntas in forming part of Survey No. 31/3(Old Sy No 31) **hereinafter referred to as Item No.3 of the Schedule Property**, land measuring 22 Guntas in forming part of Survey No. 31/4 (Old Sy No 31) **hereinafter referred to as Item No.4 of the Schedule Property**, land measuring 18 Guntas in forming part of Survey No. 31/5 (Old Sy No 31) **hereinafter referred to as Item No.5 of the Schedule Property** and land measuring 25 Guntas in forming part of Survey No. 31/6 (Old Sy No 31) **hereinafter referred to as Item No.6 of the Schedule Property**, all situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

1. Originally the land bearing Survey Number 27, measuring 02 Acres 38 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, land bearing survey Number 31, measuring 4 Acres 12 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, the land bearing Survey Number 33, measuring 06 Acres 26 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and the land bearing Survey Number 95, measuring 01 Acre 19 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District totally measuring 15 Acres 15 Guntas Originally, the land owned by one Srinivasacharya son of Late Laxmanacharya and Vittalacharaya son of Late Krishnacharya and grandson of Late Laxmanacharya as ancestral property. In the record of rights vide No 116 reflects the name of Srinivasacharya and Vittalacharaya.
2. Thereafter, by mutual understanding between the family members of Srinivasacharya & Vittalacharaya orally partitioned the property. As per the oral partition, half of land out of land measuring 15 Acres 15 Guntas in Sy No. 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted each to Sethuramacharya son of Late Srinivasacharya and Vittalacharya son of Late Krishnacharya.
3. Later aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District

in favor of Pillaiah son of Muneyappa through registered sale deed bearing No 2087/1954-55 dated 19.01.1955. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.

4. The aforesaid Scthuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favour of one Bajjareddy son of Yella Reddy through two different sale deeds bearing document No. 2089/1954-55 dated 19.01.1955.
5. Subsequently, Vittalacharya son of Late Krishnacharya deceased leaving behind his family members. Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 04 Acres out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Bajjareddy son of Yella Reddy through registered sale deed bearing No 2830/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
6. Simultaneously, Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 03 Acres 28 Guntas out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiah son of Muneyappa through registered sale deed bearing No 2831/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
7. Whereas, as explained supra Bajjareddy son of Yella Reddy acquired land measuring 7 Acres 33 Guntas out of 15 Acres 15 Guntas in Survey Number 27,31,33 & 95. Later Yella Reddy along with his children namely Bajja Reddy, Nanjunda Reddy and Subbarayareddy entered into partition deed on 15.06.1960 with respect to Survey Number 27,31,33 & 95 along with other joint family properties. As per the aforesaid partition land measuring 4 Acres Guntas in Survey Number 27,31,33 & 95 allotted to the share of Nanjunda Reddy and land measuring 3 Acres 33 Guntas in Survey Number 27,31,33 & 95 allotted to the share of Subbraya Reddy. In the said partition Bajja Reddy was also a party and thumb impression of Bajja Reddy is reflected. Whereas, in the said partition deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
8. Later Srinivasaiah son of Pillaiah filed RRTC(D)CR:06/1999-2000 before court of Special Tahsildar, Anekal Taluk against Bajjareddy son of



GANA MT
Advocates & Solicitors

Yellareddy and his brothers for procuring the katha in their names in their respective share in Survey 27,31,33 & 95. In the said case clearly mentioned that Sy No 31 was wrongly mentioned as 25 and Sy No 33 was wrongly mentioned as 23. After perusing the documents, the Special Tahsildar passed order on 10.03.2006 stating that land measuring 2 Acres 6 Guntas forming part of Survey Number 31 allotted jointly to Ramaswamy @ P Ramaiah, Narayanappa, Srinivasaiah and Gopal sons of Pillaiiah. Accordingly, mutations also mutated in their names vide MR No.3/1984-85 and land measuring 01 Acre 3 Guntas forming part of Survey Number 31 allotted to the share of Nanjunda Reddy son of Late Yellareddy and land measuring 01 Acre 3 Guntas forming part of Survey Number 31 allotted to the share of Subbarayareddy Reddy son of Late Yellareddy. Accordingly, mutations also mutated in their names vide MR No.6 /2005-06.

TITLE FLOW FOR ITEM NO.1 of the Schedule Property:

9. Thereafter, Srinivasaiah son of Late Pillaiiah and others have executed Joint Development Agreement on 19.08.2022 vide bearing document number 04449/2022-23 and same was registered on 23.08.2022 in favor of M/s. Abhee Ventures Pvt. Ltd. along with General Power of Attorney bearing registered document number 00251/2022-23 on 23.08.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 02 Acres 06 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
10. Thereafter the land measuring 02 Acres 06 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 31/1 vide MR No: T8/2024-25. **Hereinafter referred to as Item No:1 of the Schedule Property.**
11. Subsequently, Srinivasaiah son of Late Pillaiiah and others made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 1 of the Schedule Property i.e survey number 31/1 measuring 02 Acres 06 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 1 of the Schedule Property Vide bearing No. 681763 on 18.07.2024.

TITLE FLOW FOR ITEM NO.2, 3 & 4 of the Schedule Property:

12. Whereas, Parvathamma, Nanjamma@ Radhamma, Manjamma and Savithramma daughters of Nanjunda Reddy filed case before the court of Civil Judge (Sr Dvn) & JMFC at Anekal in OS No: 313/2008 for partition

GANA MT
Advocates & Solicitors

against their father, Nanjundareddy brother A N Srinivas Reddy and sisters Varalakshmi & Radhamma. Later the family members of Nanjunda Reddy entered into compromise and settled the case. According to compromise the land measuring 7 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to Parvathamma, the land measuring 14 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to A.N. Varalakshmi and the land measuring 22 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was jointly allotted to Nanjamma @ Radhamma, Manjamma and Savithramma. Accordingly final decree was also drawn. The katha also mutated in their names Vide MR No.19/2008-09 and MR No. 21/2008-09.

13. Thereafter, the aforesaid Parvathamma, A.N. Varalakshmi, Manjamma and Savithramma, daughters of Late Nanjunda Reddy executed gift deed in favor of their sister Nanjamma @ Radhamma daughter of Late Nanjunda Reddy vide registered document number 3077/2014-15 on 29.10.2014 registered before Sarjapura Sub registrar, Bangalore with respect to Survey Number 31/2 measuring 7 Guntas, **hereinafter referred to as Item No.1 of the Schedule Property**, Survey Number 31/3 measuring 14 Guntas, **hereinafter referred to as Item No.3 of the Schedule Property** and Survey Number 31/4 measuring 22 Guntas, **hereinafter referred to as Item No.4 of the Schedule Property**.
14. Later aforesaid Nanjamma @ Radhamma daughter of Late Nanjunda Reddy executed gift deed in favor of her daughter Komala daughter of Nanjamma @ Radhamma and T Srirama Reddy vide registered document number 4470/2014-15 on 29.01.2015 registered before Sarjapura Sub registrar, Bangalore with respect to **Item No.2,3 & 4 of the Schedule Property**.
15. Whereas, thereafter aforesaid Komala daughter of Nanjamma @ Radhamma along with her family have executed Joint Development Agreement on 11.12.2023 and same was registered vide bearing document number 9624/2023-24 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 506/2023-24 on 11.12.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the **Item No.2,3 & 4 of the Schedule Property** into residential layout.
16. Subsequently, aforesaid Komala daughter of Nanjamma @ Radhamma made an application to Deputy Commissioner, Bangalore District, for conversion of **Item No 2,3 & 4 of the Schedule Property** from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has

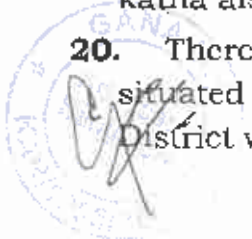


GANA MT
Advocates & Solicitors

issued the official memorandum for the conversion of **Item No 2, 3 & 4 of the Schedule Property** respectively Vide bearing No. 649602, 649603 and 649604 on 23.05.2024.

TITLE FLOW FOR ITEM NO.5 of the Schedule Property:

17. Whereas, Komala, daughter of Subbarayappa @ Subbaraya Reddy filed case before the court of Additional Senior Civil Judge & JMFC at Anekal in OS No: 978/2014 for partition against her father, mother & Sisters namely Subbarayappa @ Subbaraya Reddy, Jayamma, Aswathamma & Anitha. Later the family members of Subbaraya Reddy entered into compromise and settled the case. According to compromise the land measuring 18 Guntas out of 1 Acre 03 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Komala. Accordingly final decree was also drawn and same was registered before the sub registrar office Anekal vide document bearing No 2378/2022-23 dated 13.06.2022. Accordingly, katha also mutated in her name Vide MR No: T6/2022-23. Land measuring 12 ½ Guntas out of 1 Acre 03 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Aswathamma and land measuring 12 ½ Guntas out of 1 Acre 03 Guntas in Survey Number 31 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Anitha.
18. Thereafter survey Number 31 measuring 01 Acre 03 Gunats phoded and renumbered as survey Number 31/1.
19. The above said Komala, daughter of Subbarayappa @ Subbaraya Reddy along with her family members conveyed the land in Sy No. 31/1 measuring 18 Guntas (out of 1 Acre 03 Guntas) in favor of M/s. Abhee Venture Private Limited by executing Sale Agreement along with General power of Attorney respectively bearing document number: 6407/2022-23 and 174/2022-23 on 13.09.2022. Later Komala, daughter of Subbarayappa @ Subbaraya Reddy and her family members were represented by their GPA holder M/s. Abhee Venture Private Limited executed Sale Deed vide document bearing number 8942/2022-23 on 17.01.2023 registered before Sub registrar office of Anekal. Accordingly, katha also mutated in its name vide MR No:T42/2023-24
20. Thereafter the land measuring 18 Guntas in Survey Number 31/1 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 31/5 vide MR No:

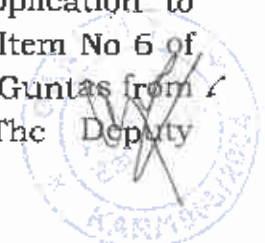


T42/2023-24. Hereinafter referred to as Item No:5 of the Schedule Property.

21. Subsequently, M/s. Abhee Venture Private Limited made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 5 of the Schedule Property i.e survey number 33/5 measuring 18 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 5 of the Schedule Property Vide bearing No. 649605 on 23.05.2024.

TITLE FLOW FOR ITEM NO.6 of the Schedule Property:

22. Whereas, aforesaid Ashwathamma, daughter of Subbaraya Reddy @ Subbarayappa along with her family members have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6519/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 405/2022-23 dated 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 12 ½ Guntas in Survey Number 31/1 situated at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
23. Thereafter, Anitha, daughter of Subbaraya Reddy @ Subbarayappa along with her family members have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6520/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 406/2022-23 on 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 12 ½ Guntas in Survey Number 31/1 situated at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
24. Thereafter the land measuring 12 ½ Guntas and 12 ½ Guntas totally measuring 25 guntas in Survey Number 31/1 situated at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 31/6 vide MR No: T10/2024-25. **Hereinafter referred to as Item No:6 of the Schedule Property.**
25. Subsequently, Ashwathamma and Anitha made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 6 of the Schedule Property i.e survey number 31/6 measuring 25 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy

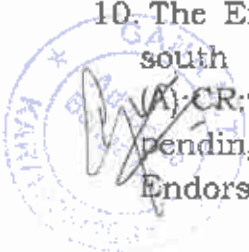


GANA MT
Advocates & Solicitors

Commissioner has issued the official memorandum for the conversion of Item No 6 of the Schedule Property Vide bearing No. 681764 on 09.07.2024.

Common Documents:

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1955 to 17.08.2022 reflects following transactions in respect of Survey Number 31
5. The Encumbrance certificate for the period of 01.04.2014 to 25.02.2025 reflects following transactions in respect of Survey Number 31/1, 31/2, 31/3, 31/4 & 31/5
6. The Encumbrance certificate for the period of 01.04.2022 to 25.02.2025 reflects following transactions in respect of Survey Number 31/6
7. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:929/2024-25 for Sy No. 31/1, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
8. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:923/2024-25 for Sy No. 31/2, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
9. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:922/2024-25 for Sy No. 31/3, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
10. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:927/2024-25 for Sy No. 31/4, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.



GANA MT
Advocates & Solicitors

11. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:928/2024-25 for Sy No. 31/5, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
12. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:930/2024-25 for Sy No. 31/6, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
13. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/24-25 issued by the Anckal Planning Authority consisting of 279 sites of various dimensions.
14. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
15. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. Srinivasaiah son of Late Pillaiah** along with family and **Smt. Komala daughter Najamma @ Radhamma** and **M/s Abhee Ventures Pvt Ltd** and **Smt. Ashwathamma along with her family members** and **Smt. Anitha along with her family members** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.

Gana M T
KAR/1905/2004
Advocate
Bangalore.



GANA MT
Advocates & Solicitors

To,

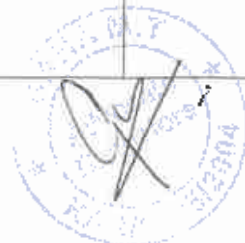
20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal report of land measuring 10.08 Guntas in Survey No. 32/3B and 10.08 Guntas in Survey Number 32/4 (Old Survey Number 32/3B) situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below.

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	23.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 32/3B measuring 10.08 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 725198	Original
2.		Conversion Sketch for Survey Number 32/3B measuring 10.08 Guntas		Photocopy
3.		Conversion fee paid challan for Survey Number 32/3B measuring 10.08 Guntas		Photocopy
4.	07.01.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number	No. 735978	Original



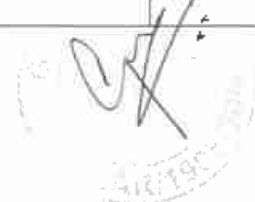
GANA MT
Advocates & Solicitors

		32/4 measuring 10.08 Guntas is converted from agricultural to non-agricultural Residential purposes.		
5.		Conversion Sketch for Survey Number 32/4 measuring 10.08 Guntas		Photocopy
6.		Conversion fee paid challan for Survey Number 32/4 measuring 10.08 Guntas		Photocopy
TITLE DEEDS				
7.	09.10.1944	Sale Deed executed by Gaus Saheb, S/o. Saide Saheb, in favor of Nanjappa, S/o. Munivenkatappa. Schedule: Sy No. 32/3B measuring 21 Guntas.	Doc No. 550/1944-45	Certified copy
8.	29.10.1975	Death Certificate of Narayanappa		Photo copy
9.	18.08.2022	Plaint filed by the Anand R & Narayana Sons of Ramappa against Ramappa & others before the court of Senior Civil Judge at Anekal.	O.S. No. 899/2022	Certified copy
10.	02.12.2022	Compromise Petition filed by Anada R & Narayana Sons of Ramappa & others. Schedule: Sy No. 32/3B measuring 10.08 Guntas allotted to the share of Anada R.	O.S. No. 899/2022	Certified copy



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 32/3B measuring 10.08 Guntas allotted to the share of Narayana Schedule: Sy No. 32/A measuring 21 Guntas allotted to the share of Ammayamma, Sathyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha.		
11.	07.01.2023	Final Decree in the name of Narayana	Doc No. 10740/2022-23	Original Copy
12.	03.02.2023	Final Decree in the name of Ananda R	Doc No. 9640/2022-23	Online Copy
13.	20.11.2023	JDA executed by R Narayana along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3B measuring 10.08 Guntas	Doc No.10535/2023-24	Original Copy
14.	20.11.2023	GPA executed by R Narayana along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3B measuring 10.08 Guntas	Doc No.249/2023-24	Original Copy
15.	17.08.2023	JDA executed by Ananda R along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3B measuring 10.08 Guntas	Doc No.5517/2023-24	Original copy
16.	17.08.2023	GPA executed by Ananda R along with his family in	Doc No.118/2023-24	Original copy



GANA MT
Advocates & Solicitors

		favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3B measuring 10.08 Guntas		
17.	10.10.2024	Cancellation of JDA executed by Ananda R along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3B measuring 10.08 Guntas	Doc No.6509/2024-25	Original copy
18.	10.10.2024	Cancellation of GPA executed by Ananda R along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3B measuring 10.08 Guntas	Doc No.525/2024-25	
19.	10.10.2024	Sale Deed executed by Ananda R along with his family in favor of Shiva Kumar M, S/o. Munireddy. Schedule: Sy No. 32/4 (old Sy No.32/3B) measuring 10.08 Guntas	Doc No.6511/2024-25	Original copy
20.	14.02.2025	Joint Development Agreement executed by Shiva Kumar M, S/o. Munireddy in favor of M/s. Abhee Ventures Private Limited. Schedule: Sy No. 32/4 (old Sy No.32/3B) measuring 10.08 Guntas	Doc No. 13492/2024-25	Original copy



GANA MT
Advocates & Solicitors

21.	14.02.2025	General Power of Attorney executed by Shiva Kumar M, S/o. Munireddy in favor of M/s. Abhee Ventures Private Limited. Schedule: Sy No. 32/4 (old Sy No.32/3B) measuring 10.08 Guntas	Doc No. 408/2024-25	Original copy
REVENUE RECORDS				
8.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 1973-74, 1979-80 to 2024-25		Photocopy
9.		Mutation Registrar	MR. No. 1/1969-70	Endorsement
10.		Mutation Registrar	MR. No. H19/2020-21	Online copy
11.		Mutation Registrar	MR. No. T24/2022-23	Online copy
12.		Mutation Registrar	MR. No. T16/2023-24	Online copy
13.		Mutation Registrar	MR. No. T35/2024-25	Online copy
14.		Mutation Registrar	MR. No. T37/2024-25	Online copy



GANA MT
Advocates & Solicitors

15.		Mutation Registrar	MR. No. H8/2024-25	Online copy
SURVEY RECORDS				
16.		Moola Tippani		Certified copy
17.		Hissa Tippani		Certified copy
18.		RR Right side & Left side		Certified copy
19.		Atlas		Certified Copy
20.		Akarbandh		Certified copy
21.		Village Map		Certified Copy
ENDORSEMENTS				
22.	30.03.2023	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Index of Lands are not available		Certified copy
23.	28.02.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that MR 1/1969-70 is not available		Certified copy
24.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule	PTCL/(A)/CR/947/2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 32/3B measuring 10.08 Guntas		
25.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 32/4 measuring 10.08 Guntas	PTCL/(A)/CR/945 /2024-25	Certified copy
26.	05.03.2025	Endorsement issued by the Tahsildar, Anekal Taluk stating that RTC from 1974 to 1980 for Sy No. 32/3B is not available.		Certified copy
ENCUMBRANCE CERTIFICATE				
27.	08.03.2023	E.C for the period from 01.04.1920 to 31.03.2004	S.A. No. 21688/2022-23	Original Copy
28.	04.03.2023	E.C for the period from 01.04.2004 to 03.03.2023 Sy No. 32/3B	S.A. 15299/2022-23	Original Copy
29.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 32/3B	S.A. 340637/2024-25	Online Copy
30.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 32/4	S.A. 340639/2024-25	Online Copy



GANA MT
Advocates & Solicitors

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;

GANA MT
Advocates & Solicitors

12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piccc or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III.

PROPERTY DETAILS

ITEM NO 1:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 32/3B measuring 10.08 Guntas, situated at



GANA MT
Advocates & Solicitors

Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 23/1
West by	:	Survey Number 32/4
North by	:	Survey Number 32/2
South by	:	Survey Number 32/3A

ITEM NO 2:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 32/4 (old Sy No 32/3B) measuring 10.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 32/3B
West by	:	Survey Number 31/1
North by	:	Survey Number 32/2
South by	:	Survey Number 32/3A

IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We

GANA MT
Advocates & Solicitors

have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

The Residentially converted land in Survey Number 32/3B measuring 10.08 Guntas, **hereinafter referred to as Item No.1 of the Schedule Property** and land in Survey Number 32/4 (old Sy No 32/3B) measuring 10.08 Guntas, **hereinafter referred to as Item No.2 of the Schedule Property** situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

1. Originally the land bearing Survey Number 32/3B, measuring 21 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, originally owned by Nanjappa son of Late Munivenkatappa through registered sale deed bearing No 550/1944-45 on 09.10.1944. In the RTC also reflects same.
2. Whereas, aforesaid Munivenkatappa had Three sons namely Narayanappa, Nanjappa and Mudappa. Whereas said Mudappa deceased issueless and Nanjappa was unmarried, same is traced in the family tree.



GANA MT
Advocates & Solicitors

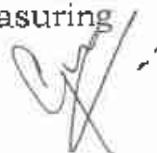
Thereafter said Narayanappa inherited the measuring 21 Guntas in Sy No 32/3B.

3. Whereas, Later Anand R, Narayana sons of Ramappa grandchildren of Late Narayanappa filed case before the court of Civil Judge (Sr Dvn) at Anekal in OS No: 899/2022 for partition against their father Ramappa, Ammayamma wife of Late Venkataramanappa son of Late Narayanappa and her family and Srinivasa son of Late Narayanappa. Later the family members of Late Narayanappa entered into compromise and settled the case. According to compromise the land measuring 10.08 Guntas out of 21 Guntas in Survey Number 32/3B situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to the share of Narayana son of Ramappa in the Schedule B of the Compromise petition and land measuring 10.08 Guntas out of 21 Guntas in Survey Number 32/3B situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to the share of R.Anand son of Ramappa in the Schedule A of the Compromise petition.
4. Thereafter aforesaid Narayana son of Ramappa drawn final decree in OS No: 899/2022 in the court of Civil Judge (Sr Dvn) at Anekal with respect to land measuring 10.08 Guntas out of 21 Guntas in Survey Number 32/3B in the name of Narayana son of Ramappa and same was registered as document No.10740/2022-23 on 03.03.2023 before the Sub Registrar office Anekal, **hereinafter referred to as Item No.1 of Schedule Property**. The katha also mutated in his name vide MR No.T16/2023-24.
5. Thereafter aforesaid Narayana son of Ramappa along with his family members have executed Joint Development Agreement on 20.11.2023 and same was registered vide bearing document number 10535/2023-24 in favor of M/s. Abhee Ventures Pvt Ltd along with General Power of Attorney bearing registered document number 429/2023-24 on 20.11.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the **Item No.1 of the Schedule Property** into residential layout.
6. Subsequently, Narayana son of Ramappa made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 1 of the Schedule Property i.e survey number 32/3B measuring 10.08 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 1 of the Schedule Property Vide bearing No. 725198 on 23/12/2024.



GANA MT
Advocates & Solicitors

7. Simultaneously R.Anand son of Ramappa drawn final decree in OS No: 899/2022 in the court of Civil Judge (Sr Dvn) at Anekal with respect to land measuring 10.08 Guntas out of 21 Guntas in Survey Number 32/3B in the name of R.Anand son of Ramappa and same was registered as document No.9640/2022-23 on 03.02.2023 before the Sub Registrar office Anekal. The katha also mutated in his name vide MR No. T24/2022-23.
8. Thereafter aforesaid R.Anand son of Ramappa along with his family members have executed Joint Development Agreement on 17.08.2023 and same was registered vide bearing document number 5517/2023-24 in favor of M/s. Abhee Ventures Pvt Ltd along with General Power of Attorney bearing registered document number 118/2023-24 on 17.08.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop into residential layout.
9. WHEREAS, thereafter aforesaid R.Anand son of Ramappa along with his family members have executed cancellation of Joint Development Agreement on 10.10.2024 and same was registered vide bearing document number 6509/2024-25 in favor of M/s. Abhee Ventures Pvt Ltd and also executed cancellation of General Power of Attorney bearing registered document number 525/2024-25 on 10.10.2024.
10. Thereafter the land measuring 10.08 Guntas in Survey Number 32/3B situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 32/4 vide MR No: T37/2024-25. **Hereinafter referred to as Item No:2 of the Schedule Property.**
11. Thereafter aforesaid R.Anand son of Ramappa along with his family members have conveyed the **Item No:2 of the Schedule Property** vide registered sale deed bearing No.6511/2024-25 on 10.10.2024 in favor of Shiva Kumar M son of Muni Reddy L. The katha also mutated in his name vide MR No.H8/2024-25.
12. Thereafter aforesaid Shiva Kumar M son of Muni Reddy L has executed Joint Development Agreement on 15.02.2025 and same was registered vide bearing document number 13492/2024-25 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 408/2024-25 on 15.02.2025. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the **Item No.2 of the Schedule Property** into residential layout.
13. Subsequently, Shiva Kumar M son of Muni Reddy L made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 2 of the Schedule Property i.e survey number 32/4 measuring



GANA MT
Advocates & Solicitors

10.08 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 2 of the Schedule Property Vide bearing No. 735978 on 07.01.2025.

COMMON DOCUMENTS

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of katheddar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Ankal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1925 to 25.02.2025 reflects following transactions in respect of Survey Number 32/3B
5. The Encumbrance certificate for the period of 01.04.2023 to 25.02.2025 reflects following transactions in respect of Survey Number 32/4
6. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:947/2024-25 for Sy No. 32/3B, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
7. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:945/2024-25 for Sy No. 32/4, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
8. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Anekal Planning Authority consisting of 279 sites of various dimensions.
9. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.

GANA MT
Advocates & Solicitors

10. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. Narayana along with his family, Sri Shiva Kumar M,** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.

Gana M T

KAR/1905/2004

Advocate

Bangalore.



GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal report to land measuring 21 Guntas in forming part of Survey No. 32/5 (old Sy No. 32/3A), situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	23.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 32/5 measuring 21 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 725194	Original
2.		Conversion Sketch for Survey Number 32/3B measuring 10.08 Guntas		Photocopy
3.		Conversion fee paid challan for Survey Number 32/3B measuring 10.08 Guntas		Photocopy
TITLE DEEDS				



GANA MT
Advocates & Solicitors

4.	29.10.1975	Death Certificate of Narayanappa		Photo copy
5.	18.08.2022	Plaint filed by the Anada R & Narayana Sons of Ramappa against Ramappa & others before the court of Senior Civil Judge at Anekal.	O.S. No. 899/2022	Certified copy
6.	02.12.2022	Compromise Petition filed by Anada R & Narayana Sons of Ramappa & others. Schedule: Sy No. 32/A measuring 21 Guntas allotted to the share of Ammayamma, Sathyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha.	O.S. No. 899/2022	Certified
7.	22.02.2023	Final Decree in the name of Ammayamma & others	Doc No. 10373/2022-23	Original
8.	20.11.2023	JDA executed by R Ammayya & Ammayamma along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3A measuring 21 Guntas	Doc No. 10532/2023-24	Original
9.	20.11.2023	GPA executed by R Ammayya & Ammayamma along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3A measuring 21 Guntas	Doc No. 248/2023-24	Original

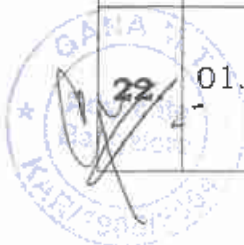


GANA MT
Advocates & Solicitors

10.	26.11.2024	Cancellation of JDA executed by Ammayya & Ammayamma along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3A measuring 21 Guntas	Doc No.7800/2024-25	Original
11.	26.11.2024	Cancellation of GPA executed by Ammayya & Ammayamma along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/3A measuring 21 Guntas	Doc No.7799/2024-25	Original
12.	26.11.2024	Sale Deed executed by Ammayya & Ammayamma along with his family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 32/5 measuring 21 Guntas	Doc No.7803/2024-25	Original
REVENUE RECORDS				
8.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 2024-25 for Sy No. 32/3A 2024-25 for Sy No. 32/5		Photocopy
9.		Mutation Registrar	IHR 80/1991-92	Endorsement
10.		Mutation Registrar	MR. No. H18/2020-21	Online copy 

GANA MT
Advocates & Solicitors

11.		Mutation Registrar	MR. No. H18/2024-2025	Online copy
12.		Mutation Registrar	MR. No. T2/2024-2025	Online copy
SURVEY RECORDS				
13.		Moola Tippani		Certified copy
14.		Hissa Tippani		Certified copy
15.		RR Right side & Left side		Certified copy
16.		Atlas		Certified Copy
17.		Akarbandh		Certified copy
18.		Village Map		Certified Copy
ENDORSEMENTS				
19.	30.03.2023	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Index of Lands are not available		Certified copy
20.	19.03.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Preliminary Records is not available		Certified copy
21.	28.02.2025	Endorsement issued by the Spl. Tahashildar, Anekal Taluk stating that IHR 80/1991-92 is not available.		Certified copy
	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no	PTCL/(A)/CR/946 /2024-25	Certified copy



GANA MT
Advocates & Solicitors

		proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 32/5 measuring 21 Guntas		
ENCUMBRANCE CERTIFICATE				
23.	08.03.2023	E.C for the period from 01.04.1920 to 31.03.2004	S.A. No. 21689/2022-23	Original Copy
24.	04.03.2023	E.C for the period from 01.04.2004 to 03.03.2023 Sy No. 32/3A	S.A. 15298/2022-23	Certified Copy
25.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 32/5	S.A. 340637/2024-25	Online Copy

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;



GANA MT
Advocates & Solicitors

6.	Hissc	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/family members in the presence of the panchayaldars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields,



GANA MT
Advocates & Solicitors

		description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

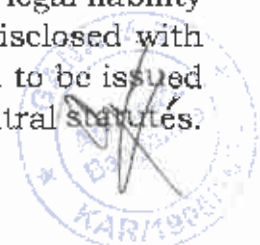
III. PROPERTY DETAILS

All that piece and parcel of residentially converted immovable property bearing New Survey Number 32/5 (Old Sy No 32/3A) measuring 21 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 23/2
West by	:	Survey Number 31/4 & 95/1
North by	:	Survey Number 32/3A
South by	:	Survey Number 26/1

IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes.



GANA MT
Advocates & Solicitors

The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

The Residentially converted land in Survey Number 32/5 (old Sy No 32/3A) measuring 21 Guntas, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

1. Originally the land bearing Survey Number 32/3A, measuring 01 Acre 02 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, originally owned by Mudappa son of Late Munivenkatappa as ancestral, same is reflected in RTC. RR & IL is issued non-availability endorsement.



GANA MT
Advocates & Solicitors

2. Whereas, aforesaid Munivenkatappa had Three sons namely Narayanappa, Nanjappa and Mudappa. Whereas said Mudappa deceased issucless and Nanjappa was unmarried, same is traced in the family tree. Thereafter said Narayanappa inherited the measuring 01 Acre 02 Guntas Guntas in Sy No 32/3A. Later aforesaid Narayanappa deceased leaving behind his legal heirs. Thereafter Ramappa son of Late Narayanappa, Ammayamma & A N Srinivas inherited the property vide MR H18/2020-21.
3. Whereas, Later Anand R, Narayana sons of Ramappa grandchildren of Late Narayanappa filed case before the court of Civil Judge (Sr Dvn) at Anekal in OS No: 899/2022 for partition against their father Ramappa, Ammayamma wife of Late Venkataramanappa son of Late Narayanappa and her family and Srinivasa son of Late Narayanappa. Later the family members of Late Narayanappa entered into compromise and settled the case. According to compromise the land measuring 21 Guntas out of 01 Acre 02 Guntas in Survey Number 32/3A situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to the share of Ammayamma, Sthyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha in the Schedule D of the Compromise petition and land measuring 21 Guntas out of 01 Acre 02 Guntas in Survey Number 32/3A situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to the share of Srinivas A N son of Late Narayanappa in the Schedule E of the Compromise petition.
4. Thereafter aforesaid Ammayamma, Sthyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha drawn final decree in OS No: 899/2022 in the court of Civil Judge (Sr Dvn) at Anekal with respect to land measuring 21 Guntas in Survey Number 32/3A and same was registered as document No.10373/2022-23 on 22.02.2023 before the Sub Registrar office Anekal, **hereinafter referred to as Schedule Property.**
5. Thereafter aforesaid Ammayamma, Sthyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha have executed Joint Development Agreement on 20.11.2023 and same was registered vide bearing document number 10532/2023-24 in favor of M/s. Abhee Ventures Pvt Ltd along with General Power of Attorney bearing registered document number 248/2023-24 on 20.11.2023 in the Sub registrar office of Atibele. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop **of the Schedule Property** into residential layout.
6. WHEREAS, thereafter aforesaid Ammayamma, Sthyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha have executed cancellation of Joint



GANA MT
Advocates & Solicitors

Development Agreement on 26.11.2024 and same was registered vide bearing document number 7800/2024-25 in favor of M/s. Abhee Ventures Pvt Ltd and also executed cancellation of General Power of Attorney bearing registered document number 7799/2024-25 on 26.11.2024 in the office of Sub Registrar office Sarjapur.

7. Thereafter the land measuring 21 Guntas in Survey Number 32/3A situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 32/5 vide MR No: T02/2024-25.
8. Thereafter aforesaid Ammayamma, Sthyanarayana, Sumithra, Kumari Varsha, Master Chirag Harsha have conveyed the **Schedule Property** vide registered sale deed bearing No.7803/2024-25 on 26.11.2024 in favor of M/s. Abhee Ventures Pvt Ltd. The katha also mutated in its name vide MR No.H18/2024-25.
9. Subsequently, M/s. Abhee Ventures Pvt Ltd made an application to Deputy Commissioner, Bangalore District, for conversion of the Schedule Property i.e survey number 32/5 measuring 21 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of the Schedule Property Vide bearing No. 725194 on 23.12.2024.

COMMON DOCUMENTS

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of katheddar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1925 to 03.03.2023 reflects following transactions in respect of Survey Number 32/3A
5. The Encumbrance certificate for the period of 01.04.2023 to 25.02.2025 reflects following transactions in respect of Survey Number 32/5
6. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:946/2024-25 for Sy No. 32/5, stating that there is no case



GANA MT
Advocates & Solicitors

pending are filed under PTCL Act as on the date of issuance of the Endorsement.

7. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Anekal Planning Authority consisting of 279 sites of various dimensions.
8. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
9. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **M/S ABHEE VENTURES PRIVATE LIMITED** holds good, valid marketable title to the **Schedule Property**.

Gana M T



GANA MT
Advocates & Solicitors

GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal Report of land measuring 1 Acre 27 Guntas in Survey Number 33/1 (old Sy No 33), land measuring 28 Gunas in Survey No. 33/2(old Sy No 33), land measuring 38 Guntas in Survey No. 33/3(old Sy No 33), land measuring 3 Acres 13 Guntas in Survey No. 33/4 (old Sy No 33) situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	23.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/1 measuring 1 Acre 27 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 725182	Original
2.		Conversion Sketch for Survey Number 33/1 measuring 1 Acre 27 Guntas		Photocopy
3.		Conversion fee paid challan for Survey		Photocopy



GANA MT
Advocates & Solicitors

		Number 33/1 measuring 1 Acre 27 Guntas		
4.	21.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/2 measuring 28 Guntas is converted from agricultural to non- agricultural Residential purposes.	No. 725187	Original
5.		Conversion Sketch for Survey Number 33/2 measuring 28 Guntas		Photocopy
6.		Conversion fee paid challan for Survey Number 33/2 measuring 28 Guntas		Photocopy
7.	21.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/3 measuring 38 Guntas is converted from agricultural to non- agricultural Residential purposes.	No. 725191	Original
8.		Conversion Sketch for Survey Number 33/3 measuring 38 Guntas		Photocopy
9.		Conversion fee paid challan for Survey Number 33/3 measuring 38 Guntas		Photocopy



GANA MT
Advocates & Solicitors

10.	23.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/4 measuring 3 Acre 13 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 725192	Original
11.		Conversion Sketch for Survey Number 33/4 measuring 3 Acre 13 Guntas		Photocopy
12.		Conversion fee paid challan for Survey Number 33/4 measuring 3 Acre 13 Guntas		Photocopy
TITLE DEEDS				
13.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Pillaiah S/o. Muniappa Schedule: - Half portion out of half portion in 15 Acres 15 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2087/1954-55	Certified
14.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Pillaiah S/o. Muniappa.	Doc. No. 2831/1957-58	Certified



GANA MT
Advocates & Solicitors

		Schedule:- 3 Acres 28 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33		
15.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Bajjareddy S/o.Yellareddy Schedule: - Half portion out of half portion in 15 Acres 15 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2089/1954-55	Certified
16.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Bajjareddy S/o. Yellareddy. Schedule:- 4 Acres in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2830/1957-58	Certified
17.	15.06.1960	Partition Deed between Yella Reddy and his children		Unregistered



GANA MT
Advocates & Solicitors

		Property allotted to the share of Nanjunda Reddy Reddy 4 Acres in Sy No. 27,25,23,95 Property allotted to the share of Subbaraya Reddy 3 Acres 33 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33		
18.	10.03.2006	Order passed by Spl. Tahashildar, Anekal Taluk filed by Srinivasaiah S/o Pillaiah against Sullu Bajjareddy son of Yellareddy and others Schedule: Sy No.33 Measuring 3 Acre 13 Guntas allotted to the share of Shrinivasaiah and others sons of pillaiah Measuring 1 Acre 27 Guntas allotted to the share of Nanjunda Reddy S/o. Yella Reddy. Measuring 1 Acre 26 Guntas allotted to the share of Subbaraya Reddy.	Case No: R.R.T.C.(D)CR.6/99 -2000	Certified 

GANA MT
Advocates & Solicitors

19.	28.03.2008	Plaint filed by the Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy against Nanjunda Reddy and others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal.	O.S. No.313/2008	Certified
20.	14.10.2008	Compromise Petition filed between Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy and Nanjunda Reddy and others others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal. Schedule:- 1 Acre 27 Guntas in Sy No. 33 allotted to the share of A. N. Srinivasa Reddy, S/o. Nanjunda Reddy.		Certified
21.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anekal Schedule:- 1 Acre 27 Guntas in Sy No. 33 allotted to the share of A. N. Srinivasa Reddy, S/o. Nanjunda Reddy.	O.S. No.313/2008	Photo Copy
22.	19.11.2014	Amendment Plaint filed by the Komala D/o. Subharaya against Subharaya Reddy and	O.S. No.978/2014	Certified



GANA MT
Advocates & Solicitors

		others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		
23.		Compromise Petition filed Between Komala D/o. Subharaya @ Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal. Schedule:- 28 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Komala. 19 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Ashwathamma. 19 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Anitha.		Certified
24.		Order Passed by the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		Certified
25.	13.06.2022	Decree passed by the 1st Addl. Senior Civil Judge and JMFC at Anekal Schedule:- 28 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Komala.	Doc. No. 02378/2022-23	Certified Copy
26.	13.09.2022	Sale Agreement executed by Komala D/o. Subharaya @ Subharaya	Doc No. 6407/2022-23	Original



GANA MT
Advocates & Solicitors

		Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 28 Guntas.		
27.	13.09.2022	GPA executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 28 Guntas.	Doc No. 174/2022-23	Original
28.	17.01.2023	Sale Deed executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 28 Guntas.	Doc No. 8942/2022-23	Original
29.	23.08.2022	JDA executed by Akkammaiah D/o. Late Pillaiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 3 Acre 13 Guntas.	Doc No. 4449/2022-23	Original
30.	23.08.2022	GPA executed by Akkammaiah D/o. Late	Doc No. 251/2022-23	Original



GANA MT
Advocates & Solicitors

		Pillaiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 3 Acre 13 Guntas.		
31.	03.11.2022	JDA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 19 Guntas.	Doc No. 6519/2022-23	Original
32.	03.11.2022	GPA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 19 Guntas.	Doc No. 405/2022-23	Original
33.	03.11.2022	JDA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 19 Guntas.	Doc No. 6520/2022-23	Original
34.	03.11.2022	GPA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd.	Doc No. 406/2022-23	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 33 measuring 19 Guntas.		
35.	12.12.2023	JDA executed by A.N. Shrinivasa Reddy S/o. Late Nanjunda Reddy along with his daughters S.Dishani Reddy & Mrudani S. Reddy in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 1 Acre 27 Guntas.	Doc No. 9669/2023-24	Original
36.	12.12.2023	GPA executed by A.N. Shrinivasa Reddy S/o. Late Nanjunda Reddy along with his daughters S.Dishani Reddy & Mrudani S. Reddy in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 1 Acre 27 Guntas.	Doc No. 510/2023- 24	Original
37.	12.01.1978	Death Certificate of Pillaiah		Photo copy
38.	23.08.2022	Death Certificate of Narayanappa		Photo copy
39.	15.02.2020	Death Certificate of P. Ramaiah		Photo copy
40.	15.10.2023	Death Certificate of Akkamaiah		Photo copy
41.	13.11.2018	Death Certificate of Nanjunda Reddy		Photo copy

GANA MT
Advocates & Solicitors

42.	03.08.2023	Death Certificate of Subbarayappa		Photo copy
43.	29.09.2023	Family Tree of Pillaiah from Nada Kacheri		Photo copy
44.	03.11.2023	Family Tree of Subharayappa @ Subharaya Reddy from Nada Kacheri		Photo copy
REVENUE RECORDS				
8.		Record of Rights	No.115,116 & 239	Certified
9.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 2023-24. 2024-25 for Sy No. 33/1, 33/2, 33/3 & 33/4		Certified copy
10.		Mutation Registrar	IHR. No. 3/1984-85	Endorsement
11.		Mutation Registrar	MR. No. 6/2005-06	Certified Copy
12.		Mutation Registrar	MR. No. 19/2008-09	Certified Copy
13.		Mutation Registrar	MR. No. 15/2009-10	Online Copy



GANA MT
Advocates & Solicitors

14.		Mutation Registrar	MR. No. T31/2015-16	Certified Copy
15.		Mutation Registrar	MR. No. T6/2022- 23	Online Copy
16.		Mutation Registrar	MR. No. T31/2024-25	Online Copy
17.		Mutation Registrar	MR. No. T32/2024-25	Online Copy
18.		Mutation Registrar	MR. No. T33/2024-25	Online Copy
19.		Mutation Registrar	MR. No. T34/2024-25	Online Copy

SURVEY RECORDS

20.		Moola Tippani		Certified copy
21.		Hissa Tippani		Certified copy
22.		R. R Right side & Left side		Certified copy
23.		Atlas		Certified copy
24.		Karda		Certified Copy
25.		Akarbandh		Certified Copy
26.		Village Map		Photo copy



GANA MT
Advocates & Solicitors

ENDORSEMENTS				
27.	20.06.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that IL and Preliminary Records are not available	Sy. No. 33	Original
28.	20.06.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Ketuvar is not available	Sy. No. 33	Original
29.	10.08.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that No.3/1984-85 is not available.	Sy. No. 33	Certified
30.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978) Schedule: Sy No 33/1 measuring 1 Acre 27 Guntas	PTCL/(A)/CR/948 /2024-25	Certified copy
31.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule	PTCL/(A)/CR/924 /2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/2 measuring 28 Guntas		
32.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/3 measuring 38 Guntas	PTCL/(A)/CR/926 /2024-25	Certified copy
33.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/4 measuring 3 Acre 13 Guntas	PTCL/(A)/CR/941 /2024-25	Certified copy
34.	05.03.2025	Endorsement issued by the Tahashildar, Anekal Taluk, stating that RTC from 1974 to 1980 is not available.		Certified copy



GANA MT
Advocates & Solicitors

ENCUMBRANCE CERTIFICATE				
35.	24.02.2025	E.C for the period from 01.04.1955 to 31.03.2004 Sy No. 33	S.A. 13790/2024-25	Original copy
36.	22.06.2022	E.C for the period from 01.04.2004 to 22.06.2022 Sy No. 33	S.A. 4168/2022-23	Original Copy
37.	18.08.2022	E.C for the period from 01.04.2022 to 17.08.2022 Sy No. 33	S.A. 15818/2022-23	Original copy
38.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/1	S.A. 340622/2024-25	Online copy
39.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/2	S.A. 340622/2024-25	Online copy
40.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/3	S.A. 340623/2024-25	Online copy
41.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/4	S.A. 340624/2024-25	Online copy

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
----	------	----------------------------------

GANA MT
Advocates & Solicitors

2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;



GANA MT
Advocates & Solicitors

13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hisscdars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

ITEM NO 1:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/1(old Sy No 33) measuring 1 Acre 27 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 33/2 & 33/3
---------	---	---------------------------



GANA MT
Advocates & Solicitors

West by	:	Survey Number 30 & 42
North by	:	Survey Number 36
South by	:	Survey Number 31/5

ITEM NO 2:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/2 (old Sy No 33) measuring 28 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 33/4
West by	:	Survey Number 33/1
North by	:	Survey Number 35 & 36
South by	:	Survey Number 33/3

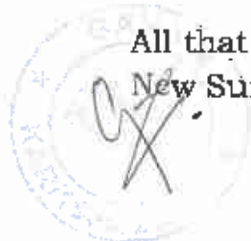
ITEM NO 3:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/3 (old Sy No 33) measuring 38 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 33/4
West by	:	Survey Number 33/1
North by	:	Survey Number 33/2
South by	:	Survey Number 31/1 & 31/5

ITEM NO 4:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/4 (old Sy No 33) measuring 3 Acres 13 Guntas, situated



GANA MT
Advocates & Solicitors

at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 19,20 & 32
West by	:	Survey Number 33/2 & 33/3
North by	:	Survey Number 35, 34 & 19
South by	:	Survey Number 35, 34 & 19

IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time



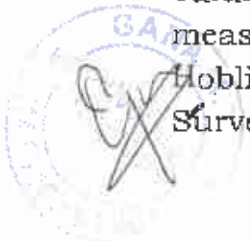
to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

The Residentially converted land bearing New Survey Number 33/1 (old Sy No 33) measuring 1 Acre 27 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.1 of the Schedule Property**, land bearing New Survey Number 33/2 (old Sy No 33) measuring 28 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.2 of the Schedule Property**, land bearing New Survey Number 33/3 (old Sy No 33) measuring 38 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.3 of the Schedule Property and land bearing** New Survey Number 33/4 (old Sy No 33) measuring 3 Acres 13 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District hereinafter referred to **Item No.4 of the Schedule Property**, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

TITLE FLOW

1. Originally the land bearing Survey Number 27, measuring 02 Acres 38 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, land bearing survey Number 31, measuring 4 Acres 12 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, the land bearing Survey Number 33, measuring 06 Acres 26 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and the land bearing Survey Number 95, measuring 01 Acre 19 Guntas situated at Arenuru



GANA MT
Advocates & Solicitors

Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District totally measuring 15 Acres 15 Guntas Originally, the land owned by one Srinivasacharya son of Late Laxmanacharya and Vittalacharaya son of Late Krishnacharaya and grandson of Late Laxmanacharya as ancestral property. In the record of rights vide No 116 reflects the name of Srinivasacharya and Vittalacharaya.

2. Thereafter, by mutual understanding between the family members of Srinivasacharya & Vittalacharaya orally partitioned the property. As per the oral partition, half of land out of land measuring 15 Acres 15 Guntas in Sy No. 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted each to Sethuramacharya son of Late Srinivasacharya and Vittalacharya son of Late Krishnacharya. In the record of rights vide No 116 reflects the name of
3. Later aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiah son of Muneyappa through registered sale deed bearing No 2087/1954-55 dated 19.01.1955. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
4. The aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favour of one Bajjareddy son of Yella Reddy through two different sale deeds bearing document No. 2089/1954-55 dated 19.01.1955.
5. Subsequently, Vittalacharya son of Late Krishnacharya deceased leaving behind his family members. Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 04 Acres out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Bajjareddy son of Yella Reddy through registered sale deed bearing No 2830/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
6. Simultaneously, Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 03 Acres 28 Guntas out of their share in Sy



GANAMT
Advocates & Solicitors

No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiah son of Muneyappa through registered sale deed bearing No 2831/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.

7. Whereas, as explained supra Bajjareddy son of Yella Reddy acquired land measuring 7 Acres 33 Guntas out of 15 Acres 15 Guntas in Survey Number 27,31,33 & 95. Later Yella Reddy along with his children namely Bajja Reddy, Nanjunda Reddy and Subbarayareddy entered into partition deed on 15.06.1960 with respect to Survey Number 27,31,33 & 95 along with other joint family properties. As per the aforesaid partition land measuring 4 Acres Guntas in Survey Number 27,31,33 & 95 allotted to the share of Nanjunda Reddy and land measuring 3 Acres 33 Guntas in Survey Number 27,31,33 & 95 allotted to the share of Subbraya Reddy. In the said partition Bajja Reddy was also a party and thumb impression of Bajja Reddy is reflected. Whereas, in the said partition deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
8. Later Srinivasaiah son of Pillaiah filed RRTC(D)CR:06/1999-2000 before court of Special Tahsildar, Anekal Taluk against Bajjareddy son of Yellareddy and his brothers for procuring the katha in their names in their respective share in Survey 27,31,33 & 95. In the said case clearly mentioned that Sy No 31 was wrongly mentioned as 25 and Sy No 33 was wrongly mentioned as 23. After perusing the documents, the Special Tahsildar passed order on 10.03.2006 stating that land measuring 3 Acres 13 Guntas forming part of Survey Number 33 allotted jointly to Ramaswamy @ P Ramaiah, Narayanappa, Srinivasaiah and Gopal sons of Pillaiah. Accordingly, mutations also mutated in their names vide MR No.3/1984-85 and land measuring 01 Acre 27 Guntas forming part of Survey Number 33 allotted to the share of Nanjunda Reddy son of Late Yellareddy and land measuring 01 Acre 26 Guntas forming part of Survey Number 33 allotted to the share of Subbarayareddy Reddy son of Late Yellareddy. Accordingly, mutations also mutated in their names vide MR No.6 /2005-06.

FLOW FOR ITEM NO.1 of the Schedule Property:

9. Whereas, thereafter, Parvathamma, Nanjamma@ Radhamma, Manjamma and Savithramma daughters of Nanjunda Reddy filed case before the court of Civil Judge (Sr Dvn) & JMFC at Anekal in OS No: 313/2008 for partition against their father, Nanjundareddy brother A



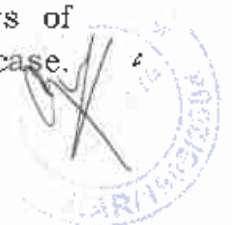
GANA MT
Advocates & Solicitors

N Srinivas Reddy and sisters Varalakshmi & Radhamma. Later the family members of Nanjunda Reddy entered into compromise and settled the case. According to compromise the land measuring 1 Acre 27 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to A N Srinivas Reddy. Accordingly final decree was also drawn. The katha also mutated in his name Vide MR No.9/2008-09.

10. Thereafter, the aforesaid A N Srinivasa Reddy, son of Late Nanjunda Reddy along with his daughters have executed Joint Development Agreement on 12.12.2023 and same was registered vide bearing document number 9669/2023-24 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney respectively bearing registered document number 510/2023-24 dated 12.12.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 1 Acre 27 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
11. Thereafter the land measuring 1 Acre 27 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 33/1 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:1 of the Schedule Property.**
12. Subsequently, aforesaid A N Srinivasa Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 1 of the Schedule Property i.e survey number 33/1 measuring 1 Acre 27 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 1 of the Schedule Property Vide bearing No. 725182 on 23.012.2024.

FLOW FOR ITEM NO.2 & 3 of the Schedule Property:

13. Whereas, Komala, daughter of Subbarayappa @ Subbaraya Reddy filed case before the court of Additional Senior Civil Judge & JMFC at Anekal in OS No: 978/2014 for partition against her father, mother & Sisters namely Subbarayappa @ Subbaraya Reddy, Jayamma, Aswathamma & Anitha. Later the family members of Subbaraya Reddy entered into compromise and settled the case.



GANA MT
Advocates & Solicitors

According to compromise the land measuring 28 Guntas out of 1 Acre 26 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Komala. Accordingly final decree was also drawn and same was registered before the sub registrar office Anekal vide document bearing No 2378/2022-23 dated 13.06.2022. Accordingly, katha also mutated in her name Vide MR No: T6/2022-23. Land measuring 19 Guntas out of 1 Acre 26 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Aswathamma and land measuring 19 Guntas out of 1 Acre 26 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Anitha.

14. The above said Komala, daughter of Subbarayappa @ Subbaraya Reddy along with her family members conveyed the land in Sy No. 33 measuring 28 Guntas (out of 1 Acre 26 Guntas) in favor of M/s. Abhee Venture Private Limited by executing Sale Agreement along with General power of Attorney respectively bearing document number: 6407/2022-23 and 174/2022-23 on 13.09.2022. Later Komala, daughter of Subbarayappa @ Subbaraya Reddy and her family members were represented by their GPA holder M/s. Abhee Venture Private Limited executed Sale Deed vide document bearing number 8942/2022-23 on 17.01.2023 registered before Sub registrar office of Anekal. Accordingly, katha also mutated in its name vide MR No:T11/2024-25
15. Thereafter the land measuring 28 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 33/2 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:2 of the Schedule Property.**
16. Subsequently, M/s. Abhee Venture Private Limited made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 2 of the Schedule Property i.e survey number 33/2 measuring 28 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 2 of the Schedule Property Vide bearing No. 725187 on 21.12.2024.
17. Thereafter, the aforesaid Ashwathamma, daughter of Subbaraya Reddy @ Subbarayappa and others have executed Joint Development



GANA MT
Advocates & Solicitors

Agreement on 03.11.2022 and same was registered vide bearing document number 6519/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 405/2022-23 dated 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 19 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

18. Thereafter, the aforesaid Anitha, daughter of Subbaraya Reddy @ Subbarayappa and others have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6520/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 406/2022-23 on 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 19 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

19. Thereafter the land measuring 19 Guntas and 19 Guntas totally measuring 38 guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phased and renumbered as Survey Number 33/3 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:3 of the Schedule Property.**

20. Subsequently, Ashwathamma and Anitha made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 3 of the Schedule Property i.e survey number 33/3 measuring 38 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 3 of the Schedule Property Vide bearing No. 725119 on 21.12.2024.

FLOW FOR ITEM NO.4 of the Schedule Property:

21. Thereafter, the Srinivasaiah son of Late Pillaiiah and others have executed Joint Development Agreement on 19.08.2022 vide bearing document number 04449/2022-23 and same was registered on 23.08.2022 in favor of M/s. Abhee Ventures Pvt. Ltd. along with General Power of Attorney bearing registered document number 00251/2022-23 on 23.08.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 03 Acres 13 Guntas in Survey Number 33 situated



GANA MT
Advocates & Solicitors

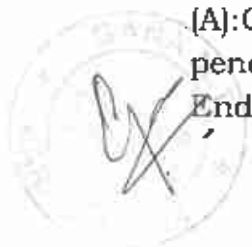
at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

22. Thereafter the land measuring 03 Acres 13 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 33/4 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:4 of the Schedule Property.**

23. Subsequently, Srinivasaiah son of Late Pillaiiah and others made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 4 of the Schedule Property i.e survey number 33/4 measuring 03 Acres 13 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 4 of the Schedule Property Vide bearing No. 725192 on 23.012.2024.

Common Documents:

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2023-24 reflects the name of katheddar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1955 to 31.03.2023 reflects following transactions in respect of Survey Number 33
5. The Encumbrance certificate for the period of 01.04.2023 to 25.02.2025 reflects following transactions in respect of Survey Number 33/1, 33/2, 33/3 & 33/4
6. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:948/2024-25 for Sy No. 33/1, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
7. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:924/2024-25 for Sy No. 33/2, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.



GANA MT
Advocates & Solicitors

8. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:926/2024-25 for Sy No. 33/3, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
9. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:941/2024-25 for Sy No. 33/4, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
10. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Satellite Town Ring Road Planning Authority (STRR) consisting of 279 sites of various dimensions.
11. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
12. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. A N Srinivasa Reddy** along with his daughters, **M/s Abhee Ventures Pvt Ltd** and **Smt. Ashwathamma** along with her family members and **Smt. Anitha** along with her family members and **Sri. Srinivasaiah son of Late Pillaiiah** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.

**Gana M T**
KAR/1905/2004
Advocate
Bangalore.

GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal Report of land measuring 1 Acre 27 Guntas in Survey Number 33/1 (old Sy No 33), land measuring 28 Gunas in Survey No. 33/2(old Sy No 33), land measuring 38 Guntas in Survey No. 33/3(old Sy No 33), land measuring 3 Acres 13 Guntas in Survey No. 33/4 (old Sy No 33) situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	23.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/1 measuring 1 Acre 27 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 725182	Original
2.		Conversion Sketch for Survey Number 33/1 measuring 1 Acre 27 Guntas		Photocopy
3.		Conversion fee paid challan for Survey		Photocopy



GANA MT
Advocates & Solicitors

		Number 33/1 measuring 1 Acre 27 Guntas		
4.	21.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/2 measuring 28 Guntas is converted from agricultural to non- agricultural Residential purposes.	No. 725187	Original
5.		Conversion Sketch for Survey Number 33/2 measuring 28 Guntas		Photocopy
6.		Conversion fee paid challan for Survey Number 33/2 measuring 28 Guntas		Photocopy
7.	21.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/3 measuring 38 Guntas is converted from agricultural to non- agricultural Residential purposes.	No. 725191	Original
8.		Conversion Sketch for Survey Number 33/3 measuring 38 Guntas		Photocopy
9.		Conversion fee paid challan for Survey Number 33/3 measuring 38 Guntas		Photocopy



GANAMT
Advocates & Solicitors

10.	23.12.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 33/4 measuring 3 Acre 13 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 725192	Original
11.		Conversion Sketch for Survey Number 33/4 measuring 3 Acre 13 Guntas		Photocopy
12.		Conversion fee paid challan for Survey Number 33/4 measuring 3 Acre 13 Guntas		Photocopy
TITLE DEEDS				
13.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Pillaiah S/o. Muniappa Schedule: - Half portion out of half portion in 15 Acres 15 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2087/1954-55	Certified
14.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Pillaiah S/o. Muniappa.	Doc. No. 2831/1957-58	Certified

GANA MT
Advocates & Solicitors

		Schedule:- 3 Acres 28 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33		
15.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivasacharya in favor of Bajjareddy S/o.Yellareddy Schedule: - Half portion out of half portion in 15 Acres 15 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2089/1954-55	Certified
16.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Bajjareddy S/o. Yellareddy. Schedule:- 4 Acres in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33	Doc. No. 2830/1957-58	Certified
17.	15.06.1960	Partition Deed between Yella Reddy and his children		Unregistered



GANA MT
Advocates & Solicitors

		Property allotted to the share of Nanjunda Reddy Reddy 4 Acres in Sy No. 27,25,23,95 Property allotted to the share of Subbaraya Reddy 3 Acres 33 Guntas in Sy No. 27,25,23,95 Note: Sy No 25 & 23 mentioned wrongly instead of 31 & 33		
18.	10.03.2006	Order passed by Spl. Tahashildar, Anekal Taluk filed by Srinivasaiah S/o Pillaiah against Sullu Bajjareddy son of Yellareddy and others Schedule: Sy No.33 Measuring 3 Acre 13 Guntas allotted to the share of Shrinivasaiah and others sons of pillalaiah Measuring 1 Acre 27 Guntas allotted to the share of Nanjunda Reddy S/o. Yella Reddy. Measuring 1 Acre 26 Guntas allotted to the share of Subbaraya Reddy.	Case No: R.R.T.C.(D)CR.6/99 -2000	Certified



GANA MT
Advocates & Solicitors

19.	28.03.2008	Plaint filed by the Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy against Nanjunda Reddy and others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal.	O.S. No.313/2008	Certified
20.	14.10.2008	Compromise Petition filed between Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy and Nanjunda Reddy and others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal. Schedule:- 1 Acre 27 Guntas in Sy No. 33 allotted to the share of A. N. Srinivasa Reddy, S/o. Nanjunda Reddy.		Certified
21.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anekal Schedule:- 1 Acre 27 Guntas in Sy No. 33 allotted to the share of A. N. Srinivasa Reddy, S/o. Nanjunda Reddy.	O.S. No.313/2008	Photo Copy
22.	19.11.2014	Amendment Plaint filed by the Komala D/o. Subharaya against Subharaya Reddy and	O.S. No.978/2014	Certified

GANA MT
Advocates & Solicitors

		others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		
23.		Compromise Petition filed Between Komala D/o. Subharaya @ Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal. Schedule:- 28 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Komala. 19 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Ashwathamma. 19 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Anitha.		Certified
24.		Order Passed by the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		Certified
25.	13.06.2022	Decree passed by the 1st Addl. Senior Civil Judge and JMFC at Anekal Schedule:- 28 Guntas (out of 1 Acre 26 Guntas) in Sy No. 33 allotted to the share of Komala.	Doc. No. 02378/2022-23	Certified Copy
26.	13.09.2022	Sale Agreement executed by Komala D/o. Subharaya @ Subharaya	Doc No. 6407/2022-23	Original



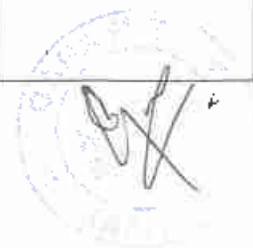
GANA MT
Advocates & Solicitors

		Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 28 Guntas.		
27.	13.09.2022	GPA executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 28 Guntas.	Doc No. 174/2022-23	Original
28.	17.01.2023	Salc Deed exccuted by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 28 Guntas.	Doc No. 8942/2022-23	Original
29.	23.08.2022	JDA executed by Akkammaiah D/o. Late Pillaiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 3 Acre 13 Guntas.	Doc No. 4449/2022-23	Original
30.	23.08.2022	GPA executed by Akkammaiah D/o. Late	Doc No. 251/2022-23	Original



GANA MT
Advocates & Solicitors

		Pillaiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 3 Acre 13 Guntas.		
31.	03.11.2022	JDA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 19 Guntas.	Doc No. 6519/2022-23	Original
32.	03.11.2022	GPA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 19 Guntas.	Doc No. 405/2022-23	Original
33.	03.11.2022	JDA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 19 Guntas.	Doc No. 6520/2022-23	Original
34.	03.11.2022	GPA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd.	Doc No. 406/2022-23	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 33 measuring 19 Guntas.		
35.	12.12.2023	JDA executed by A.N. Shrinivasa Reddy S/o. Late Nanjunda Reddy along with his daughters S.Dishani Reddy & Mrudani S. Reddy in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 1 Acre 27 Guntas.	Doc No. 9669/2023-24	Original
36.	12.12.2023	GPA executed by A.N. Shrinivasa Reddy S/o. Late Nanjunda Reddy along with his daughters S.Dishani Reddy & Mrudani S. Reddy in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 33 measuring 1 Acre 27 Guntas.	Doc No. 510/2023- 24	Original
37.	12.01.1978	Death Certificate of Pillaiah		Photo copy
38.	23.08.2022	Death Certificate of Narayanappa		Photo copy
39.	15.02.2020	Death Certificate of P. Ramaiah		Photo copy
40.	15.10.2023	Death Certificate of Akkamaiah		Photo copy
41.	13.11.2018	Death Certificate of Nanjunda Reddy		Photo copy



GANA MT
Advocates & Solicitors

42.	03.08.2023	Death Certificate of Subbarayappa		Photo copy
43.	29.09.2023	Family Tree of Pillaiah from Nada Kacheri		Photo copy
44.	03.11.2023	Family Tree of Subharayappa @ Subharaya Reddy from Nada Kacheri		Photo copy
REVENUE RECORDS				
8.		Record of Rights	No.115,116 & 239	Certified
9.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 2023-24. 2024-25 for Sy No. 33/1, 33/2, 33/3 & 33/4		Certified copy
10.		Mutation Registrar	IHR. No. 3/1984-85	Endorsement
11.		Mutation Registrar	MR. No. 6/2005-06	Certified Copy
12.		Mutation Registrar	MR. No. 19/2008-09	Certified Copy
13.		Mutation Registrar	MR. No. 15/2009-10	Online Copy



GANA MT
Advocates & Solicitors

14.		Mutation Registrar	MR. No. T31/2015-16	Certified Copy
15.		Mutation Registrar	MR. No. T6/2022- 23	Online Copy
16.		Mutation Registrar	MR. No. T31/2024-25	Online Copy
17.		Mutation Registrar	MR. No. T32/2024-25	Online Copy
18.		Mutation Registrar	MR. No. T33/2024-25	Online Copy
19.		Mutation Registrar	MR. No. T34/2024-25	Online Copy

SURVEY RECORDS

20.		Moola Tippani		Certified copy
21.		Hissa Tippani		Certified copy
22.		R. R Right side & Left side		Certified copy
23.		Atlas		Certified copy
24.		Karda		Certified Copy
25.		Akarbandh		Certified Copy
26.		Village Map		Photo copy



GANA MT
Advocates & Solicitors

ENDORSEMENTS				
27.	20.06.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that IL and Preliminary Records are not available	Sy. No. 33	Original
28.	20.06.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that Ketuvar is not available	Sy. No. 33	Original
29.	10.08.2022	Endorsement issued by the Spl. Tahashildar, Anekal Taluk, stating that No.3/1984-85 is not available.	Sy. No. 33	Certified
30.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/1 measuring 1 Acre 27 Guntas	PTCL/(A)/CR/948 /2024-25	Certified copy
31.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule	PTCL/(A)/CR/924 /2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/2 measuring 28 Guntas		
32.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/3 measuring 38 Guntas	PTCL/(A)/CR/926 /2024-25	Certified copy
33.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 33/4 measuring 3 Acre 13 Guntas	PTCL/(A)/CR/941 /2024-25	Certified copy
34.	05.03.2025	Endorsement issued by the Tahashildar, Ankal Taluk, stating that RTC from 1974 to 1980 is not available.		Certified copy



GANA MT
Advocates & Solicitors

ENCUMBRANCE CERTIFICATE				
35.	24.02.2025	E.C for the period from 01.04.1955 to 31.03.2004 Sy No. 33	S.A. 13790/2024- 25	Original copy
36.	22.06.2022	E.C for the period from 01.04.2004 to 22.06.2022 Sy No. 33	S.A. 4168/2022-23	Original Copy
37.	18.08.2022	E.C for the period from 01.04.2022 to 17.08.2022 Sy No. 33	S.A. 15818/2022- 23	Original copy
38.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/1	S.A. 340622/2024- 25	Online copy
39.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/2	S.A. 340622/2024- 25	Online copy
40.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/3	S.A. 340623/2024- 25	Online copy
41.	27.02.2025	E.C for the period from 01.04.2023 to 25.02.2025 Sy No. 33/4	S.A. 340624/2024- 25	Online copy

II. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet,
----	------	----------------------------------



GANA MT
Advocates & Solicitors

2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Mobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;



GANA MT
Advocates & Solicitors

13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

ITEM NO 1:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/1(old Sy No 33) measuring 1 Acre 27 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 33/2 & 33/3
---------	---	---------------------------



GANA MT
Advocates & Solicitors

West by	:	Survey Number 30 & 42
North by	:	Survey Number 36
South by	:	Survey Number 31/5

ITEM NO 2:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/2 (old Sy No 33) measuring 28 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 33/4
West by	:	Survey Number 33/1
North by	:	Survey Number 35 & 36
South by	:	Survey Number 33/3

ITEM NO 3:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/3 (old Sy No 33) measuring 38 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 33/4
West by	:	Survey Number 33/1
North by	:	Survey Number 33/2
South by	:	Survey Number 31/1 & 31/5

ITEM NO 4:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 33/4 (old Sy No 33) measuring 3 Acres 13 Guntas, situated



GANA MT
Advocates & Solicitors

at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 19,20 & 32
West by	:	Survey Number 33/2 & 33/3
North by	:	Survey Number 35, 34 & 19
South by	:	Survey Number 35, 34 & 19

IV. NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time



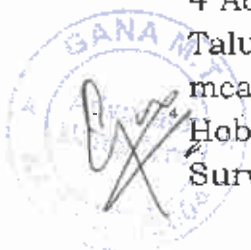
to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

TITLE FLOW

The Residentially converted land bearing New Survey Number 33/1 (old Sy No 33) measuring 1 Acre 27 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.1 of the Schedule Property**, land bearing New Survey Number 33/2 (old Sy No 33) measuring 28 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.2 of the Schedule Property**, land bearing New Survey Number 33/3 (old Sy No 33) measuring 38 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.3 of the Schedule Property** and land bearing New Survey Number 33/4 (old Sy No 33) measuring 3 Acres 13 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District hereinafter referred to **Item No.4 of the Schedule Property**, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

TITLE FLOW

1. Originally the land bearing Survey Number 27, measuring 02 Acres 38 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, land bearing survey Number 31, measuring 4 Acres 12 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, the land bearing Survey Number 33, measuring 06 Acres 26 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and the land bearing Survey Number 95, measuring 01 Acre 19 Guntas situated at Arenuru



GANA MT
Advocates & Solicitors

Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District totally measuring 15 Acres 15 Guntas Originally, the land owned by one Srinivasacharya son of Late Laxmanacharya and Vittalacharaya son of Late Krishnacharya and grandson of Late Laxmanacharya as ancestral property. In the record of rights vide No 116 reflects the name of Srinivasacharya and Vittalacharaya.

2. Thereafter, by mutual understanding between the family members of Srinivasacharya & Vittalacharaya orally partitioned the property. As per the oral partition, half of land out of land measuring 15 Acres 15 Guntas in Sy No. 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted each to Sethuramacharya son of Late Srinivasacharya and Vittalacharya son of Late Krishnacharya. In the record of rights vide No 116 reflects the name of
3. Later aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiah son of Muneyappa through registered sale deed bearing No 2087/1954-55 dated 19.01.1955. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
4. The aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favour of one Bajjareddy son of Yella Reddy through two different sale deeds bearing document No. 2089/1954-55 dated 19.01.1955.
5. Subsequently, Vittalacharya son of Late Krishnacharya deceased leaving behind his family members. Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 04 Acres out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Bajjareddy son of Yella Reddy through registered sale deed bearing No 2830/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
6. Simultaneously, Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 03 Acres 28 Guntas out of their share in Sy



GANA MT
Advocates & Solicitors

No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiah son of Muneyappa through registered sale deed bearing No 2831/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.

7. Whereas, as explained supra Bajjareddy son of Yella Reddy acquired land measuring 7 Acres 33 Guntas out of 15 Acres 15 Guntas in Survey Number 27,31,33 & 95. Later Yella Reddy along with his children namely Bajja Reddy, Nanjunda Reddy and Subbarayareddy entered into partition deed on 15.06.1960 with respect to Survey Number 27,31,33 & 95 along with other joint family properties. As per the aforesaid partition land measuring 4 Acres Guntas in Survey Number 27,31,33 & 95 allotted to the share of Nanjunda Reddy and land measuring 3 Acres 33 Guntas in Survey Number 27,31,33 & 95 allotted to the share of Subbraya Reddy. In the said partition Bajja Reddy was also a party and thumb impression of Bajja Reddy is reflected. Whereas, in the said partition deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
8. Later Srinivasaiah son of Pillaiah filed RRTC(D)CR:06/1999-2000 before court of Special Tahsildar, Anekal Taluk against Bajjareddy son of Yellareddy and his brothers for procuring the katha in their names in their respective share in Survey 27,31,33 & 95. In the said case clearly mentioned that Sy No 31 was wrongly mentioned as 25 and Sy No 33 was wrongly mentioned as 23. After perusing the documents, the Special Tahsildar passed order on 10.03.2006 stating that land measuring 3 Acres 13 Guntas forming part of Survey Number 33 allotted jointly to Ramaswamy @ P Ramaiah, Narayanappa, Srinivasaiah and Gopal sons of Pillaiah. Accordingly, mutations also mutated in their names vide MR No.3/1984-85 and land measuring 01 Acre 27 Guntas forming part of Survey Number 33 allotted to the share of Nanjunda Reddy son of Late Yellareddy and land measuring 01 Acre 26 Guntas forming part of Survey Number 33 allotted to the share of Subbarayareddy Reddy son of Late Yellareddy. Accordingly, mutations also mutated in their names vide MR No.6 /2005-06.

FLOW FOR ITEM NO.1 of the Schedule Property:

9. Whereas, thereafter, Parvathamma, Nanjamma@ Radhamma, Manjamma and Savithramma daughters of Nanjunda Reddy filed case before the court of Civil Judge (Sr Dvn) & JMFC at Anekal in OS No: 313/2008 for partition against their father, Nanjundareddy brother A



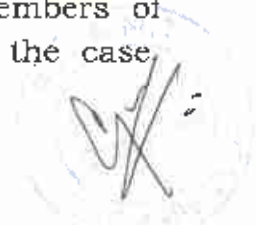
GANA MT
Advocates & Solicitors

N Srinivas Reddy and sisters Varalakshmi & Radhamma. Later the family members of Nanjunda Reddy entered into compromise and settled the case. According to compromise the land measuring 1 Acre 27 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to A N Srinivas Reddy. Accordingly final decree was also drawn. The katha also mutated in his name Vide MR No.9/2008-09.

10. Thereafter, the aforesaid A N Srinivasa Reddy, son of Late Nanjunda Reddy along with his daughters have executed Joint Development Agreement on 12.12.2023 and same was registered vide bearing document number 9669/2023-24 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney respectively bearing registered document number 510/2023-24 dated 12.12.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 1 Acre 27 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
11. Thereafter the land measuring 1 Acre 27 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 33/1 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:1 of the Schedule Property.**
12. Subsequently, aforesaid A N Srinivasa Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 1 of the Schedule Property i.e survey number 33/1 measuring 1 Acre 27 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 1 of the Schedule Property Vide bearing No. 725182 on 23.012.2024.

FLOW FOR ITEM NO.2 & 3 of the Schedule Property:

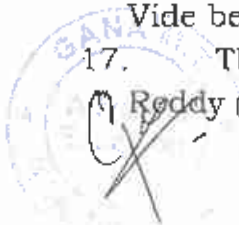
13. Whereas, Komala, daughter of Subbarayappa @ Subbaraya Reddy filed case before the court of Additional Senior Civil Judge & JMFC at Anekal in OS No: 978/2014 for partition against her father, mother & Sisters namely Subbarayappa @ Subbaraya Reddy, Jayamma, Aswathamma & Anitha. Later the family members of Subbaraya Reddy entered into compromise and settled the case.

A handwritten signature in blue ink is written over a circular blue stamp. The signature appears to be 'N. Srinivas Reddy'. The stamp is partially obscured by the signature.

GANA MT
Advocates & Solicitors

According to compromise the land measuring 28 Guntas out of 1 Acre 26 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Komala. Accordingly final decree was also drawn and same was registered before the sub registrar office Anekal vide document bearing No 2378/2022-23 dated 13.06.2022. Accordingly, katha also mutated in her name Vide MR No: T6/2022-23. Land measuring 19 Guntas out of 1 Acre 26 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Aswathamma and land measuring 19 Guntas out of 1 Acre 26 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Anitha.

14. The above said Komala, daughter of Subbarayappa @ Subbaraya Reddy along with her family members conveyed the land in Sy No. 33 measuring 28 Guntas (out of 1 Acre 26 Guntas) in favor of M/s. Abhee Venture Private Limited by executing Sale Agreement along with General power of Attorney respectively bearing document number: 6407/2022-23 and 174/2022-23 on 13.09.2022. Later Komala, daughter of Subbarayappa @ Subbaraya Reddy and her family members were represented by their GPA holder M/s. Abhee Venture Private Limited executed Sale Deed vide document bearing number 8942/2022-23 on 17.01.2023 registered before Sub registrar office of Anekal. Accordingly, katha also mutated in its name vide MR No:T11/2024-25
15. Thereafter the land measuring 28 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phodcd and renumbered as Survey Number 33/2 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:2 of the Schedule Property.**
16. Subsequently, M/s. Abhee Venture Private Limited made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 2 of the Schedule Property i.e survey number 33/2 measuring 28 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 2 of the Schedule Property Vide bearing No. 725187 on 21.12.2024.
17. Thereafter, the aforesaid Ashwathamma, daughter of Subbaraya Reddy @ Subbarayappa and others have executed Joint Development



GANAMT
Advocates & Solicitors

Agreement on 03.11.2022 and same was registered vide bearing document number 6519/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 405/2022-23 dated 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 19 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

18. Thereafter, the aforesaid Anitha, daughter of Subbaraya Reddy @ Subbarayappa and others have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6520/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 406/2022-23 on 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 19 Guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

19. Thereafter the land measuring 19 Guntas and 19 Guntas totally measuring 38 guntas in Survey Number 33 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 33/3 vide MR No: T11/2024-25.
Hereinafter referred to as Item No:3 of the Schedule Property.

20. Subsequently, Ashwathamma and Anitha made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 3 of the Schedule Property i.e survey number 33/3 measuring 38 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 3 of the Schedule Property Vide bearing No. 725119 on 21.12.2024.

FLOW FOR ITEM NO.4 of the Schedule Property:

21. Thereafter, the Srinivasaiah son of Late Pillaiiah and others have executed Joint Development Agreement on 19.08.2022 vide bearing document number 04449/2022-23 and same was registered on 23.08.2022 in favor of M/s. Abhee Ventures Pvt. Ltd. along with General Power of Attorney bearing registered document number 00251/2022-23 on 23.08.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 03 Acres 13 Guntas in Survey Number 33 situated



GANA MT
Advocates & Solicitors

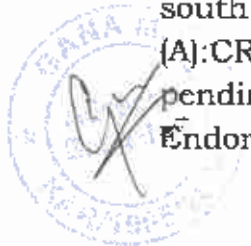
at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.

22. Thereafter the land measuring 03 Acres 13 Guntas in Survey Number 33 situated at Arcnuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 33/4 vide MR No: T11/2024-25. **Hereinafter referred to as Item No:4 of the Schedule Property.**

23. Subsequently, Srinivasaiah son of Late Pillaiiah and others made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 4 of the Schedule Property i.e survey number 33/4 measuring 03 Acres 13 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 4 of the Schedule Property Vide bearing No. 725192 on 23.012.2024.

Common Documents:

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2023-24 reflects the name of kalthedar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1955 to 31.03.2023 reflects following transactions in respect of Survey Number 33
5. The Encumbrance certificate for the period of 01.04.2023 to 25.02.2025 reflects following transactions in respect of Survey Number 33/1, 33/2, 33/3 & 33/4
6. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:948/2024-25 for Sy No. 33/1, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
7. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:924/2024-25 for Sy No. 33/2, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.



GANA MT
Advocates & Solicitors

8. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:926/2024-25 for Sy No. 33/3, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
9. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:941/2024-25 for Sy No. 33/4, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
10. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Satellite Town Ring Road Planning Authority (STRR) consisting of 279 sites of various dimensions.
11. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
12. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. A N Srinivasa Reddy** along with his daughters, **M/s Abhee Ventures Pvt Ltd** and **Smt. Ashwathamma** along with her family members and **Smt. Anitha** along with her family members and **Sri. Srinivasaiah son of Late Pillaiah** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.

Gana M T

KAR/1905/2004

Advocate

Bangalore.

GANA MT
Advocates & Solicitors

To,

20.05.2025

M/s Abhee Ventures Pvt Ltd,
No. 393, 1st floor, 15th Cross, 5th main,
HSR Layout, 6th sector, Bangalore 560102

Legal report of land measuring 30 Guntas in Survey No. 95/1, land measuring 3.08 Gunas in Survey No. 95/2, land measuring 07 Guntas in Survey No. 95/3, land measuring 07 Guntas in Survey No. 95/5 and land measuring 3.08 Guntas in Survey No. 95/6, situated at Arenur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

I. DOCUMENTS FURNISHED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No. of the document with date	Original certified Photostat
CONVERSION DETAILS				
1.	07.01.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 95/1 measuring 30 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 735985	Original
2.		Conversion Sketch for Survey Number 95/1 measuring 30 Guntas		Photocopy



GANA MT
Advocates & Solicitors

3.		Conversion fee paid challan for Survey Number 95/1 measuring 30 Guntas		Original
4.	07.01.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 95/2 measuring 03.08 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 735988	Original
5.		Conversion Sketch for Survey Number 95/2 measuring 03.08 Guntas		Photocopy
6.		Conversion fee paid challan for Survey Number 95/2 measuring 03.08 Guntas		Original
7.	07.01.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 95/3 measuring 07 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 736188	Original
8.		Conversion Sketch for Survey Number 95/3 measuring 07 Guntas		Photocopy



GANA MT
Advocates & Solicitors

9.		Conversion fee paid challan for Survey Number 95/3 measuring 07 Guntas		Original
10.	07.01.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 95/5 measuring 07 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 735987	Original
11.		Conversion Sketch for Survey Number 95/5 measuring 07 Guntas		Photocopy
12.		Conversion fee paid challan for Survey Number 95/5 measuring 07 Guntas		Original
13.	07.01.2025	Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 95/6 measuring 3.08 Guntas is converted from agricultural to non-agricultural Residential purposes.	No. 735986	Original
14.		Conversion Sketch for Survey Number 95/6 measuring 03.08 Guntas		Photocopy



GANA MT
Advocates & Solicitors

15.		Conversion fee paid challan for Survey Number 95/6 measuring 03.08 Guntas		Original
TITLE DEEDS				
16.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivascharya in favor of Pillaiah S/o. Muniappa	Doc. No. 2087/1954-55	Certified
17.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Pillaiah S/o. Muniappa.	Doc. No. 2831/1957-58	Certified
18.	19.01.1955	Sale Deed executed by Sethumacharya S/o. Shrinivascharya in favor of Bajjareddy S/o.Yellareddy	Doc. No. 2089/1954-55	Certified
19.	03.01.1958	Sale Deed executed by Ambujabayamma W/o. Vittalacharya and her son Krishnamurthy in favor of Bajjareddy S/o. Yellareddy.	Doc. No. 2830/1957-58	Certified
20.	10.03.2006	Order passed by Spl. Tahashildar, Anekal Taluk. Schedule: Sy No.95 Measuring 30 Guntas allotted to the share of Shrinivasayya and others sons of pillaiah	Case No: R.R.T.C.(D)CR.6/9 9-2000	Certified



GANA MT
Advocates & Solicitors

		Measuring 15 Guntas allotted to the share of Nanjunda Reddy S/o. Yella Reddy. Measuring 14 Guntas allotted to the share of Subbaraya Reddy.		
21.	28.03.2008	Plaint filed by the Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy against Nanjunda Reddy and others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal.	O.S. No.313/2008	Certified
22.	14.10.2008	Compromise Petition filed between Parvathamma, Nanjamma, Manjamma & Savithramma daughters of Nanjunda Reddy and Nanjunda Reddy and others others before the Court of the Civil Judge (Sr. Dn) and JMFC at Anekal. Schedule:- 08 Guntas in Sy No. 95 allotted to the share of Nanjunda Reddy. 07 Guntas in Sy No. 95 allotted to the share of Radhamma, D/o. Nanjunda Reddy.		Certified
23.	31.10.2008	Final Decree passed by the Civil Judge and (Sr. Dn) JMFC at Anekal Schedule:- 07 Guntas in Sy No. 95 allotted to the	O.S. No.313/2008	Photo Copy



GANA MT
Advocates & Solicitors

		share of Radhamma, D/o. Nanjunda Reddy.		
24.	17.05.2023	Sale Deed executed by A.N. Radha, in favor of Basava Reddy. Schedule: Sy N. 95 measuring 07 Guntas.	Doc No:1767/2023-24	Original
25.	19.11.2014	Amendment Plaint filed by the Komala D/o. Subharaya against Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal.	O.S. No.978/2014	Certified
26.		Compromise Petition filed Between Komala D/o. Subharaya @ Subharaya Reddy and others before the Court of the Addl. Senior Civil Judge and JMFC at Anekal. Schedule:- 07 Guntas (in Sy No. 95 allotted to the share of Komala. 3.08 Guntas in Sy No. 95 allotted to the share of Ashwathamma. 3.08 Guntas in Sy No. 95 allotted to the share of Anitha.		Photo copy
27.		Order Passed by the Court of the Addl. Senior Civil Judge and JMFC at Anekal.		Certified



GANA MT
Advocates & Solicitors

28.	13.06.2022	Decree passed by the 1 st Addl. Senior Civil Judge and JMFC at Ankal Schedule:- 07 in Sy No. 95 allotted to the share of Komala.	Doc. No. 02378/2022-23	Certified Copy
29.	13.09.2022	Sale Agreement executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 07 Guntas.	Doc No. 6407/2022-23	Original
30.	13.09.2022	GPA executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 07 Guntas.	Doc No. 174/2022-23	Original
31.	17.01.2023	Sale Deed executed by Komala D/o. Subharaya @ Subharaya Reddy along with her childrens Sowmya N.S & Manohar N.S in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 07 Guntas.	Doc No. 8942/2022-23	Original
32.	23.08.2022	JDA executed by Akkammaiah D/o. Late Pillaiah & others in favor of Abhee Ventures Pvt Ltd.	Doc No. 4449/2022-23	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 95 measuring 30 Guntas.		
33.	23.08.2022	GPA executed by Akkammaiah D/o. Late Pillaiah & others in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 30 Guntas.	Doc No. 251/2022-23	Original
34.	03.11.2022	JDA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 3.08 Guntas.	Doc No. 6519/2022-23	Original
35.	03.11.2022	GPA executed by Ashwathamma D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 3.08 Guntas.	Doc No. 405/2022-23	Original
36.	03.11.2022	JDA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 3.08 Guntas.	Doc No. 6520/2022-23	Original
37.	03.11.2022	GPA executed by Anitha D/o. Subharaya @ Subharaya Reddy along with her family in favor of Abhee Ventures Pvt Ltd.	Doc No. 406/2022-23	Original



GANA MT
Advocates & Solicitors

		Schedule: Sy No. 95 measuring 3.08 Guntas.		
38.	17.05.2023	JDA executed by Basavareddy & his wife R. Prabha in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 07 Guntas.	Doc No. 1773/2023-24	Original
39.	17.05.2023	GPA executed by Basavareddy & his wife R. Prabha in favor of Abhee Ventures Pvt Ltd. Schedule: Sy No. 95 measuring 07 Guntas.	Doc No. 35/2023-24	Original
REVENUE RECORDS				
8.		Record of Rights in the name of Shrinivasacharya & Vittalacharya	No.229	Certified Copy
9.		Karda		Certified Copy
10.		Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 to 1993-94, 1997-98 to 1999- to 2021-22 2024-25 For Sy No. 95/1, 95/2, 95/3, 95/5 & 95/6		Photocopy
11.		Mutation Registrar	MR. No. 9/1957-58	Certified copy
12.		Mutation Registrar	MR. No. 10/1957-58	Certified copy
13.		Mutation Registrar	MR. No. 6/2005-06	Certified copy
14.		Mutation Registrar	MR. No. 19/2008-09	Certified copy



GANA MT
Advocates & Solicitors

15.		Mutation Registrar	MR. No. H12/2013-14	Certified copy
16.		Mutation Registrar	MR. No. T5/2022- 23	Online copy
17.		Mutation Registrar	MR. No. H14/2022-23	Online copy
18.		Mutation Registrar	MR. No. T20/2022-23	Online copy
19.		Mutation Registrar	MR. No. H19/2022-23	Online copy
20.		Mutation Registrar	MR. No. T17/2023-24	Certified copy
21.		Mutation Registrar	MR. No. T44/2023-24	Online copy
22.		Mutation Registrar	MR. No. T12/2024-25	Online copy
23.		Mutation Registrar	MR. No. H10/2024-25	Online copy
24.		Mutation Registrar	MR. No. H11/2024-25	Online copy
25.		Mutation Registrar	MR. No. H17/2024-25	Online copy
26.		Mutation Registrar	MR. No. T38/2024-25	Online copy
27.		Mutation Registrar	MR. No. T39/2024-25	Online copy
28.		Mutation Registrar	MR. No. T40/2024-25	Online copy
29.		Mutation Registrar	MR. No. T41/2024-25	Online copy

SURVEY RECORDS



GANA MT
Advocates & Solicitors

30.		Moola Tippani		Certified Copy
31.		Hissa Tippani		Certified Copy
32.		RR Right side & Left side		Certified Copy
33.		Atlas		Certified Copy
34.		Akarbandh		Certified Copy
35.		Village Map		Photo copy

ENDORSEMENTS

36.	20.06.2022	Endorsement issued by the Tahashildar, Anekal Taluk, stating that IL and Preliminary Records are not available		Certified copy
37.	07.07.2022	Endorsement issued by the Tahashildar, Anekal Taluk, stating that Ketuvar is not available		Certified copy
38.	16.08.2022	Endorsement issued by the Tahashildar, Anekal Taluk, stating RTC from 1994-95 to 1996-97 not available		Certified copy
39.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule	PTCL/(A)/CR/931/2024-25	Certified copy



GANA MT
Advocates & Solicitors

		Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 95/1 measuring 30 Guntas		
40.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 95/2 measuring 3.08 Guntas	PTCL/(A)/CR/932 /2024-25	Certified copy
41.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 95/3 measuring 07 Guntas	PTCL/(A)/CR/933 /2024-25	Certified copy
42.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes(PTCL Act,1978) Schedule: Sy No 95/5 measuring 07 Guntas	PTCL/(A)/CR/935 /2024-25	Certified copy



GANA MT
Advocates & Solicitors

43.	01.03.2025	Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978) Schedule: Sy No 95/6 measuring 3.08 Guntas	PTCL/(A)/CR/937 /2024-25	Certified copy
ENCUMBRANCE CERTIFICATE				
44.	21.06.2022	E.C for the period from 01.04.1925 to 31.03.2004	S.A. 4904/2022-23	Original Copy
45.	22.06.2022	E.C for the period from 01.04.2004 to 22.06.2022 Sy No. 95	S.A.4170/2022-23	Original Copy
46.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 95/1	S.A.340629/2024-25	Online Copy
47.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 95/2	S.A.340630/2024-25	Online Copy
48.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 95/3	S.A.340631/2024-25	Online Copy
49.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 95/5	S.A.340632/2024-25	Online Copy
50.	27.02.2025	E.C for the period from 01.04.2022 to 25.02.2025 Sy No. 95/6	S.A.340633/2024-25	Online Copy



II. GLOSSARY (indicative)

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



GANA MT
Advocates & Solicitors

13.	Palupatti/Panchayat Parikath	Customary oral partition effected amongst the co- owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hisscdars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

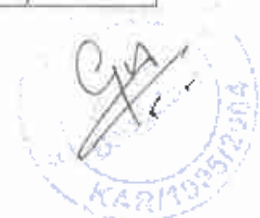
III. PROPERTY DETAILS

ITEM NO 1:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 95/1(old Sy No 95) measuring 30 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 32/5,26/1 & 26/2
West by	:	Survey Number 27/5
North by	:	Survey Number 31/4
South by	:	Survey Number 95/2 & 95/3

ITEM NO 2:



GANA MT
Advocates & Solicitors

All that piece and parcel of residentially converted immovable property bearing New Survey Number 95/2 (old Sy No 95) measuring 03.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 25 & 26/2
West by	:	Survey Number 95/3
North by	:	Survey Number 95/1
South by	:	Survey Number 25

ITEM NO 3:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 95/3 (old Sy No 95) measuring 07 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 95/2
West by	:	Survey Number 95/4
North by	:	Survey Number 95/1 & 27/5
South by	:	Survey Number 25

ITEM NO 4:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 95/5 (old Sy No 95) measuring 07 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by	:	Survey Number 95/4
West by	:	Survey Number 95/6
North by	:	Survey Number 27/2, 27/4 & 27/5
South by	:	Survey Number 28

ITEM NO 5:

All that piece and parcel of residentially converted immovable property bearing New Survey Number 95/6 (old Sy No 95) measuring 03.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

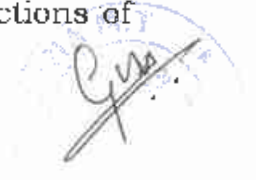
East by	:	Survey Number 95/5
West by	:	Survey Number 28
North by	:	Survey Number 27/1 & 27/2



South by	:	Survey Number 28
----------	---	------------------

IV.	NOTE
------------	-------------

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

A handwritten signature in blue ink is written over a blue circular official stamp. The signature appears to be 'Gus' or similar. The stamp contains some illegible text, likely the name of the firm or a professional designation.

TITTLE FLOW

Survey No. 95/1, land measuring 3.08 Guntas in Survey No. 95/2, land measuring 07 Guntas in Survey No. 95/3, land measuring 07 Guntas in Survey No. 95/5 and land measuring 3.08 Guntas in Survey No. 95/6, The Residentially converted land bearing New Survey Number 95/1 (old Sy No 95) measuring 30 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.1 of the Schedule Property**, land bearing New Survey Number 95/2 (old Sy No 95) measuring 03.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.2 of the Schedule Property**, land bearing New Survey Number 95/3 (old Sy No 95) measuring 07 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.3 of the Schedule Property and land bearing** New Survey Number 95/5 (old Sy No 95) measuring 07 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District hereinafter referred to **Item No.4 of the Schedule Property**, land bearing New Survey Number 95/6 (old Sy No 95) measuring 03.08 Guntas, situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore District, hereinafter referred to **Item No.5 of the Schedule Property**, which is more fully described in the schedule above and hereinafter collectively referred to as **SCHEDULE PROPERTY**.

TITTLE FLOW

1. Originally the land bearing Survey Number 27, measuring 02 Acres 38 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, land bearing survey Number 31, measuring 4 Acres 12 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, the land bearing Survey Number 33, measuring 06 Acres 26 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and the land bearing Survey Number 95, measuring 01 Acre 19 Guntas situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District totally measuring 15 Acres 15 Guntas Originally, the land owned by one Srinivasacharya son of Late Laxmanacharya and Vittalacharaya son of Late Krishnacharaya and grandson of Late Laxmanacharya as ancestral property. In the record of rights vide No 116 reflects the name of Srinivasacharya and Vittalacharaya.



GANA MT
Advocates & Solicitors

2. Thereafter, by mutual understanding between the family members of Srinivasacharya & Vittalacharaya orally partitioned the property. As per the oral partition, half of land out of land measuring 15 Acres 15 Guntas in Sy No. 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted each to Sethuramacharya son of Late Srinivasacharya and Vittalacharya son of Late Krishnacharya. In the record of rights vide No 229 reflects the name of Srinivasacharya & Vittalacharaya
3. Later aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiiah son of Muneyappa through registered sale deed bearing No 2087/1954-55 dated 19.01.1955. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
4. The aforesaid Sethuramacharya son of Late Srinivasacharya conveyed the half share of the land out of his share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favour of one Bajjareddy son of Yella Reddy through two different sale deeds bearing document No. 2089/1954-55 dated 19.01.1955.
5. Subsequently, Vittalacharya son of Late Krishnacharya deceased leaving behind his family members. Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 04 Acres out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Bajjareddy son of Yella Reddy through registered sale deed bearing No 2830/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
6. Simultaneously, Thereafter Ambujabayamma wife of Late Vittalacharya and Krishnamurthy son of Late Vittalacharya jointly conveyed land measuring 03 Acres 28 Guntas out of their share in Sy No 27,31,33 & 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in favor of Pillaiiah son of Muneyappa through registered sale deed bearing No 2831/1957-58 dated 03.01.1958. In the said sale deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.
7. Whereas, as explained supra Bajjareddy son of Yella Reddy acquired land measuring 7 Acres 33 Guntas out of 15 Acres 15 Guntas in Survey Number 27,31,33 & 95. Later Yella Reddy along with his children namely Bajja



GANA MT
Advocates & Solicitors

Reddy, Nanjunda Reddy and Subbarayareddy entered into partition deed on 15.06.1960 with respect to Survey Number 27,31,33 & 95 along with other joint family properties. As per the aforesaid partition land measuring 4 Acres Guntas in Survey Number 27,31,33 & 95 allotted to the share of Nanjunda Reddy and land measuring 3 Acres 33 Guntas in Survey Number 27,31,33 & 95 allotted to the share of Subbraya Reddy. In the said partition Bajja Reddy was also a party and thumb impression of Bajja Reddy is reflected. Whereas, in the said partition deed by oversight Sy No 31 was wrongly incorporated as 25 and Sy No 33 was wrongly incorporated as 23.

8. Later Srinivasaiah son of Pillaiah filed RRTC(D)CR:06/1999-2000 before court of Special Tahsildar, Anekal Taluk against Bajjareddy son of Yellareddy and his brothers for procuring the katha in their names in their respective share in Survey 27,31,33 & 95. In the said case clearly mentioned that Sy No 31 was wrongly mentioned as 25 and Sy No 33 was wrongly mentioned as 23. After perusing the documents, the Special Tahsildar passed order on 10.03.2006 stating that land measuring 30 Guntas forming part of Survey Number 95 allotted jointly to Ramaswamy @ P Ramaiah, Narayanappa, Srinivasaiah and Gopal sons of Pillaiah. Accordingly, mutations also mutated in their names vide MR No.6/2005-06 and land measuring 15 Guntas forming part of Survey Number 95 allotted to the share of Nanjunda Reddy son of Late Yellareddy and land measuring 14 Guntas forming part of Survey Number 95 allotted to the share of Subbarayareddy Reddy son of Late Yellareddy. Accordingly, mutations also mutated in their names vide MR No.6 /2005-06.

TITLE FLOW FOR ITEM NO.1 of the Schedule Property:

9. Thereafter, the Srinivasaiah son of Late Pillaiah and others have executed Joint Development Agreement on 19.08.2022 vide bearing document number 04449/2022-23 and same was registered on 23.08.2022 in favor of M/s. Abhee Ventures Pvt. Ltd. along with General Power of Attorney bearing registered document number 00251/2022-23 on 23.08.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 30 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
10. Thereafter the land measuring 30 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 95/1 vide MR No: T38/2024-25. **Hereinafter referred to as Item No:1 of the Schedule**

Property.

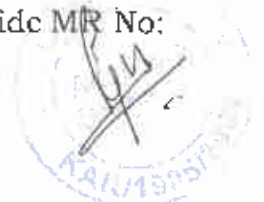


GANA MT
Advocates & Solicitors

11. Subsequently, Srinivasaiah son of Late Pillaiah and others made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 1 of the Schedule Property i.e survey number 95/1 measuring 30 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 1 of the Schedule Property Vide bearing No. 735985 on 07.01.2025.

TITLE FLOW FOR ITEM NO.2, 3 & 5 of the Schedule Property:

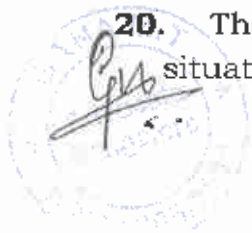
12. Whereas, Komala, daughter of Subbarayappa @ Subbaraya Reddy filed case before the court of Additional Senior Civil Judge & JMFC at Anekal in OS No: 978/2014 for partition against her father, mother & Sisters namely Subbarayappa @ Subbaraya Reddy, Jayamma, Aswathamma & Anitha. Later the family members of Subbaraya Reddy entered into compromise and settled the case. According to compromise the land measuring 07 Guntas out of 14 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Komala. Accordingly final decree was also drawn and same was registered before the sub registrar office Anekal vide document bearing No 2378/2022-23 dated 13.06.2022. Accordingly, katha also mutated in her name Vide MR No: T5/2022-23. Land measuring 3 ½ Guntas out of 14 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Aswathamma and land measuring 3 ½ Guntas out of 14 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District allotted to the share of Anitha.
13. The above said Komala, daughter of Subbarayappa @ Subbaraya Reddy along with her family members conveyed the land in Sy No. 95 measuring 07 Guntas (out of 14 Guntas) in favor of M/s. Abhee Venture Private Limited by executing Sale Agreement along with General power of Attorney respectively bearing document number: 6407/2022-23 and 174/2022-23 on 13.09.2022. Later Komala, daughter of Subbarayappa @ Subbaraya Reddy and her family members were represented by their GPA holder M/s. Abhee Venture Private Limited executed Sale Deed vide document bearing number 8942/2022-23 on 17.01.2023 registered before Sub registrar office of Anekal.
14. Thereafter the land measuring 07 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 95/3 vide MR No:



GANA MT
Advocates & Solicitors

T39/2024-25. Hereinafter referred to as Item No:3 of the Schedule Property.

15. Subsequently, M/s. Abhee Venture Private Limited made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 3 of the Schedule Property i.e survey number 95/3 measuring 07 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 3 of the Schedule Property Vide bearing No. 736188 on 07.01.2025.
16. Thereafter, the aforesaid Anitha, daughter of Subbaraya Reddy @ Subbarayappa and others have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6520/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 406/2022-23 on 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 3 ½ Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
17. Thereafter the land measuring 3 ½ Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoned and renumbered as Survey Number 95/2 vide MR No: T40/2024-25. **Hereinafter referred to as Item No:2 of the Schedule Property.**
18. Subsequently, Anitha made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 2 of the Schedule Property i.e survey number 95/2 measuring 3 ½ Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 2 of the Schedule Property Vide bearing No. 735988 on 07.01.2025.
19. Thereafter, the aforesaid Ashwathamma, daughter of Subbaraya Reddy @ Subbarayappa and others have executed Joint Development Agreement on 03.11.2022 and same was registered vide bearing document number 6519/2022-23 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney bearing registered document number 405/2022-23 dated 03.11.2022. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 3 ½ Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.
20. Thereafter the land measuring 3 ½ Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban



GANA MT
Advocates & Solicitors

District was phoded and renumbered as Survey Number 95/6 vide MR No: H11/2024-25. **Hereinafter referred to as Item No:5 of the Schedule Property.**

21. Subsequently, Ashwathamma made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 5 of the Schedule Property i.e survey number 33/3 measuring 38 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 5 of the Schedule Property Vide bearing No. 735986 on 12.02.2025.

FLOW FOR ITEM NO.4 of the Schedule Property:

22. Whereas, thereafter, Parvathamma, Nanjamma@ Radhamma, Manjamma and Savithramma daughters of Nanjunda Reddy filed case before the court of Civil Judge (Sr Dvn) & JMFC at Anekal in OS No: 313/2008 for partition against their father, Nanjundareddy brother A N Srinivas Reddy and sisters Varalakshmi & A N Radha @ Radhamma. Later the family members of Nanjunda Reddy entered into compromise and settled the case. According to compromise the land measuring 07 Guntas out of 15 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to A N Radha @ Radhamma. The katha also mutated in his name Vide MR No.19/2008-09. The land measuring 08 Guntas out of 15 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was allotted to Nanjundareddy..
23. Thereafter, the aforesaid A N Radha @ Radhamma, daughter of Late Nanjunda Reddy have conveyed land measuring 07 Guntas in Sy No 95 in favor of Basava Reddy son of Late Venkataramanappa vide registered sale deed bearing No: 1767/2023-24 on 17.05.2023.
24. Simultaneously, aforesaid Sri. Basava Reddy son of Late Venkataramanappa along with his wife entered into Joint Development Agreement on 17.05.2023 and same was registered vide bearing document number 1773/2023-24 in favor of M/s. Abhee Ventures Pvt. Ltd along with General Power of Attorney respectively bearing registered document number 35/2023-24 dated 17.05.2023. In the aforesaid deeds M/s. Abhee Ventures Pvt. Ltd, the Developer have obtained the rights to develop the land measuring 07 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District into residential layout.



GANA MT
Advocates & Solicitors

25. Thereafter the land measuring 07 Guntas in Survey Number 95 situated at Arenuru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was phoded and renumbered as Survey Number 95/5 vide MR No: T41/2024-25. **Hereinafter referred to as Item No:4 of the Schedule Property.**
26. Subsequently, aforesaid **Sri. Basava Reddy** made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 4 of the Schedule Property i.e survey number 95/5 measuring 07 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 4 of the Schedule Property Vide bearing No. 735987 on 07.01.2025.

Common Documents:

1. The Record of rights, tenancy and crop inspection (RTC) for the period from 1969-70 to 2024-25 reflects the name of kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
2. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
3. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
4. The Encumbrance certificate for the period of 01.04.1925 to 22.06.2022 reflects following transactions in respect of Survey Number 95
5. The Encumbrance certificate for the period of 01.04.2022 to 25.02.2022 reflects following transactions in respect of Survey Number 95/1,95/2,95/3,95/5 & 95/6
6. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:931/2024-25 for Sy No. 95/1, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
7. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:932/2024-25 for Sy No. 95/2, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
8. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:933/2024-25 for Sy No. 95/3, stating that there is no case



GANA MT
Advocates & Solicitors

- pending are filed under PTCL Act as on the date of issuance of the Endorsement.
9. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:935/2024-25 for Sy No. 95/5, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
10. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 01.03.2025, Vide No. PTCL (A):CR:937/2024-25 for Sy No. 95/6, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
11. Whereas, the said Developer has obtained provisional residential layout plan on 05.04.2025 vide No: STRRPA/TP/LAO/37/2024-25 issued by the Satellite Town Ring Road Planning Authority (STRR) consisting of 279 sites of various dimensions.
12. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
13. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.

CERTIFICATE OF TITLE

We hereby certify that, **Sri. Srinivasaiah son of Late Pillaiiah** along with his family, **M/s Abhee Ventures Pvt Ltd** and **Smt. Ashwathamma along with her family members and Smt. Anitha along with her family members and Sri. Basava Reddy son of Late Venkataramanappa** holds good, valid marketable title to the **Schedule Property** and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of plots/Sites in the Schedule Property.

Gana M T

KAR/1905/2004

**Advocate
Bangalore.**



GANA MT
Advocates & Solicitors