

**C.R.PRATHIMA
ADVOCATE**

#36, Nele, 2nd Floor, 2nd Cross,
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Gubbalalla Main Road,
Near Karnataka Bank,
Subramanyapura post
Bangalore-560 061

Mobile: 9880102120
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TITLE SCRUTINY REPORT

To,

Date:15-06-2026

M/s.AMBERSTONE VENTURES

A Registered Partnership firm
Having its office at No.71 (old No.26),
4th Floor, GR Bhaskar Plaza, 8th C Main Road,
Jayanagar 4th Block, Bengaluru – 560011
Firm No.717-2023-24
PAN No. AATFC3415C
Represented by its Partners

- 1. Sri.KIRAN KUMAR.S,**
- 2. Sri.YASHWANTH KUMAR H,**
- 3. Sri.LAKSHMIKANTHA.S**
- 4. Sri.SANJEEVAN.C**
- 5. Sri. SHANTH KUMAR E.G,**

Sub: - Title Scrutiny Report of **immovable Property being Converted Lands bearing Survey No.133/2 (Old Sy.No.133/1) measuring to an extent of 1 acre 23 guntas, New Sy.No.133/3 (old Sy.No.133/1) measuring to an extent of 0.11.11 guntas, New Sy.No.134/2 (old Sy.No.134) measuring to an extent of 01 Acre 23 guntas and New Sy. No.134/3 (old Sy.No.134) measuring to an extent of 17 guntas, all situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk.**

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

I SCHEDULE OF THE PROPERTY:

ITEM NO.1

All that piece and parcel of immovable Property being converted land bearing **New Sy.No.133/2 (old Sy.No.133/1), PID No. 150200100100220887, Property No. 1040/133/2 133/3 134/2 134/3**, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, **measuring to an extent of 1 acre 23 guntas (out of 1 Acre 34.11 Guntas)** converted from Agricultural to Non-Agricultural Industrial purposes vide Official Memorandum dated 11.07.2014 bearing No.ALN(A) (S) SR 25/2014-15 issued by the Deputy Commissioner, Bangalore District and later **converted for Residential Purpose** vide Official

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Memorandum **dated 08.10.2025 bearing No.36488**, issued by the Deputy Commissioner, Bangalore District with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on the :

EAST BY : ROAD- NERIGA BORDER,
WEST BY : LAND BEARING Sy. No.134 YELLAPPA/BODAPPA REMAINING LAND,
NORTH BY : LAND BEARING Sy. No.133 REMAINING LAND,
SOUTH BY : LAND BEARING Sy.No.132.

ITEM NO.2:

All that piece and parcel of immovable Property being Converted Land bearing **New Sy. No.134/3 (old Sy.No.134), PID No. 150200100100220887, Property No. 1040/133/2 133/3 134/2 134/3**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, **measuring to an extent of 17 guntas** (out of 2 Acres of land) converted from Agricultural to non- Agricultural Industrial purposes vide Official Memorandum dated 11.07.2014 bearing No.ALN (A)(S) SR 25/2014-15 issued by the Deputy Commissioner, Bangalore District and later **converted for Residential Purpose** vide Official Memorandum dated **08.10.2025 bearing No.36537**, issued by the Deputy Commissioner, Bangalore District with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on the:

EAST BY : OLD Sy. No.133/1 YELLAPPA/BODAPPA'S REMAINING LAND,
WEST BY : LAND BEARING Sy.No.134/2,
NORTH BY :LAND BEARING Sy.No.134 YELLAPPA/BODDAPPA'S REMAINING LAND,
SOUTH BY : LAND BEARING Sy. No.134 REMAINING LAND

ITEM NO.3:

All that piece and parcel of immovable Property being Converted land bearing **New Sy.No.133/3, (old Sy.No.133/1) PID No. 150200100100220887, Property No. 1040/133/2 133/3 134/2 134/3**, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore **measuring to an extent of 0.11.11 guntas, converted from Agricultural to Residential purposes vide Official Memorandum dated 28.07.2025 bearing No.780316 issued by the Deputy Commissioner, Bangalore District**, with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on the:

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EAST BY : LAND BEARING Sy.No.133/2,
WEST BY : LAND BEARING Sy. No.134/3,
NORTH BY : LAND BEARING Sy.No.133/1,
SOUTH BY : Sy.No.133/2 i.e., M/S.CRAFTS SHOW INFRA'S PROPERTY

ITEM NO.4:

All that piece and parcel of immovable Property being land bearing **New Sy.No.134/2 (old Sy.No.134) PID No. 150200100100220887, Property No.1040/133/2 133/3 134/2 134/3**, Situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore **measuring to an extent of 01 Acre 23 guntas, converted from Agricultural to Residential purposes vide Official Memorandum dated 28.07.2025 bearing No.780325 issued by the Deputy Commissioner, Bangalore District** with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on the:

EAST BY : LAND BEARING Sy.No.133,
WEST BY : LAND BEARING Sy.No.135,
NORTH BY : REMAINING PORTION OF Sy No.134,
SOUTH BY : LAND BEARING Sy.No.39

II DOCUMENTS SCRUTINISED (PHOTOCOPIES):

SL NO.	DATE	DOCUMENTS
1		Village map
2	09.09.1944	Grant Certificate dated 09-09-1944 issued by the Amaldhar, Anekal Taluk in favour of Sri.Muniswamy Reddy Dated 10.09.1944, vide Order G.D.No.71/43-44 dated 25.08.1944 in respect of Sy.No.39 measuring 4 Acres.
3	12.04.1946	Grant Certificate dated 12-04-1946 issued by the Amaldhar, Anekal Taluk in favour of Sri.Papa Reddy

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		Dated 12.04.1946, vide Order G.D.No.18/45-46 in respect of Sy.No.39 measuring 4 Acres.
4		Tippani in respect of old Sy.No.39, New Sy.No.133 which reflects the name of Sri.Munishamy Reddy
5		Tippani in respect of old Sy.No.39, New Sy.No.134 which reflects the name of Sri.Papa Reddy
6		Atlas
7		Index of Land in respect of Sy.No.133 and Sy.No.134
8	08.09.2022	Endorsement issued by the Thasildar, Anekal Taluk in respect of Non- availability of Record of rights No.445, 540 in respect of Sy.No.133.
9	08.09.2022	Endorsement issued by the Thasildar, Anekal Taluk in respect of Non- availability of Record of rights No.446 in respect of Sy.No.134.
10	07.12.2011	Endorsement issued by the Thasildar, Anekal Taluk in respect of Non-availability of preliminary records in respect of Sy.No.133 and 134.
11	08-12-2011	Endorsement issued by the Thasildar, Anekal Taluk in respect of Nil Tenancy applications received in respect of Sy.No.134.
12		Akarband for the Sy.No.133 , 133/1, 133/2, 133/3
13		Akarband for the Sy.No. 134, 134/2, 134/2, 134/3
14		Survey Register in respect of Sy.No.133 and Sy.No.134
15	11.07.1962	Sale Deed dated 11.07.1962 executed by S.Munishamy Reddy along with Sri.Papa Reddy and his wife Muniyamma as witnesses, in favour of R.Munishamy registered as document bearing No.1144/62-63 of Book-I, Volume 949 at pages 133-136 on 16.07.1962 in the Office of Sub-Registrar, Anekal in respect of Sy.No.133 measuring 4 acres and southern portion of Sy.No.134 measuring 2 acres

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16	17.10.1962	Sale Deed dated 17.10.1962 executed by S.Munishamy Reddy in favour of R.Munishamy registered as document bearing No.1905/62-63 of Book-I, Volume 955 at pages 28-29 on 17.10.1962 in the Office of Sub-Registrar, Anekal, in respect of Northern portion of Sy.No.134 measuring 2 acres. For which Sri.Papa Reddy's wife Muniyamma has signed as witnesses.
17		M.R.No.5A/62-63 reflects the Sale Deed dated 16.07.1962 and M.R.No.5B/62-63 reflects the Sale Deed dated 17.10.1962
18		Family tree of Rudrappa i.e., father of R.Munishamy
19	09.10.1982	Partition Deed dated 27.09.1982 entered between Late Rudrappa's Children including Smt.Yellamma W/o Late. R.Munishamy @ Papanna, by virtue of which Yellappa @ Boddappa S/o. Late Rudrappa was allotted Sy.No.133 and 134 totally measuring 4 acres and Sri.R.Chikkamuniyappa S/o.Sri.Rudrappa got to his share Sy.No.133 and 134 totally measuring 4 acres.
20		M.R.No.12/88-89 reflects the above partition in respect of share of Sri.Chikkamuniyappa
21		MR.No.5/90-91 reflects the above partition in respect of share of Sri. Yellappa @ Boddappa S/o. Late Rudrappa.
22	02.01.1986	Order Sheet and plaint in O.S.No.3/86 filed by Smt.Yellamma R.Munishamy, Pachamma D/o.Late.R.Munishamy & Yellamma and Venkatamma W/o.Late.R.Munishamy for Partition and other reliefs against R.Doddamuniyappa and others in respect of Sy.No.133, Sy.No.134 and other lands on the file of the Court of Munsiff, Anekal.
23	10.07.1990	Compromise petition in O.S.No.3/86 on the file of the Court of Munsiff, Anekal.

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24	10.07.1990 16-07-1990	Decree in O.S.No.3/86 on the file of the Court of Munsiff, Anekal.
25		MR.No.27/2007-08 reflects the phodi of Sy.No.133 as 133/1 and 133/2.
26	29.05.2014	Intimation letter in respect of conversion of Sy.No.133/1 measuring 1 acre 23 guntas and Sy.No.134 measuring 17 guntas.
27	11.07.2014	Official Memorandum/Conversion order bearing No.ALN (A) (S) SR.25/2014-15 dated 11-07-2014 in respect of the Conversion of land bearing Sy.No.133/1 measuring 1 acre 23 guntas and Sy.No.134 measuring 17 guntas i.e., item No.1 and 2 of the schedule Property. from Agriculture into industrial purpose.
28		Conversion Sketch of item No.1 and 2 of the schedule Property.
29	13.10.2014	Acknowledgement of Certificate of Registration of Firms of M/s.CRAFTS SHOW INFRA
30	19.09.2012	Partnership Deed of M/s.CRAFTS SHOW INFRA
31	31.07.2017	Rectification Deed of Partnership Deed of M/s.CRAFTS SHOW INFRA
32	25.02.2014	Agreement to Sale dated 25.02.2014 executed by Sri.Yellappa @ Bodappa & his family members in favour of V.Balamurali Kumar & Sri.Reddy Ananth.M.N, in respect to the land bearing Sy.No. 133/1 measuring 1 Acre and 23 Guntas out of 1 Acre 34.11 guntas and Sy.No.134 measuring to the extent of 17 guntas out of 2 Acres registered as document No. BSK-1-12834-2013-14 in Book-I, stored in CD No.BSKD256 in the Senior Office of Sub-Registrar, Basavangudi (Banashankari), Bangalore
33		Family-tree of Late.Munishamy Reddy
34		Family tree of Yellappa

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35	29.09.2014	Sale Deed dated 29.09.2014 executed by Sri.Yellappa @ Bodappa S/o.Late.Rudrappa and others in favour of M/s.Crafts Show Infra represented by its partners, including V.Balamurali Kumar & Sri.Reddy Ananth.M.N as partners in respect of converted land bearing Sy.No.133/1, measuring 1 Acre 23 guntas out of 1 Acre 34.11 guntas and Sy.No.134 measuring to the extent of 17 guntas out of 2 Acres of land, registered as document No.3990/2014-15 of Book-I, in the Office of Sub-Registrar, Basavanagudi, Bangalore. i.e, item No.1 and 2 of the Schedule Property
36		RR Nakalu in respect of Phodi of Sy.No.133 to 131/1 and Sy.No.133/2
37	29.09.2014	Memorandum of deposit of Title Deeds dated 29-09-2014 executed by M/s. Craft Show Infra in favour of Sir.M.Visvesvaraya Co-operative Bank LTD., registered as document No.BSG-1-03994-2014-15 Book-I, stored in CD No.BSGD253 on 29.09.2014 in the Office of the Senior Sub-Registrar, Basavanagudi, Bangalore in respect of item No.1 and 2 of the Schedule Property.
38	29.09.2014	Release Deed dated 29.09.2014 executed by Mrs.Dhanalakshmi D/o.Sri.Rudrappa & others in favour of Mr.Rudrappa S/o.Yellappa @ Bodappa in respect to the land bearing the Sy.No.133/1 measuring to the extent of 0.11.11 guntas, Sy.No.134 measuring to the extent of 01 Acre 23 guntas i.e., item No.3 and 4 of the schedule property and other properties registered as document No. BSG-1-04008-2014-15, Book-I, stored in CD No.BSGD253 in the Office of the Senior Sub-Registrar, Basavangundi, Bangalore.
39	29.09.2014	Release Deed 29.09.2014 executed by Mrs.Aruna & others in favour of Mr.Puttaraju in respect to the land bearing Sy.No.133/1 measuring to the extent of 0.11.11 guntas, Sy.No.134 measuring to the extent of 01 Acre 23 guntas i.e., item No.3 and 4 of the schedule property and others, registered as BSG-1-04011-2014-15 Book-I,

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		stored in CD No.BSGD253 in the Office of Senior Sub-Registrar, Basavangundi, Bangalore
40	29.09.2014	Release Deed 29.09.2014 executed by Mrs.Chikkammayya@ Yellamma D/o.Yellappa @ Bodappa in favour of Mr.Ramakrishna S/o. Yellappa @ Bodappa in respect to the land bearing the Sy.No.133/1 measuring to the extent of 0.11.11 guntas, Sy.No.134 measuring to the extent of 01 Acre 23 guntas i.e., item No.3 and 4 of the schedule property and others registered as document No. BGS-1-04014-2014-15, Book-I, stored in CD No.BSGD253 in the Office of Sub-Registrar, Basavangundi, Bangalore.
41		Family tree of Yellappa @ Bodappa
42	23.12.2015	Form 11 B issued by Grama Panchayat dated: 23.12.2015 in respect to item No.1 of the schedule property in the name of M/s.Crafts Show Infra.
43	23.12.2015	Form 11 B issued by Grama Panchayat dated: 23.12.2015 in respect to item No. 2 of the schedule property in the name of Crafts Show Infra.
44	06.02.2018	Discharge Deed dated 06.02.2018 executed by Sir.M.Visvesvaraya Co-Operative Bank Ltd., in favor of M/s. Crafts Show Infra, in respect of item No.1 and 2 of the schedule property registered as document No.BSG-1-07964-2017-18, Book-I, stored in CD No.BSGD325 on 09.03.2018 in the office of the Sub-Registrar, Basavangundi, Bangalore.
45	06.10.2020	M.R.No.H20/2020-21 reflects the sale deed executed in favour of M/s. Crafts Show Infra Sy.No.133/1 i.e., item No.1 of the schedule property.
46	06.10.2020	M.R.No.H21/2020-21 reflects the sale deed executed in favour of M/s. Crafts Show Infra in respect to Sy.No.134 i.e., item No.2 of the schedule property.
47		RR Nakalu in respect of Phodi of Sy.No.134 to 134/1, 134/2 and Sy.No.134/3.

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48	21.03.2023	MR.No.T46/2022-23 reflects the phodi of Sy.No.133 as Sy.No.133/1 and Sy.No.133/2 and the extent of land purchased by M/s. Crafts Show Infra was assigned as Sy.No.133/2 measuring 1 Acre 23 guntas. i.e., item No.1 of the schedule Property and Sy.No.133/1 reflects the name of Sri.Yellappa measuring 11.11 guntas, R.Chikkamuniyappa measuring 1 Acre 23 guntas and T.Y.Satish Prem Kumar measuring 11.10 guntas.
49	10.01.2024	MR.No.T30/2023-24 reflects the phodi of Sy.No.134 as Sy.No.134/1, 134/2 and Sy.No.134/3 and the extent of land purchased by M/s. Crafts Show Infra was assigned as Sy.No.134/3 measuring 17 guntas. i.e., item No.2 of the schedule Property and Sy.No.134/1 reflects the name of Sri.Balakrishna.C measuring 2 Acres, Sy.No.134/2 reflects the name of Sri.Yellappa S/o.Bodappa measuring 1 Acre 23 guntas.
50	18-11-2022	Agreement to sell dated 18-11-2022 executed by Sri.Yellappa @ Bodappa and others in favour of M/s.Build 4U Infra Pvt Ltd registered as document bearing No.SRJ-1-06715-2022-23, Book-1, CD.No.SRJD1251 in the office of the Senior Sub-Registrar, Basavangudi (Sarjapura), Bangalore in respect item No.3 and 4 of the schedule property.
51		Hadbust of Sy.No.133/2, 133/3 and 134/2
52	30.10.2024	Deed of cancellation dated 30-10-2024 executed by Sri.R.Mallikarjuna and others in favour of M/s.Build 4U Infra Pvt Ltd registered as document bearing No.CMP-1-03751-2024-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (Chamarajpet), Bangalore in respect item No.3 and 4 of the schedule property.
53	29-05-2024	Partnership deed dated 20-11-2023 of M/s.Capstone Ventures
54	05-06-2024	Certificate of Registration of firm of M/s.Capstone Ventures

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55	30-05-2024	Agreement to sell dated 30-05-2024 executed by M/s.Crafts show Infra in favour of M/s.Capstone Ventures registered document bearing No.BSk-1-02758-2024-2025 Book-1, in the office of the Sub-Registrar, Banashankari, Bangalore in respect of item No.1 and 2 of the schedule property.
56	29-10-2024	Rectification deed dated 29-10-2024 executed by LRs of Yellappa and others in favour of M/s.Crafts show Infra rectifying the errors occurred in boundaries in the earlier sale deed of 2014, vide registered as No.CMP-1-03754/24-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (chamarajpete) Bangalore.
57	30.10.2024	Sale deed dated 30.10.2024 executed by Smt.Chikkammaiah @ Yellamma and others in favour of M/s.Capstone Ventures registered as document bearing No.CMP-1-03756-2024-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (Chamarajpet), Bangalore in respect item No.3 and 4 of the schedule property.
58	30.10.2024	Sale deed dated 30-10-2024 executed by M/s. Crafts Show Infra in favour of M/s.Capstone Ventures registered as document bearing No.CMP-1-03755-2024-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (Chamarajpet), Bangalore in respect item No.1 and 2 of the schedule property.
59	21.12.2024	Amendment to Partnership deed dated 21-12-2024 in respect of change of firm name from M/s.Capstone Ventures to the name of "AMBERSTONE VENTURES" .
60	23.12.2024	Form D issued by the Registrar of Firms, Jayanagar, Bengaluru
61		MR.No.H5/25-26 reflects the change of revenue records in the name of Amberstone Ventures in respect of the item No.1 and 3 of the schedule Property.

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62		MR.No.T6/25-26 reflects the change of revenue records in the name of Amberstone Ventures in respect of the item No.4 of the schedule Property.
63		MR.No.T82/25-26 reflects the change of revenue records in the name of Amberstone Ventures in respect of the item No.3 of the schedule Property.
64	13-05-2025	Change of Land Usage of item No.1 to 4 of the schedule property from Industrial zone to Residential Zone issued by the Anekal Planning Authority, Anekal.
65	08.10.2025	Official Memorandum dated 08.10.2025 bearing No.36488, issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.1 of the schedule property from Industrial purpose to Residential Purpose.
66	08.10.2025	Official Memorandum dated 08.10.2025 bearing No.36537, issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.2 of the schedule property from Industrial purpose to Residential Purpose.
67	28.07.2025	Official Memorandum dated 28.07.2025 bearing No.780316 issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.3 of the schedule property from Agricultural Land to Non-Agricultural Residential purposes.
68	28.07.2025	Official Memorandum dated 28.07.2025 bearing No.780325 issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.4 of the schedule property from Agriculture to Non-Agricultural Residential Purpose.
69		Conversion sketch of Sy.No.133/2 and Sy.No.134/3 i.e., item No.2 and 4 of the schedule property.
70	16.02.2026	Intimation letter issued by the Anekal Planning Authority for remittance of fees related to Approval of

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		Plan in respect of the development of the schedule Property.
71	12-03-2026	No Objection Certificate issued by the Bangalore Electricity Supply company Limited in respect of the development of the schedule Property.
72	02-04-2026	No Objection Certificate issued by the Karnataka State Fire and Emergency services in respect of the development of the schedule Property.
73	22-04-2026	Relinquishment deed dated 22-04-2026 executed by M/s.Amberstone Ventures in favour of Yamare Gram Panchayath registered as document bearing No.ABL-1-00815-2026-27, Book-1, dated 22-04-2026, in the office of the Senior Sub-Registrar, Basavangudi (Athibele), Anekal Taluk relinquishing a portion of the schedule property.
74		Hubbust Sketch of schedule property issued by the land surveyor, anekal Taluk.
75	08-05-2026	Approved Plan sanction letter dated 08-05-2026 in respect of Development of the schedule property vide No.LAO.No.103/2025-26 issued by the Anekal Planning Authority.
76	08-05-2026	Approved Floor Plan
77	06-06-2026	No Objection Certificate issued by the State Environment Authority Impact in respect of the development of the schedule Property (SEIAA), Karnataka.
78	08.12.2011	Endorsement dated 08-12-2011 issued by the Thasildar, Anekal Taluk, in respect Nil Tenancy Applications in respect to land bearing Sy.No. 133/1.
79	08.12.2011	Endorsement dated 08-12-2011 issued by the Thasildar, Anekal Taluk, in respect Nil Tenancy Applications in respect to land bearing Sy.No. 134.

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80	29.01.2014	Endorsement issued by the Thasildar, Anekal Taluk, in respect Nil tenancy applications, in respect to Sy.No. 133/1.
81	29.01.2014	Endorsement issued by the Thasildar, Anekal Taluk, in respect Nil tenancy applications, in respect to Sy.No.134
82	09.02.2012	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division, Bangalore in respect Nil Proceedings under PTCL Act in respect to land bearing Sy.No. 133/1 and Sy.No. 134.
83		Tax paid receipt for the year 2026-27
84		11 A Khata in respect of item No.1 to 4 of the schedule property issued by the Rural Development and Panchyath Raj Department
		RTC
85	1969- 1970 To 1983- 1984	Reflects the name of S.Munishamy in respect to Sy.No.133 measuring 4 Acres and 3 gunta (including 3 gunta Kharab land).
86	07.09.2022	Endorsement dated: 07.09.2022 issued by Tahsildar, Anekal Taluk, Anekal, in respect to Non-avaialbility of Pahani in respect to land bearing Sy.No. 133 for the year 1984-1989.
87	1989-1990 To 2000-2001	Reflects the transfer of ownership from the name of Sri.R.Munishamy to the name of Sri.R.Chikka Muniyappa S/o. Late.Rudrappa in respect to Sy.No.133 measuring 2 acres and Sri.Yellappa @ Bodappa in respect to Sy.No.133 measuring 2 acres.
88	2001-2002 To	Reflects the phodi of land bearing Sy.No.133 as Sy.No.133/1 which reflects the name of R.Chikka Muniyappa S/o. Late.Rudrappa in respect of land measuring 1 Acre 33.11 guntas and in the name of

C-RP ✓

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	2017-2018	Sri.Yellappa @ Bodappa in respect of land measuring 1 Acres 34.11 guntas of Sy.No.133/1.
89	2020-2021	Reflects the name of Sri.R.Chikka Muniyappa S/o. Late.Rudrappa in respect to Sy.No.133/1 measuring 1 Acre 33.11.00 guntas and Sri.Yellappa@Bodappa in respect to Sy.No.133/1 Measuring 0.11.11.00 guntas and M/s.Crafts Show Infra in respect to Sy.No.133/1 measuring 1 Acre 23.00 guntas.
90	2023-2024	Reflects the Phodi in respect to Sy.No.133/1 and assignment of New Sy.No.133/2 in respect of land measuring 1 Acre 24.00 guntas (including 01 gunta Kharab land) in the name of M/s.Crafts Show Infra,
91	2023-2024	Reflects the Phodi in respect to Sy.No.133/1 and assignment of New Sy.No.133/3 in respect of land measuring 0.11.11 guntas
92	2024-2025 To 2025-2026	Reflects the transfer of ownership to the name of M/s.Amberstone Ventures in respect to Sy.No. 133/2 measuring 1 Acre 24.00 guntas (including 01 Gunta Kharab land)
93	2024-2025	Reflects the transfer of ownership to the name of M/s.Amberstone Ventures in respect to Sy.No. 133/3 measuring 0.11.11 guntas
94	2025-2026	Reflects the transfer of ownership to the name of M/s.Amberstone Ventures in respect to Sy.No. 133/3 measuring 0.11.11 guntas.
95	1969-1970 To 1983- 1984	Reflects the name of Papa Reddy in respect to Sy.No.134 measuring 4 Acres and 1 guntas of Kharab land.
96	1989-1990 To	Reflects the transfer of ownership to the name of R.Chikka Muniyappa S/o. Late.Rudrappa and

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	1993-1994	Sri.Yellappa @ Bodappa in respect to Sy.No.134 measuring 4 Acres and 1 guntas of Kharab land.
97	1994-1995 To 2019-2020 13-14	Reflects the name of R.Chikka Muniyappa S/o. Late.Rudrappa and others in respect to Sy.No.134
98	2020-2021	Reflects the name of R.Chikka Muniyappa S/o. Late.Rudrappa in respect to Sy.No.134 measuring 2 Acres, Yellappa @ Bodappa in respect to Sy.No.134 measuring 1 Acre 23 guntas and transfer of ownership in favour of M/s.Crafts Show Infra in respect to Sy.No.134 measuring 17 guntas.
99	2021-2022 To 2022-2023	Reflects the name of R.Chikka Muniyappa S/o. Late.Rudrappa in respect to Sy.No.134 measuring 2 Acres, Yellappa @ Bodappa in respect to Sy.No.134 measuring 1 Acre 23 guntas and transfer of ownership in favour of M/s.Crafis Show Infra in respect to Sy.No.134 measuring 17 guntas.
100	2023-2024	Reflects the Phodi in respect to Sy.No.134 and assignment of New Sy.No.134/3 in respect of land measuring 17 guntas to the name of M/s.Crafts Show Infra
101	2024-2025	Reflects the transfer of ownership to the name of M/s.Amberstone Ventures in respect to Sy.No. 134/3 measuring 17 guntas
102	2025-2026	Reflects the transfer of ownership to the name of M/s.Amberstone Ventures in respect to Sy.No. 134/3 measuring 17 guntas
103	2024-2025	Reflects the Phodi in respect to Sy.No.134 and assignment of New Sy.No.134/2 in respect of land measuring 1 Acre 23 guntas to the name of Manjunath P and others
104	2025-2026	Reflects the transfer of ownership to the name of M/s.Amberstone Ventures in respect to Sy.No. 134/2 measuring 1 Acre 23 guntas.
		ENCUMBRANCE CERTIFICATE

crp ✓

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105	01.04.1940 To 31.03.2004	Encumbrance certificate reflects the Sale Deed dated 11.07.1962 in respect to land bearing Sy.No.133.
106	01.04.1940 To 31.03.2004	Encumbrance certificate reflects the Sale Deed dated 16-07-1962, 17-10-1962 in respect to land bearing Sy.No.134
107	01.04.2004 To 15.06.2026	Encumbrance certificate reflects the Agreement of Sale dated 25-02-2014, DTD dated 29-09-2014, Release Deeds dated 29.09.2014, Discharge deed dated 09-03-2018 in respect to Sy.No.133/1.
108	01.06.2023 To 15.06.2026	Encumbrance certificate reflects the Release deeds dated 22-04-2026, sale deed dated 30-10-2024, rectification deed dated 29-10-2024, sale deed dated 29-10-2024, 30-05-2024 in respect to Sy.No.133/2 and Sy.No.133/3.
109	01.04.2004 To 04.03.2024	Encumbrance certificate reflects the Agreement of Sale dated 25-02-2014, DTD dated 29-09-2014, Release Deeds dated 29.09.2014, Discharge deed dated 09-03-2018 in respect to Sy.No.134.
110	01.04.2024 To 09.06.2026	Encumbrance certificate in respect of item No.1 to 4 of the schedule property reflects the Agreement to sell dated 30-05-2024, rectification deed dated 29-10-2024, sale deed dated 29-10-2024 and sale deed dated 30-10-2024.
111	01.06.2023 To 15.06.2026	Encumbrance certificate reflects the sale deed dated 30-10-2024, sale deed dated 29-10-2024, Rectification deed dated 29-10-2024, Agreement of sale dated 30-05-2024 in respect to Sy.No.134/2 and Sy.No.134/3.

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III. TRACING OF TITLE:

It appears from the documents available that the land bearing Sy.No.39 measuring 4 Acre was granted in favour of Sri.Muniswamy Reddy vide G.O.71/43-44 dated:25.08.1944 and grant certificate was issued on 09-09-1944 and land bearing Sy.No.39 measuring 4 Acres was granted in favour of Sri.Papa Reddy vide Order No.G.O18/45-46 and grant certificate was issued on 12-04-1946.

Further it is evident from the Kharda, Tippani , Index of Land, Survey register and also from the entries in Phani that the land bearing Sy.no.39 measuring 4 acres and 3 guntas kharab land which was granted in favour of Sri.S.Munishamy Reddy was assigned new number as Sy.No.133 and land bearing Sy.no.39 measuring 4 acres and 1 gunta of Kharab land which was granted in favour of Sri.Papa Reddy was assigned as New Sy.No.134.

The said S.Munishamy Reddy sold the said land bearing Sy.No.133 measuring 4 acres and southern portion of Sy.No.134 measuring 2 acres in favour of Sri.R.Munishamy vide Sale Deed dated 11.07.1962 registered as document bearing No.1144/62-63 of Book-I, Volume 949 at pages 133-136 on 16.07.1962 in the Office of Sub-Registrar, Anekal and to the said deed Sri.Papa Reddy S/o.Munishamy Reddy and his wife Smt.Muniyamma has signed as witnesses. And S.Munishamy Reddy sold Northern portion of Sy.No.134 measuring 2 acres in favour of Sri.R.Munishamy vide Sale Deed dated 17.10.1962 registered as document bearing No.1905/62-63 of Book-I, Volume 955 at pages 28-29 on 17.10.1962 in the Office of Sub-Registrar, Anekal, in respect of Northern portion of Sy.No.134 measuring 2 acres. to the said deed Papa Reddy's wife Smt.Muniyamma has signed as witnesses. And the revenue records were mutated vide M.R.No.5A/62-63 and M.R.No.5B/62-63. Thus, R.Munishamy S/o. Rudrappa became absolute owner of Sy.No.133 and Sy.No.134 totally measuring 8 acres.

Further it is noticed that the said R.Munishamy @ Papanna S/o. Rudrappa died and his wife Smt Yellamma along with brothers of Late R.Munishamy i.e, Lrs of Rudrappa entered into Family Partition Deed dated 27.09.1982, by virtue of which Yellappa @ Boddappa S/o. Late Rudrappa was allotted Sy.No.133 and 134 totally measuring 4 acres and Sri.R.Chikkamuniyappa S/o.Late.Rudrappa got to his share Sy.No.133 and 134 totally measuring 4 acres and the revenue records is mutated vide MR.no.12/1988-89 and MR.No.5/1990-91.

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However subsequently the said Smt.Yellamma W/o.Late R.Munishamy @ Papanna and her daughter Pachamma and Smt.Venkatamma second W/o.Late R.Muniswamy filed suit for Partition and other reliefs in respect to Sy.No.133 and Sy.No.134 totally measuring to 8 Acres and other lands against Lrs of Late.Rudrappa, in O.S.No.3/85 in the Court of the Munisiff at Anekal. And the parties have settled the issues amicably said suit was compromised and the parties had filed Compromise Petition under Order 23 Rule 3 of C.P.C and as per the said Compromise terms Sri.R.Yellappa S/o.Late. Rudrappa got to his share Sy.No.133 and Sy.No.134 measuring 4 Acres and other properties.

On 19.06.2007 the said Sri.Yellappa along with their family members sold an extent measuring 5.5 guntas in Sy.No.133 and Sri.Chikkamuniyappa along with their family members sold an extent measuring 6.5 guntas in Sy.No.133, in favour of Sri.Shivakumar. Later, the said land bearing Sy.No.133 was phoded as 133/1 measuring 1 Acre 33.11 guntas in the name of Sri.R.Chikkamuniyappa and 1 Acre 34.11 Guntas in the name of Sri.Yellappa @ Bodappa and Sy.No.132/2 measuring 11.10 guntas in the name of Sri.Shivakumar and the same is mutated in MR.No.27/2007-08 and also noticed in RR Nakalu.

Later the said Sri.Yellappa got converted the said extent of land measuring 1 Acre 23 guntas in Sy.No.133/1 and 17 guntas in Sy.No.134 from Agriculture to Industrial Purpose vide Conversion order bearing No.ALN (A) (S) SR.25/2014-15 dated 11.07.2014

Subsequently Sri.Yellappa @ Bodappa & others entered into Agreement to Sale dated 25.02.2014 with Sri.V.Balamurali Kumar & Sri.Reddy Ananth in respect to the land bearing Sy.No. 133/1 measuring 1 Acre and 23 Guntas out of 1 Acre 34.11 guntas and Sy.No.134 measuring to the extent of 17 guntas out of 2 Acres registered as document No. BSK-1-12834-2013-14 in Book-I, stored in CD No.BSKD256 in the Senior Office of Sub-Registrar, Basavangudi (Banashankari), Bangalore and later executed a Sale Deed dated 29.09.2014 by Sri.Yellappa @ Bodappa S/o.Late.Rudrappa and others in favour of M/s.Crafts Show Infra A registered partnership firm, in respect of converted land bearing Sy.No.133/1, measuring 1 Acre 23 guntas out of 1 Acre 34.11 guntas and Sy.No.134 measuring to the extent of 17 guntas out of 2 Acres of land, registered as document No.3990/2014-15 of Book-I, in the Office of Sub-Registrar, Basava Basavanagudi, Bangalore. i.e, item No.1 and 2 of the Schedule Property. And the same was mutated in revenue records vide MR.No.H20/2020-21 and MR.No.H21/2020-21. And the Yamare Grama

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Panchayath has issued khata in the name of M/s.Crafts Show Infra in respect of the item No.1 and 2 of the schedule property.

Thereafter Mrs.Dhanalakshmi D/o.Rudrappa & others executed a Release Deed dated 29.09.2014 in favour of Mr.Rudrappa S/o.Yellappa @ Bodappa relinquishing all their undivided share, right, title and interest in respect to the land bearing the Sy.No.133/1 measuring to the extent of 0.11.11 guntas, Sy.No.134 measuring to the extent of 01 Acre 23 guntas i.e., item No.3 and 4 of the schedule property and other properties registered as document No. BSG-1-04008-2014-15, Book-I, stored in CD No.BSGD253 in the Office of the Senior Sub-Registrar, Basavangundi, Bangalore.

And Mrs.Aruna & others executed a Release Deed 29.09.2014 in favour of Mr.Puttaraju relinquishing all their undivided share, right, title and interest in respect to the land bearing Sy.No.133/1 measuring to the extent of 0.11.11 guntas, Sy.No.134 measuring to the extent of 01 Acre 23 guntas i.e., item No.3 and 4 of the schedule property and others, registered as BSG-1-04011-2014-15 Book-I, stored in CD No.BSGD253 in the Office of Sub-Registrar, Basavangundi, Bangalore

And Mrs.Chikkamayya@ Yellamma D/o.Yellappa @ Bodappa executed a Release Deed 29.09.2014 in favour of Mr.Ramakrishna S/o. Yellappa @ Bodappa in respect to the land bearing the Sy.No.133/1 measuring to the extent of 0.11.11 guntas, Sy.No.134 measuring to the extent of 01 Acre 23 guntas i.e., item No.3 and 4 of the schedule property and others registered as document No. BGS-1-04014-2014-15, Book-I, stored in CD No.BSGD253 in the Office of Sub-Registrar, Basavangundi, Bangalore.

Further as noticed in the RR Nakalu and MR.No.T46/2022-23 which reflects the phodi of Sy.No.133 as Sy.No.133/1 and Sy.No.133/2 and the extent of land purchased by M/s. Crafts Show Infra was assigned as Sy.No.133/2 measuring 1 Acre 23 guntas. i.e., item No.1 of the schedule Property and Sy.No.133/1 reflects the name of Sri.Yellappa measuring 11.11 guntas, R.Chikkamuniyappa measuring 1 Acre 23 guntas and T.Y.Satish Prem Kumar measuring 11.10 guntas. And MR.No.T30/2023-24 reflects the phodi of Sy.No.134 as Sy.No.134/1, 134/2 and Sy.No.134/3 and the extent of land purchased by M/s. Crafts Show Infra was assigned as Sy.No.134/3 measuring 17 guntas. i.e., item No.2 of the schedule Property and Sy.No.134/1 reflects the name of Sri.Balakrishna.C measuring 2 Acres, Sy.No.134/2 reflects the name of Sri.Yellappa S/o.Bodappa measuring 1 Acre 23 guntas i.e, item No. 4 of the schedule Property.

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(Note: the property involved in the above deeds are in respect of the share allotted to Sri.Yellappa @ Bodappa only).

Thus M/s.Crafts Show Infra became the absolute owners of item No.1 and 2 of the Schedule property had executed an agreement to sell dated 30-05-2024 in favour of M/s.Capstone Ventures a partnership firm, registered as document bearing No.BSK-1-02758-2024-25, Book-1, in the office of the Sub-Registrar, Banashankari, Bangalore and later executed sale deed dated 30-10-2024 registered as document bearing No.CMP-1-03755-2024-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (Chamarajpet), Bangalore in respect item No.1 and 2 of the schedule property. And Since errors occurred in boundaries in the earlier sale deed of 2014 the same was rectified vide Rectification deed dated 29-10-2024 executed by LR's of Yellappa and others in favour of M/s.Crafts show Infra registered as No.CMP-1-03754/24-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (chamarajpete) Bangalore.

Smt.Chikkammaiah @ Yellamma and others who were the absolute owners of the item No.3 and 4 of the schedule property in turn sold the same in favour of M/s.Capstone Ventures vide Sale deed dated 30.10.2024 registered as document bearing No.CMP-1-03756-2024-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (Chamarajpet), Bangalore and M/s. Crafts Show Infra who were the absolute owners of the item No.1 and 2 of the Schedule Property in turn sold the same in favour of M/s.Capstone Ventures vide Sale deed dated 30-10-2024 registered as document bearing No.CMP-1-03755-2024-25, Book-1, in the office of the Senior Sub-Registrar, Basavangudi (Chamarajpet), Bangalore. Thus M/s.Capstone Ventures a registered partnership firm became the absolute owner became the item No.1 to 4 of the Schedule property.

Subsequently the said M/s.Capstone Ventures, Partnership firm changed its name to "**AMBERSTONE VENTURES**" by way of **Amendment to Partnership deed dated 21-12-2024** and Registrar of Firms, Jayanagar, Bengaluru issued Form D Certificate recording the said changes. And revenue records were changed in the name of AMBERSTONE VENTURES in respect of the item No.1 and 3 of the schedule Property vide MR.No.H5/25-26, in respect of the item No.4 of the schedule Property vide MR.No.T6/25-26 and in respect of the item No.3 of the schedule Property vide MR.No.T82/25-26. Thus M/s. AMBERSTONE VENTURES a registered partnership firm became the absolute owner of the item No.1 to 4 of the Schedule property.

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Thereafter the said "AMBERSTONE VENTURES" applied for change of Land usage (CLU) in respect of the item No.1 to 4 of the Schedule Property from Industrial Zone to Residential Zone and the same was approved by the Anekal Planning Authority, Anekal on 13-05-2025 and subsequently the firm got converted the said lands vide Official Memorandum dated 08.10.2025 bearing No.36488, issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.1 of the schedule property from Industrial purpose to Residential Purpose. Official Memorandum dated 08.10.2025 bearing No.36537, issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.2 of the schedule property from Industrial purpose to Residential Purpose. Official Memorandum dated 28.07.2025 bearing No.780316 issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.3 of the schedule property from Agricultural Land to Non-Agricultural Residential purposes and Official Memorandum dated 28.07.2025 bearing No.780325 issued by the Deputy Commissioner, Bangalore District in respect of conversion of Item No.4 of the schedule property from Agriculture to Non-Agricultural Residential Purpose.

The Rural Development and Panchyath Raj Department has issued khata i.e., Form 11 A in respect of item No.1 to 4 of the schedule property in the name of **M/s. AMBERSTONE VENTURES** and the firm has paid upto date taxes in respect of the schedule property.

Subsequently the said Firm with an intention to develop the Schedule Property has applied for Plan sanction for construction of Multi Storied Building and has executed a Relinquishment deed dated 26-08-2024 in favour of Yamare Gram Panchayath registered as document bearing No.ABL-1-00815-2026-27, Book-1, dated 22-04-2026, in the office of the Senior Sub-Registrar, Basavangudi (Athibele), Anekal Taluk relinquishing a portion of the schedule property and thereafter the Anekal Planning Authority has issued Development plan and Plan Sanction vide No.LAO.No.103/2025-26 dated 08-05-2026 for construction/development of the schedule property into multistoried building and all the concerned authorities have issued No objections certificate and consent in respect of the said construction/Development on the schedule property. As noticed from the Encodement issued by the Thasildar, Anekal Taluk, it is evident that there are no proceedings under Tenancy, PTCL, 79 A and B in respect of the schedule property.

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Thus **"AMBERSTONE VENTURES"** a registered partnership firm represented by its partners are the absolute owner of the item No.1 to 4 of the Schedule property and they are in peaceful possession and enjoyment of the same.

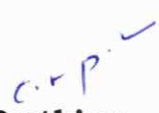
IV. ENCUMBRANCE:

As stated above the encumbrance certificates certifies that the schedule property is free from encumbrance from the date of purchase/acquisition by **"AMBERSTONE VENTURES"** as stated above.

V. OPINION CERTIFICATE

Ongoing through the aforementioned documents, it is clear that **"AMBERSTONE VENTURES"** are the absolute owner of the item No.1 to 4 of the Schedule property and it has marketable title with respect to the schedule property.

Yours faithfully


C.R.Prathima
Advocate