

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

To

M/s. ANKURAA HOMES.

Having it's office at Sy No.3, Site No.4/1,
3rd Floor, Whitefield, Bangalore-560066.

Dear Sir,

Sub: Scrutiny and Preliminary title report with respect to Converted land bearing old Sy.No.18 New Sy No. 184 measuring 1 Acres 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas) situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

DESCRIPTION OF PROPERTY

All that piece and parcel of the Converted land bearing Sy.No.18 New Sy No. 184 measuring 1 Acres 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas), (Converted from agricultural to non-agricultural residential purposes vide No: ALN/EKHW/SR 87/23-24, Serial no: 578608, Dated 30-12-2023 issued by the Special Deputy Commissioner, Bangalore District, Bangalore) situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore. bounded on the:

East by : Road,
West by : Government land.
North by : Gowramma W/o Late Annappa's land in Sy No.185 of Hagaduru Village.
South by : Land in Sy No. 21/2 belongs to Anitha W/o Late Srinivasamurthy

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
2. Original Pakka Book, Tippani of Sy No.18, Karda, Akaharband in respect of land bearing Sy.No.184 situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
3. Sketch showing shifting of Halla and Kaludari in land bearing Sy No.184 as per orders of Deputy commissioner, Bangalore.

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4. Official Memorandum B.DIS,LND(B)SR 178/79-80 dt. 26-07-1979 reduction of 3 Acres of Gomal land issued by the office of Divisional Commissioner, Bangalore (de reserving Gomal land), in respect of Sy No.18 measuring 3 Acres, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
5. OM No. B.Dis/LND(3) SR 27/78-79 dated 26-10-1979. issued by the special Deputy Commissioner, Bangalore, de reserving Gomal land, in respect of Sy No.18 measuring 3 Acres, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
6. Grant order No. LND U2 217/78-79 dated 07-11-1979, issued by the Assistant Commissioner in respect of grant of Sy No.18 measuring 3 Acres in favour of Rajanna and others, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
7. Saguvali chit extract for the period 1979-80 to 1982-83 issued by the Tahasildar South Taluk, in respect of Sy No.18 measuring 3 Acres, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore in the name of Rajanna.
8. Report of the committee headed by Deputy commissioner No. 10/2018-19 dated. 07-03-2019, in respect of Sy No.18 measuring 3 Acres situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore
9. Record of Rights and Tenancy crops Register Extract for the period 1984-85 to 1987-88 issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acres 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
10. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1990-91 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acres 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
11. Record of Rights and Tenancy crops Register Extract for the period 1993-94 to 1997-98 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acres 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

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12. Record of Rights and Tenancy crops Register Extract for the period 1998-99 to 2001-02 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acres 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

13. Computerised Record of Rights and Tenancy crops Register Extract for the period 2001-02 to 2019-20 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acres 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

14. Computerised Record of Rights and Tenancy crops Register Extract for the period 2021-22 to 2023-24 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 184 measuring 1 Acres 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

15. Mutation Register extract M.R. No.H 14 /2021-22 in respect of land bearing Sy. No: 184 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

16. Mutation Register extract M.R. No. T56/2021-22 in respect of land bearing Sy. No: 184 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

17. Mutation Register extract M.R. No. H5/2023-24 in respect of land bearing Sy. No: 184 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

18. Sale Agreement in respect of land bearing Sy No. 18 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Rajanna & Others in favour of G. Ganesh S/o G.T.K. Reddy and G. Prabhakar S/o H.T. Jogappa registered as Document No: 4309/2015-16 dated 30-03-2016 before the sub-Registrar, Shivajinagar (Bidarahalli) Bangalore .

19. Agreement for Sale in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Rajanna & Others in favour M/s Mahathi Properties LLP, a Registered Partnership firm Represented by its Partner Mr.Mutyalapati Arjun S/o M.Sheshagiri registered as Document No: 8977/2022-23 dated 29-10-2022 before the sub-Registrar, K.R.Puram Bangalore .

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20. General Power of Attorney in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Rajanna & Others in favour M/s Mahathi Properties LLP, a Registered Partnership firm Represented by its Partner Mr.Mutyalapati Arjun S/o M.Sheshagiri registered as Document No: 374/2022-23 dated 29-10-2022 before the sub-Registrar, K.R.Puram Bangalore.

21. Sale permission Endorsement issued by the Deputy Commissioner, Bengaluru District, Bengaluru No: PTCL/E)CR/02/2022-23 dated 27-03-2023 in respect of land bearing Old Sy No. 18 (New Sy No. 184) measuring 1 Acre 13 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

22. Deed of confirmation in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by 1) Ganesh S/o G.T.K. Reddy 2) J. Prabhakar Gowda S/o H.T.Jogappa in favour M/s Mahathi Properties LLP, a Registered Partnership firm Represented by its Partner Mr.Mutyalapati Arjun S/o M.Sheshagiri registered as Document No: 13641/2022-23 dated 13-02-2023 before the sub-Registrar, K.R.Puram Bangalore.

23. Absolute Sale Deed in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Rajanna & Others rep by their Power of Attorney holder M/s Mahathi Properties LLP in favour M/s Mahathi Properties LLP, a Registered Partnership firm Represented by its Partner Mr.Mutyalapati Arjun S/o M.Sheshagiri registered as Document No: 2263/2023-24 dated 26-05-2023 before the sub-Registrar, K.R.Puram Bangalore.

24. Rectification deed in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Rajanna & Others rep by their Power of Attorney holder M/s Mahathi Properties LLP in favour M/s Mahathi Properties LLP, a Registered Partnership firm Represented by its Partner Mr.Mutyalapati Arjun S/o M.Sheshagiri registered as Document No: 9633/2023-24 dated 06-03-2024 before the sub-Registrar, Mahadevapura, Bangalore.



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25. Agreement of Sale in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by M/s Mahathi Properties LLP in favour **M/s. ANKURAA HOMES**, registered as Document No: 6511/2023-24 dated 08-09-2023 before the sub-Registrar, Varthur Bangalore.

26. Absolute Sale Deed in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by M/s Mahathi Properties LLP in favour **M/s. ANKURAA HOMES**, registered as Document No: 17438/2023-24 dated 27-03-2024 before the sub-Registrar, Indiranagr Bangalore.

27. Reconstituted Agreement of Mahathi Properties LLP (as per Section 23(4) of LLP Act 2008) dated 01-6-2023 between Viswanath Mutyalapati S/o Seshagiri Mutyalapati, 2) Arjun Muthyalapati and 3) Hari Haran Mutyalapati S/o Babu Mutyalapati.

28. G-tree of Rajanna issued by Tahsildar, Bangalore East Taluk, Bangalore.

29. Death Certificate of Smt.Vasanthamma W/o Rajanna issued by Chief Registrar of Births & Deaths.

30. Official Memorandum A.L.N / E. KHW/SR 87 /23-24 dated 30-12-2023 issued by the Deputy Commissioner converting the land bearing Sy No. 184 measuring 1 Acres 20 guntas situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose.

31. Endorsement issued by Deputy Commissioner vide PTCL/BE/CR/156/2023-24 Dated 30/06/2023 show that the provisions of PTCL Act are not applicable for the land bearing Sy No.184 measuring 1Acre 20 guntas situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

32. NOC issued by BDA No. MBC-2256/2172/2023-24 Dated 15-12-2023 - land bearing Sy No. 184 measuring 1 Acres 13 guntas situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

33. KIADB endorsement 1030/2023-24 dated 01/7/2023 issued by land acquisition officer that land bearing Sy No. 184 measuring 1 Acres 13 guntas was not notified for acquisition by KIADB.

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34. NOC from Special Land Acquisition Officer, Vishveshwaraiah Bangalore vide No.SLAO/JL/18/23-24 dated 26-06-2023 for land bearing Sy No. 184, Old Sy No. 18, measuring 1 Acres 13 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore .

35. Paper publication issued in daily News paper "Prajavani" and "Deccanherald" dated 30-08-2023.

36. Encumbrance Certificate for land bearing old Sy No. 18 for the period 01-04-1970 to 31-05-1989 issued by Sub Registrar, Bengaluru.

37. Encumbrance Certificate for land bearing old Sy No. 18 for the period 01-06-1989 to 31-03-2005 issued by Sub Registrar, Bengaluru.

38. Encumbrance Certificate for land bearing old Sy No. 18 for the period 01-04-2003 to 22-06-2023 issued by Sub Registrar, Bengaluru.

39. Encumbrance Certificate for land bearing old Sy No. 18 New Sy No.184 for the period 01-04-2004 to 04-07-2024 issued by Sub Registrar, Bengaluru.

POSITION REGARDING TITLE:

The land bearing Sy No.18 totally measuring 4Acres 23 Guntas situated at Hagaduru Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore was a Gomal land.

It is evident from the records that land measuring 3Acres out of 4Acres 23 Guntas in Sy No. 18 Gomal land was de-reserved and Government of Karnataka issued necessary orders and the orders of Special Deputy Commissioner LND(3) SR 27/78-79 Dated 26-10-1979 shows that 3Acres in Sy No.18 was De-reserved and was granted to the Unauthorized occupants Sri. Rajanna S/o Muniyappa measuring 1Acre 20 guntas in Sy No.18 and Sri.D.Anneppa S/o Dasappa measuring 1Acre 20 guntas in Sy No.18.

It is evident from the records that further to the orders of Spl. Deputy Commissioner, The Assistant Commissioner, Bangalore Sub-Division Bangalore in exercise of powers vested under Section 71 of the Karnataka Land Revenue Act 1964, appropriated the land in Sy No.18 measuring 3Acres of Hagaduru Village, K.R.Pura Hobli, Bangalore for agricultural purpose Vide his Official Memorandum LND.U2.217/78-79 Dated 7th November 1979 and granted the same to Mr. Rajanna (1Acre 20Guntas) and Mr. D.Annappa (1Acre 20Guntas) It is also evident from the records that the Tahasildar issued a Saguvali chit in respect of the said land measuring 1Acre 20 guntas in the name of Rajanna but the same was missing. However Saguvali chit extract for the period 1979-80 to 1982-83 was issued by the Tahsildar

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RTC for the year 1984-85 to 1987-88 reflects the name of Rajanna S/o Muniyappa as Khatedhar and Anubhavdhar at column 9 and 12(2) of RTC. It was also mentioned at column 10 of RTC that the land was acquired by Dharkasth mulaka.

RTC for the year 1988-89 to 1990-91 which is not legible but at column 12(2) of RTC for the said period clearly shows that Rajanna is the Anubhavdhar of the said land.

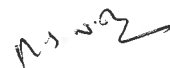
RTC for the period 1993-94 to 1997-98 shows that Rajanna S/o Muniyappa is Khatedhar and Anubhavdhar in respect of the said land and his name appears in column 12 (2) of RTC.

RTC for the period 1998-99 to 2001-02 shows that Rajanna S/o Muniyappa is Khatedar and Anubhavdhar and column 9 and 12(2) reflects his name and computerised RTC for the period 2001-02 to 2019-20 in respect of land bearing Sy No.18 shows that Rajanna as Khatedhar and Anubhavdhar in respect of land bearing Sy No. 18 measuring 1Acre 20 guntas and his name appears at column 12(2) of RTC.

It is evident from the records that total land in Sy No.18 measuring 4acres 23 guntas and the said land was not phoded and Rajanna approached the authorities concerned for the phodi of the said land.

It is evident from the records that the committee was formed under the Chairmanship of Deputy Commissioner to examine the missing records of the land granted. Deputy Commissioner as president and the Joint director of land records as Secretary and another 6 members constituted the committee which examined 19 missing grant record cases and in the said Committee meeting No.10/2018/19 dated 7.3.2019, Sl.No.14 missing grand record case is land bearing Sy No.18 measuring 1Acre 20G situated at Hagaduru Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore in respect of which all the Revenue records were perused and decided that Rajanna S/o Muniyappa was granted land and granted records were dilapidated/destroyed. Hence, after examining other records the Committee has ordered to take necessary steps for Phodi of the land and accordingly land was phoded and after Phodi New Sy No. 184 was allotted to the old Sy No.18 held by Rajanna. The authorities concerned also issued Akarbandh and other revenue records in respect of Sy No.184.

It is evident from the records that after phodi land bearing Sy No. 18 measuring 1Acre, 20 Guntas belongs to Rajanna S/o Muniyappa was assigned new sy no:184. It was also clearly mentioned in the Tippani of the land and in the Akarbandh that out of the total land 1Acre 13 guntas is cultivable land and 7 guntas is kharab land.



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It was also evident from the records that mutation entries were also passed in the name of Rajanna vide MR T56/2021-22 and land got mutated in the name of Rajanna after phodi and new Sy No. 184 was assigned to the said land.

I have examined RTC for the period 2021-22 and 2022-23 , 2023-2024 which reflects the name of Rajanna S/o Muniyappa as Khatedhar and Anubhavdhar of the said property.

It is evident from the records that the above said Rajanna, his Wife Vasanthamma and children R.Manjula, R Renuka, R. Hemalatha, R.Narendra, and R.Pavithra entered into an agreement with G.K.Ganesh and G.Prabhkar registered as document No.4309/2015-16 dated 30-03-2016 with Mr. Ganesh to sell land bearing Sy No.18 measuring 1Acre 20 guntas.

I have examined G.Tree of Rajanna issued by the Deputy Tahasildar, Whitefiled, Bangalore East Taluk, which shows that Rajanna family members are i.e., Wife Vasanthamma and children R.Manjula, R Renuka, R. Hemalatha, R.Narendra, and R.Pavithra.

It is evident from the records that on 12-08-2022 Vasanthamma W/o Rajanna died and the death certificate issued by Births and Deaths confirming the death of Vasanthamma.

It is evident from the records that subsequently on 27-07-2022 Rajanna along with his children R.Manjula, R Renuka, R. Hemalatha, R.Narendra, and R.Pavithra entered into sale agreement with M/s Mahathi Properties LLP. The said Agreement was registered as document No.8977/2022-23 and Mr. R.Manjunath joined the agreement as confirming party.

It is evident from the records that on the same date 27-07-2022 the above said Rajanna and other also executed a General Power of Attorney registered as Document No.374/2022-23 in favour of M/s Mahathi Properties LLP and under the said General Power of Attorney M/s Mahathi Properties LLP were given all powers to executed all deeds which are required to perfect the titles of the owners and to sell the schedule property.

Thus, Rajanna entered into sale agreement with Mr. Ganesh, and Mr. Prabhakar on 30-03-2016 and also with M/s Mahathi Properties LLP on 27-10-2022. The above G.K.Ganesh and J.Prabhkar Gowda who were agreement holders who did not want to purchase the properties settled all their claims with M/s Mahathi Properties LLP and executed Confirmation Deed registered as document No.13641/2022-23 date Dt. 08-02-2023.

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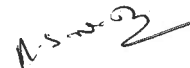
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It is evident from the records that Sri.Rajanna owner of the property obtained sale permission from the authorities concerned for sale of old Sy No.18 and New SyNo. 184 measuring 1Acre 13 guntas and Deputy commissioner vide endorsement PTCL (E) CR :2/2022-23 dated 27-03-2023 given sale permission for sale of said land.

It is evident from the records that after obtaining sale permission Sri. Rajanna and others rep., by their General Power of Attorney holder M/s Mahathi Properties LLP executed sale deed in favour of M/s Mahathi Properties LLP which was registered as document No. 2263/23-24 dated 25-05-2023. Sri.R.Manjunath was made as confirming party to the said sale deed. Thus, M/s Mahathi Properties LLP acquired titles in respect of land bearing old Sy No.18 and New SyNo. 184 measuring 1Acre 13 guntas and 7 guntas kharab situated at Hagaduru Village, K.R.Pura Hobli, Bangalore East Taluk , Bangalore. The said M/s Mahathi Properties LLP applied for mutation and Katha in their name and the Katha was mutated in the name of M/s Mahathi Properties LLP vide MR H5/2023-24 and RTC for the period 2023-24 in respect of land bearing Sy No.184 measuring 1 Acre 20 Guntas ((Including 7 guntas Kharab) reflects the name of M/s Mahathi Properties LLP at column 9 and 12 (2) of RTC.

It is evident from the records that some typing errors crept in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore in the above said Sale Deed and under a Rectification deed registered as Document No: 9633/2023-24 dated 06-03-2024 executed by Rajanna & Others rep by their Power of Attorney holder M/s Mahathi Properties LLP in favour M/s Mahathi Properties LLP, Represented by its Partner Mr.Mutyalapati Arjun S/o M.Sheshagiri the said errors for rectified.

M/s Mahathi Properties LLP executed sale deed in favour **M/s. ANKURAA HOMES**, Represented by its Partner Mr. P.Balasubramanyam under a Sale Deed registered as Document No: 17438/2023-24, dated 27-03-2024 before the sub-Registrar, Indiranagar Bangalore and conveyed the land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.



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Thus **M/s. ANKURAA HOMES**, acquired good and marketable titles in respect of land bearing Old Sy No. 18, New Sy No.184 measuring 1 Acre 13 Guntas and Excluding 07 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

ENCUMBRANCES:

EC in respect of land bearing Sy No.18 measuring 1Acre 20 guntas for the period 1-4-1970 to 31-05-1989 and 1-6.1989 to 31-03-2005 shows that there were no Encumbrance in respect of the said land for the said period.

EC for the period 1-4-2004 to 24-08-2022 in respect of land bearing Sy No.18 measuring 1Acre 20 guntas shows that J.Prabhkar and G.K.Ganesh entered into an agreement registered as Document No.4309/15-16 dated 30-03-2016 that Rajanna.

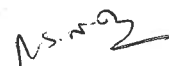
EC for the period 01-04-2003 to 22-06-2023 in respect of land bearing Sy No.18 New Sy No.184 measuring 1 Acre 13 Guntas and 7 Guntas Kharab respect of Agreement of Sale Doc No.8977/2022-23, confirmation deed Doc No.13641/2022-23 and Sale Deed Doc No.2263/2023-24.

EC for the period 01-04-2004 to 4-07-2024 in respect of land bearing Sy.No.184 provided by you reflects the Agreement of sale deed registered as doc. no: 6511/2023-24 and sale deed registered as doc.no: 17438/2023-24 in the name of M/s Ankura Homes. I Advise M/s Ankura Homes to obtain EC for the remaining period in Form 15 reflecting all entries.

DISCLAIMERS:

This Report was prepared basing on the photo copies provided by client in respect of land bearing Sy.No.18 New Sy No. 184 measuring 1 Acres 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas), situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore. exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.



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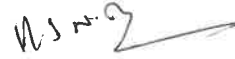
This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that **M/s. ANKURAA HOMES** acquired good and marketable titles in respect of Converted land bearing Sy.No.18 New Sy No. 184 measuring 1 Acres 13 Guntas and 07 Guntas of Kharab (01 Acre 20 Guntas), situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore under the Sale Deed document No. 17438/2023-24.dated 27-03-2024.

Date: 05-08-2024

Place: Bangalore



(R. S. N. Benarjy)
Advocate

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

To

M/s. ANKURAA HOMES.

Having it's office at Sy No.3, Site No.4/1,
3rd Floor, Whitefield, Bangalore-560066.

Dear Sir,

Sub: Scrutiny and title report with respect to Converted land bearing New Sy No. 185 (Old Sy.No.18/P2, Still Old Sy No. 18) measuring 1 Acre 12 Guntas and 08 Guntas of Kharab (01 Acre 20 Guntas) situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

DESCRIPTION OF PROPERTY

All that piece and parcel of the Converted land bearing New Sy No. 185 (Old Sy.No.18/P2, Old Sy No. 18) measuring 1 Acre 12 Guntas and 08 Guntas of Kharab (01 Acre 20 Guntas), Converted from agricultural to non-agricultural residential purposes vide No: ALN/EKHW/SR 86/23-24, Serial no: 578607, Dated 30-12-2023, issued by the Special Deputy Commissioner, Bangalore District, Bangalore) situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore. bounded on the:

East by : Road,
West by : Land in SyNo. 15
North by : Road
South by : Land in SyNo. 18/P1

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
2. Original Pakka Book, Tippani of Sy No.18, Karda, Akaharband in respect of land bearing Sy.No.185 situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore
3. Sketch showing shifting of Halla and Kaludari in land bearing Sy No.185 as per orders of Deputy commissioner, Bangalore.



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CONTINUATION SHEET.....

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4. Official Memorandum B.DIS,LND(B)SR 178/79-80 dt. 26-07-1979 reduction of 3 Acres of Gomal land issued by the office of Divisional Commissioner, Bangalore, de reserving Gomal land, in respect of Sy No.18 measuring 3Acres, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
5. OM No. B.Dis/LND(3) SR 27/78-79 dated 26-10-1979. issued by the special Deputy Commissioner, Bangalore, de reserving Gomal land, in respect of Sy No.18 measuring 3 Acres, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
6. Grant order No. LND U2 217/78-79 dated 07-11-1979, issued by the Assistant Commissioner in respect of grant of Sy No.18 measuring 3 Acres in favour of Rajanna and others, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
7. Saguvali chit No. LND U2 217/78-79 dated 20-11-1979, issued by the Assistant Commissioner in respect of grant of Sy No.18 measuring 01 Acre 20 Guntas in favour of D.Annappa S/o Dasappa, situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
8. Report of the committee headed by deputy commissioner No. 10/2018-19 dated. 07-03-2019, in respect of Sy No.18 measuring 3 Acres situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
9. Record of Rights and Tenancy crops Register Extract for the period 1979-80 to 1980-81 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
10. Record of Rights and Tenancy crops Register Extract for the period 1981-82 to 1982-83 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
11. Record of Rights and Tenancy crops Register Extract for the period 1983-84 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
12. Record of Rights and Tenancy crops Register Extract for the period 1988-89 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.



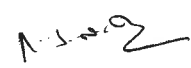
SURENDRANATH BENARJY

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ADVOCATE

13. Computerised Record of Rights and Tenancy crops Register Extract for the period 2015-16 & 2016-17 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 18/p2 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
14. Computerised Record of Rights and Tenancy crops Register Extract for the period 2022-23 issued by the Tahasildar Office, issued by the Tahasildar Office, for land bearing Sy. No: 185 measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
15. Mutation Register extract M.R. No. 10/1998-99 in respect of land bearing Sy. No: 18 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
16. Mutation Register extract M.R. No. 75/2004-05 in respect of land bearing Sy. No: 18/P2 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
17. Mutation Register extract M.R. No. H14/2021-22 in respect of land bearing Sy. No: 185 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
18. Mutation Register extract M.R. No. T52/2021-22 in respect of land bearing Sy. No: 185 of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.
19. Orders of the Spl. Tahasildar Court, Bangalore East Taluk, K.R.Puram in RRT (D) 521/2023-24 Dated 08-12-2023.
20. Agreement of Sale in respect of land bearing Sy No. 18/P2 , measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Smt. Gowramma & Others in favour of Sri.R. Manjunath S/o Late Ramakrishnappa and Mr. C.H.Balakrishna Reddy S/o Vijaya Kumar registered as Document No: 135/2017-18 dated 12-04-2017 before the sub-Registrar, Bidarahalli Bangalore .
21. Deed of Cancellation of Agreement of Sale in respect of land bearing Sy No. 18/P2 , measuring 1 Acre 20 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed between 1) Sri.R. Manjunath S/o Late Ramakrishnappa and Mr. C.H.Balakrishna Reddy S/o Vijaya Kumar in favour of Smt. Gowramma & Others registered as Document No: 7262/2022-23 dated 12-09-2022 before the sub-Registrar, K.R.Puram, Bangalore.



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22. Joint Development Agreement in respect of land bearing Sy No. 185 (Old Sy No. 18/P2, Old Sy No. 18) measuring 1 Acre 12 Guntas Plus 8 Guntas Kharab of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Smt. Gowramma & Others in favour of M/s League Homes LLP a Limited Liability Partnership Firm represented by its designated Partner Mr. B.Pavan Kumar Reddy S/o Sri. B. Ramana Reddy registered as Document No: 7263/2022-23 dated 12-09-2022 before the sub-Registrar, Krishnarajapura Bangalore.

23. General Power of Attorney in respect of land bearing Sy No. 185 (Old Sy No. 18/P2, Old Sy No. 18) measuring 1 Acre 12 Guntas Plus 8 Guntas Kharab of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Smt. Gowramma & Others in favour of M/s League Homes LLP a Limited Liability Partnership Firm represented by its designated Partner Mr. B.Pavan Kumar Reddy S/o Sri. B. Ramana Reddy registered as Document No: 283/2022-23 dated 12-09-2022 before the sub-Registrar, Krishnarajapura Bangalore .

24. Deed of Cancellation of Joint Development Agreement in respect of land bearing Sy No. 185 (Old Sy No. 18/P2, Old Sy No. 18) measuring 1 Acre 12 Guntas Plus 8 Guntas Kharab of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Smt. Gowramma & Others in favour of M/s League Homes LLP a Limited Liability Partnership Firm represented by its designated Partner Mr. B.Pavan Kumar Reddy S/o Sri. B. Ramana Reddy registered as Document No: 638/2023-24 dated 17-04-2023 before the sub-Registrar, Krishnarajapura Bangalore.

25. Sale permission Endorsement issued by the Deputy Commissioner, Bengaluru District, Bengaluru No: PTCL/E)CR/04/2022-23 dated 27-03-2023 respect of land bearing Old Sy No. 18 (New Sy No. 185) measuring 1 Acre 12 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

26. Sale deed in respect of land bearing Sy No. 185 (Old Sy No. 18/P2, still Old Sy No. 18) measuring 1 Acre 12 Guntas Plus 8 Guntas Kharab of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by Smt. Gowramma & Others in favour of M/s League Homes LLP a Limited Liability Partnership Firm represented by its designated Partner Mr. B.Pavan Kumar Reddy S/o Sri. B. Ramana Reddy registered as Document No: 647/2023-24 dated 17-04-2023 before the sub-Registrar, Krishnarajapura Bangalore.



ADVOCATE

27. Sale Agreement in respect of land bearing Old Sy No. 18, New Sy No.185 measuring 1 Acre 12 Guntas and Excluding 08 Guntas of Kharab of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by M/s League Homes LLP in favour **M/s. ANKURAA HOMES**, registered as Document No: 6510/2023-24 dated 08-09-2023 before the sub-Registrar Varthur, Bangalore.

28. Absolute Sale Deed in respect of land bearing Old Sy No. 18, New Sy No.185 measuring 1 Acre 12 Guntas and Excluding 08 Guntas of Kharab of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore executed by M/s League Homes LLP in favour **M/s. ANKURAA HOMES**, registered as Document No: 17403/2023-24 dated 27-03-2024 before the sub-Registrar Indiranagar, Bangalore.

29. Reconstituted Agreement of League Homes LLP (as per Section 23(4) of LLP Act 2008) dated 01-09-2022 between 1) Arjun Muthyalapati, 2) Hari Haran Muthyalapati, 3) Viswanath Muthyalapati and 4) Pavan Kumar Reddy Boddu.

30. Death certificate of Annappa.D issued by Chief registrar Birth & Death

31. G-tree of Gowramma issued by Tahsildar, Bangalore East Taluk, Bangalore.

32. Official Memorandum A.L.N / E. KHW/SR 86 /23-24 dated 30-12-2023 issued by the Deputy Commissioner converting the land bearing Sy No. 185 measuring 1 Acres 12 guntas situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose.

33. Endorsement issued by Deputy Commissioner vide PTCL/BE/CR/155/2023-24 Dated 30/06/2023 show that the provisions of PTCL Act are not applicable for the land bearing Sy No.185 situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

34. NOC issued by KHB No. 04/2023-24 Dated 15-12-2023 26-06-2023 land bearing Sy No. 185 measuring 1 Acres 12 guntas situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.

35. KIADB endorsement 1029/2023-24 dated 01/7/2023 issued by land acquisition officer that land bearing Sy No. 185 measuring 1 Acres 12 guntas was not notified for acquisition by KIADB.

36. NOC issued by BDA No. MBC-2256/2173/2023-24 Dated 15-12-2023 - land bearing Sy No. 185 measuring 1 Acres 12 guntas situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore.



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ADVOCATE

37. NOC from Special Land Acquisition Officer, Vishveshwaraiah Bangalore vide No.SLAO/GL/17/23-24 dated 26-06-2023 for land bearing Sy No. 185, Old Sy No. 18, measuring 1 Acre 12 Guntas of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore .
38. Paper publication issued in daily News paper "Prajavani" and "Deccanherald" dated 30-08-2023.
39. Encumbrance Certificate for land bearing old Sy No. 18 for the period 01-04-1970 to 31-05-1989 issued by Sub Registrar, Bengaluru.
40. Encumbrance Certificate for land bearing old Sy No. 18 for the period 01-06-1989 to 31-03-2005 issued by Sub Registrar, Bengaluru.
41. Encumbrance Certificate for land bearing old Sy No. 18 for the period 01-04-2004 to 24-03-2022 issued by Sub Registrar, Bengaluru.
42. Encumbrance Certificate for land bearing old Sy No. 185 for the period 01-04-2004 to 04-04-2023 issued by Sub Registrar, Bengaluru.
43. Orders of the Honourable High Court of Karnataka in W.P.No. 3627/2018 Date 27-03-2018.

POSITION REGARDING TITLE:

Land bearing Sy No.18 totally measuring 4Aces 23 Guntas situated at Hagaduru Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore was a Gomal land.

It is evident from the records that land measuring 3Acres out of 4Acres 23 Guntas in Sy No. 18 Gomal land was de-reserved and Government of Karnataka issued necessary orders and the orders of Special Deputy Commissioner LND(3) SR 27/78-79 Dated 26-10-1979 shows that 3Acres in Sy No.18 was De-reserved and was granted to the Unauthorised occupants Sri. Rajanna S/o Muniyappa measuring 1Acre 20 guntas in Sy No.18 and Sri.D.Anneppa S/o Dasappa measuring 1Acre 20 guntas in Sy No.18.

It is evident from the records that further to the orders of Spl. Deputy Commissioner, The Assistant Commissioner, Bangalore Sub-Division Bangalore in exercise of powers vested under Section 71 of the Karnataka Land Revenue Act 1964, appropriated the land in Sy No.18 measuring 3Acres of Hagaduru Village, K.R.Pura Hobli, Bangalore for agricultural purpose Vide his Official Memorandum LND.U2.217/78-79 Dated 7th November 1979 and granted the same to Mr. Rajanna (1Acre 20Guntas) and Mr. D.Annappa (1Acre 20Guntas). It is also evident from the records that the Tahasildar also issued a Saguvali chit in respect of the said land measuring 1Acre 20 guntas in the name of D.Anneppa.

N.S.R.

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CONTINUATION SHEET.....

ADVOCATE

RTC for the year 1979-80 to 1980-81, 1981-82 to 1982-83 , 1983-84 and 1988-89 reflects the name of D.Anneppa at column 9 and 12(2) of RTC. It was also mentioned at column 10 of RTC that the land was acquired by Dharkasth mulaka.

It is evident from the records that the above said D.Anneppa died intestate leaving behind his wife Gowramma and children as his legal heirs. Mutation entries were also passed in the name of Gowramma vide MR T10/1998-99.

It is evident from the records that D.Anneppa. died and the death certificate issued by Births and Deaths confirming the death of D.Anneppa.

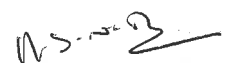
I have examined G. Tree of D.Anneppa issued by the Deputy Tahasildar, Whitefiled, Bangalore East Taluk, which shows the family members of D.Anneppa.

Computerised RTC for the period 2015-16 and 2016-17 in respect of land bearing Sy No.18 shows that Gowramma W/o Late D. Annappa as Khatedhar an Anubhavdhar in respect of land bearing Sy No. 18 measuring 1Acre 20 guntas and her name appears at column 12(2) of RTC.

It is evident from the records that total land in Sy No.18 measuring 4acres 23 guntas was not phoded and Gowramma W/o Late D.Anneppa approached the authorities concerned for the phodi of the said land.

It appears from the records that Phodi was not done and Gowramma W/o Late Annappa approached the Hon'ble High Court of Karnataka with W.P.No. 3627/2018 and the Honourable High Court Vide its order dated 27-03-2018 directed the authorities to complete the phodi works within six months from the date of its order.

It is evident from the records that the committee was formed under the Chairmanship of Deputy Commissioner to examine the missing records of the land granted. Deputy Commissioner as president and the Joint director of land records as Secretary and another 6 members constituted the committee which examined 19 missing grant record cases and in the said Committee meeting No:10 / 2018/19 dated 7.3.2019, Sl.No.10 missing grant record is land bearing Sy No.18 measuring 1Acre 20G situated at Hagaduru Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore in respect of which all the Revenue records were perused and decided that D.Anneppa was granted land and grant records were dilapidated/destroyed. After examining all the records the Committee has ordered to take necessary steps for Phodi of the land and accordingly land was phoded and after Phodi New Sy No. 185 was allotted to the old Sy No.18 measuring 1acre 20guntas. The above said D. Annappa died intestate and hence phodi record was made in the name of his wife Gowramma W/o Late D. Annappa.



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CONTINUATION SHEET.....

ADVOCATE

I have examined RTC for the period 2021-22 and 2022-23 , 2023-2024 which reflects the name of Gowramma as Khatedhar and Anubhavdhar of the said property.

Smt. Gowramma and others entered into an agreement registered as document No 135/2017-18 dated 12-04-2017 with Manjunath and C.H.Balakrishna Reddy to sell land bearing Sy No.18 measuring 1Acre 20 guntas.

It is evident from the records that the above said agreement entered between Smt.Gowramma and others and Manjunath and C.H. BalaKirshna Reddy was cancelled under a Deed of Cancellation Document No. 7262/2022-23 dated 12-09-2022.

It is evident from the records that Smt Gowramma and others entered into a Joint Development Agreement registered as Document No. 7263/2022-23

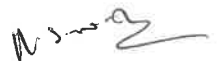
Dated 12-09-2022 with M/s League Homes LLP to develop the land bearing Sy No. 185 (Old Sy No. 18/P2, Old SyNo.18) measuring 1Acre 12 Guntas plus 8 Guntas kharab of Hagaduru village, K.R.Pura Hobli, Bangalore.

The above said owner Smt. Gowramma and others also executed GPA registered as Document 283/2022-23 Dated 12-09-2022 in favor of M/s League Homes LLP.

It is evident from the Records that the above said Joint Development Agreement was cancelled under a Cancellation Deed registered as Documents No. 638/2023-24 Dated 17-04-20230

It is evident from the records that Gowramma obtained sale permission vide PTCL/E/CR/04/2022-23 Dated 27-03-2023 executed sale deed registered as Document No. 647/2023 Dated 17-04-2023 in favour of M/s League Homes LLP. Thus M/s League Homes LLP acquired titles in respect of the said property.

M/s League Homes LLP under a Sale Deed registered as Document No: 17403/2023-24 dated 27-03-2024 before the sub-Registrar Indiranagar, Bangalore conveyed the land bearing Old Sy No. 18, New Sy No.185 measuring 1 Acre 12 Guntas and Excluding 08 Guntas of Kharab (01 Acre 20 Guntas) of Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore in favour **M/s. ANKURAA HOMES.**



SURENDRANATH BENARJY**B.Com., BL.,**

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ADVOCATE**ENCUMBRANCES:**

EC in respect of land bearing Sy No.18 measuring 1Acre 20 guntas for the period 1-4-1970 to 31-05-1989 and 1-6.1989 to 31-03-2004 shows that there were no Encumbrance in respect of the said land for the said period.

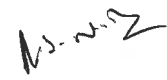
EC for the period 01-04-2004 to 24-03-2022 in respect of Sy.No.18 provided by you reflects the Sale Agreement Document No. 135/2017-18 and EC for the period 01-04-2004 to 4-04-2023 in respect of land bearing Sy.No.185 provided by you reflects the Joint Development Agreement document No. 7263/2022-23 only.

EC for the period 01-04-2004 to 4-07-2024 in respect of land bearing Sy.No.185 provided by you reflects the sale deed registered as doc.no: 647/2023-24 in the name of M/s Leagur Homes LLP and sale deed registered as doc.no: 17403/2023-24 in the name of M/s Ankura Homes. I Advise M/s Ankura Homes to obtain EC for the remaining period in Form 15 reflecting all entries.

DISCLAIMERS:

This Report was prepared basing on the photo copies provided by client in respect of land bearing Sy.No.18 New Sy No. 185 measuring 1 Acres 12 Guntas and 08 Guntas of Kharab (01 Acre 20 Guntas), situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore. exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.



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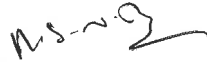
ADVOCATE

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that **M/s. ANKURAA HOMES** acquired good and marketable titles in respect of land bearing Sy.No.18 New Sy No. 185 measuring 1 Acres 12 Guntas and 08 Guntas of Kharab (01 Acre 20 Guntas), situated at Hagaduru Village, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore. under the Sale Deed document No: 17403/2023-24 dated 27-03-2024 registered before the sub-Registrar Indiranagar, Bangalore .

Place: Bangalore
Date: 05-08-2024


(R. S. N. Benarjy)
Advocate