

SNR ASSOCIATES

Advocates

Flat No. 402, Fourth Floor,
"Samaikyaa's K.K. Veni Plaza,
B. Narayanapura, Whitefield Main Road,
Bangalore - 560 016.



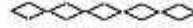
Mr. V.Nagaraju, BA., LLB
Mr. C.V. Annaiah, BA., LLB
Mr. Satish. M.N., BAL., LLB

To,

Date:10/07/2025

M/s. SANTHUSTA INFRACONE PRIVATE LIMITED,
A Partnership firm having its Office at
Flat No.203, 2nd Floor, Samaikyaa's K.K Veni Plaza"
B. Narayanapura White Field Main Road, Bangalore- 560016
Represented by its Managing Director,
Mr. Sandeepa N

This Legal Opinion is given to **Mr.Sandeepa.N** Managing Director of **M/s.SANTHUSTA INFRACONE PRIVATE LIMITED**, based on the photocopies of title documents and information provided by them.



LEGAL SCRUTINY REPORT

RE: "99D by Santhusta" Layout formed/comprised of all that piece and parcel of property being converted land bearing **Sy.No.35/2A**, Measuring about **4 Acres** {converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766532, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District}

and converted land bearing **Sy.No.35/2B**, Measuring about **3 Acres** {converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766530, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District} and

converted land bearing **Sy.No.35/1**, Measuring about **15 Guntas** {converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766531, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District}

all the lands situated adjacent to each other at Kurubarahalli Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore Rural District, totally measuring about **7 Acres 15 Guntas**,

Handwritten signature/initials

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Mr. Satish. M.N., BAL., LLB

I. LIST OF DOCUMENTS SCRUTINISED**Item-I**

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original Copy
1		Index of Land and Records of Rights in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
2		RTCs from 1969-70 to 1972-73 and from 1979-80 to 2024-25 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
3.		Mutation Register/IHC bearing No.209/1983-84 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk in the name of Sri.Narasimamurthy and others.	
4		Mutation Register bearing No.4/1997-98 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
5	28/04/1998	Sale Deed executed by Smt.Jayamma D/o late Sri Shamanna and others in favourof Smt.JulietVeronica Quadros W/o Sri.LeoQuadros registered as Document No.221/1998-99, Vol 2173, in pages 125 to 130, registered in the office of the Sub-register, Doddaballapura, in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at	Copy

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		Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	
6		Mutation Register bearing No.15/1997-98 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
7	30/11/2017	Sale Deed executed by Smt.Juliet Veronica Quadros W/o Sri.Leo Quadros in favour of Mr.M.Radha Krishna Reddy S/o Sri.Lakshmi Reddy registered as Document No.8300/2017-18, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD433 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
8	30/06/2020	Sale Deed executed by Mr.Mallepalli Radha Krishna Reddy S/o Sri.Lakshmi Reddy in favour of Sri.Mahadev Goud.H S/o Smt.Nagarathna registered as Document No.1573/2020-21, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD833 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
9		Mutation Register bearing No.H2/2020-21 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy

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10	09/07/2021	Sale Deed executed by Sri.Mahadev Goud.H in favourof Sri.T.Ramegowda S/o late Sri.Timmarayappa registered as Document No.3018/2021-22, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD1078 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
		Mutation Register bearing No.H3/2021-22 in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
11	20/07/2024	Rectification Deed executed by Sri.Mahadev Goud. H in favour of Sri.T.Ramegowda S/o late.Sri.Timmarayappa registered as Document No.5464/2024-25, registered in the office of the Sub-register, Doddaballapura, in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
12	01/10/2024	Confirmation Deed executed by Mrs.Neelamma.B D/o late.Sri.Bhoopal Gowda in favour of Sri.T.Ramegowda S/o late.Sri.Timmarayappa registered as Document No.9387/2024-25, registered in the office of the Sub-register, Doddaballapura, in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

V.B.

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13	01/10/2024	Confirmation Deed executed by Mrs.Rathnamma @ Chinnamma W/o Sri.Bhoopal Gowda and Mrs.Gayathri D/o late.Sri.Bhoopal Gowda in favourof Sri.T.Ramegowda S/o late Sri.Timmarayappa registered as Document No.9835/2024-25, registered in the office of the Sub-register, Doddaballapura, in respect of Sy.No.35/1 (Old Sy No.35) measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
14	12/05/2025	Change of land use from agricultural to non-agricultural residential purpose vide the Order of the TPM, Doddaballapur Town Planning Authority, Doddaballapur vide No.DPA/TP/CLU/24/2024-25.	Copy
15	29/05/2025	Copy of conversion converted from agricultural to Non-Agricultural Residential purpose vide official memorandum bearing No.766531, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District in respect of Sy.No.35/1 (Old Sy No.35/1), measuring about of 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
16		Hissa, Tippani, Atlas Akarbandh, Survey Sketch in respect of Sy.No.35/1 (Old Sy No.35), measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
17		Encumbrance Certificate from 01/04/1920 to 31/03/2004 and from 1/04/2004 to 01/03/2025 and from 01/03/2025 to 03/06/2025 in respect of Sy.No.35/1 (Old Sy No.35/1), measuring about 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

V.B.



II DISCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Converted Sy.No.35/1, Old Sy.No.35) converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766531, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District, Totally measuring 15 Guntas, situated at Kurubarahalli, Tubagere Hobli, Doddaballapura Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy No. 35/2A;

West by : Land in Sy No. 29;

North by : Land in Sy No. 35/2A;

South by : Road;

III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing in respect of Sy.No.35/1(Old Sy No.35), Measuring 15 Guntas, situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, was originally held by Sri.Gundabhattaru S/o Sri.Doddashamabhatru, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

The said Sri.Gundabhattaru S/o Sri.Doddashamabhatru had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Gundabhattaru and being the sole legal heirs of Sri.Gundabhattaru 1.Sri.Shamanna 2.Sri.Krishna Murthy and 3.Sri.Narasimha Murthy all are sons of late.Sri.Gundum Bhattaru succeeded to his entire estates including Property bearing Survey No.35/1 of Kurubarahalli Village, measuring about 15 Guntas, and later RTC and all other revenues records were mutated into the name of 1.Sri.Shamanna 2.Sri.Krishna Murthy and 3.Sri.Narasimha Murthy all are sons of late.Sri.Gundum Bhattaru @ Gundabhattaru, had got the RTC and all other revenue records mutated into their names vide IHC No.209/83-84 and have been continues peaceful possession and enjoyment of the Sy.No.35/1, Measuring 15 Guntas.



Subsequently the said Sri.Shamanna and others have been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and after the intestate death of Sri.Shamanna and being the sole legal heirs of Sri.Shamanna, his wife Smt.Jayamma, alongwith Sri.Krishnamurthy S/o late.Sri.Gundam Bhattaru and Sri. Narasimhamurthy they all became the joint owners of the Sy No.35/1(Old Sy No.35) measuring 0-15 Guntas and also had got the RTC and all other revenue records mutated into their names Vide MR No.4/1997-1998 and the said owners were enjoyment of the said property as its absolute owners and later RTC and other revenue records were muted in the names of Smt.Jayamma W/o late.Sri.Shamanna, Sri.Krishnamurthy S/o late.Sri.Gundam Bhattaru and Sri.Narasimhamurthy of the property described at para-II,

Subsequently the Smt.Jayamma W/o late.Sri.Shamanna, Sri.Krishnamurthy S/o late.Sri.Gundam Bhattaru and Sri.Narasimhamurthy were sold the land measuring about 0-15 Guntas in Sy No.35/1(Old Sy No.35) of Kurubarahalli Village, Tubagere Hobli, Doddaballapura taluk, in favour of Smt.Juliet Veronica Quadros W/o Sri.Leo Quadros Represented by her GPA holder Sri.B.Munianjinappa Vide Sale deed dated 28/04/1998, referred above, the said Smt.Juliet Veronica Quadros W/o Sri. Leo Quadros had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property its absolute owner and later RTC and all revenue records were muted into the name of Smt.Juliet Veronica Quadros W/o Sri.Leo Quadros, vide MR.No.15/1997-98 was enjoyment of the land measuring about 0-15 Guntas.

Later The said Smt.Juliet Veronica Quadros W/o Sri.Leo Quadros, was sold the land in Sy.No.35/1(Old Sy No.35), measuring 0-15 Guntas of Kurubarahalli Village in favour of Mr.M.Radhakrishnareddy S/o late.Sri.M.Lakshmireddy vide Sale deed dated 30/11/2017, referred above. Later the said Mr.M.Radhakrishnareddy S/o late.M.Lakshmireddy had been continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property as its absolute owner and later RTC and all revenue records were mutated into the name of Mr.M.Radhakrishnareddy S/o late.Sri.M.Lakshmireddy, was enjoyment of the land measuring about 0-15 Guntas.

Thereafter The said Mr.M.Radhakrishnareddy, was sold the land in Sy.No.35/1(Old Sy No.35), measuring 0-15 Guntas of Kurubarahalli Village in favour of Sri.Mahadev Gowda.H S/o Sri.Nagarathna vide Sale deed dated 30/06/2020. He had been continues peaceful possession and enjoyment of the said land, later RTC and all revenue records were muted into the name of Sri.Mahadev Goud.H S/o Smt.Nagarathna vide MR No.H2/2021-22.

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Subsequently The said Sri.Mahadev Goud.H S/o Smt.Nagarathna, was sold the land in Sy.No.35/1(Old Sy No.35), measuring 0-15 Guntas of Kurubarahalli Village in favour of Sri.T.Ramegowda S/o late Sri.Thimmaryappa vide Sale deed dated 9/07/2021 and followed by the rectification deed dated 20/07/2024. He had been in continues peaceful possession and enjoyment of the said land, later the RTC and all revenue records were muted into the name of Sri.T.Ramegowda S/o late.Sri.Thimmaryappa and also followed by two confirmation deeds executed by Smt.Neelamma D/o Sri.Bhoopal Gowda and another by Smt.Rathnamma W/o Sri.Bhoopal Gowda and Smt.Gayathri D/o Sri.Bhoopal Gowda dated 01/10/2024.

WHEREAS the said Sri.T.Ramegowda S/o late Sri.Thimmaryappa, having acquired land measuring 15 Guntas in Sy.No.35/1 of Kurubarahalli Village, and the said Sri.T.Ramegowda having acquired land measuring 15 Guntas in Sy.No.35/1 in the Kurubarahalli Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 15 Guntas in Sy.No.35/1 in the Kurubarahalli Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No. 766531 dated:29/05/2025, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore.

Therefore, I certify that **Sri.T.Ramegowda**, has the absolute title over the converted Property bearing Sy.No.35/1, Old.Sy.No.35 situated in Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, measuring 15 Guntas, morefully described at Para – II.

IV. ENCUMBRANCE

On perusal of the Encumbrance Certificates from 01/04/1920 to 31/03/2004 and from 1/04/2004 to 01/03/2025 and from 01/03/2025 to 03/06/2025 in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property up to 03/06/2025.

Item-II

Converted Sy.No.35/2A (Old SY No,35/2) measuring 4 Acre situated at Kurubarahalli Village,

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I. LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original Copy
1		Index of Land and Records of Rights in respect of Sy.No.35/2, measuring about 4 Acres out of 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
2		RTCs from 1969-70 to 1971-72 and from 1979-80 to 2024-2025 in respect of Sy.No.35/2A Old Sy No.35/2A, measuring about 4 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
3	14/07/1965	Sale Deed executed by Sri.Hanumantappa S/o Sri.Hanumantappa and his son, Sri.Munishamappa in favour of Sri.Patel Sanjeevappa S/o Sri.Kemapanna and vide registered as Document No.1194/1965-66, Volume 1203, in pages 26 to 29, measuring about 7 Acres 13 Guntas in Sy.No.35/2 situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
4	30/10/1968	Sale Deed executed by Sri.Patel Sanjeevappa S/o Sri.Kemapanna in favour of Sri.N.Nagamallaiah @ N.Nagaraju vide registered as Document No.2649/1968-69, Volume 1319, in pages 23 to 24, in respect of Sy.No.35/2, measuring about 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

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5	22/01/1980	Sale Deed executed by Sri N.Nagamallaiah @ N. Nagaraju in favour of Sri.M.B.Hanumaiah S/o Sri.Bylappa registered as Document No.1675/1979-80, Volume 1567, in pages 226 to 227, measuring about 4 Acres out of 7 Acres 13 Guntas in Sy.No.35/2 situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
6	22/02/1990	Sale Deed executed by Sri.M.B.Hanumaiah S/o Sri.Bylappa in favour of Smt.Muniyamma W/o Sri.V.Krishnappa vide registered as Document No.227/1990-91, Vol 1805, in pages 57 to 60, measuring 4 Acres in Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
7		Mutation Register bearing No.2/1990-91 measuring 4 Acres in respect of Sy.No.35/2A (Old SY No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
8	10/11/1997	Sale Deed executed by Sri.Muniyamma W/o Sri.V.Krishnappa and her family Members in favour of Smt. Juliet Veronica Quadros W/o LeoQuadros registered as Document No.1817/1997-98, Vol 2147, in pages 26 to 30, measuring 4 Acres in Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
9		Mutation Register bearing No.7/1997-98 measuring 4 Acres in respect of Sy.No.35/2A (Old SY No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy

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10	30/11/2017	Sale Deed executed by Smt.JulietVeronica Quadros W/o Leo Quadros in favour of Sri.Radha Krishna Reddy registered as Document No.8298/2017-18, registered in the office of Sub-register, Doddaballapura, Stored in CD No. DBPD433 measuring 4 Acres in Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
11		Mutation Register bearing No.H6/2017-2018 measuring 4 Acres in respect of Sy.No.35/2A (Old Sy.No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk. pursuant to the said sale deed.	Copy
12	29/06/2020	Sale Deed executed by Sri.M.Radha Krishna Reddy S/o Sri.Mallepalle Lakshmi Reddy Rao in favour of Sri.Mahadev Goud S/o Smt.H.Nagarathna registered as Document No.1541/2020-21, registered in the office of Sub-register, Doddaballapura, stored in measuring 4 Acres in Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
13		Mutation Register bearing No.H3/2020-21 measuring 4 Acres in respect of Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
14	09/07/2021	Sale Deed executed by Sri.Mahadev Gowda S/o Smt.H.Nagarathna in favour of Sri.T.Ramegowda S/o Sri.Thimmarayappa registered as Document No.3003/2021-22, registered in the office of Sub-register, Doddaballapura, Stored in CD No. DBPD1077 measuring 4 Acres in Sy.No.35/2A (Old Sy	Copy

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		No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	
15	20/07/2024	Rectification Deed executed by Sri.Mahadev Goud S/o Smt.H.Nagarathna in favour of Sri.T.Ramegowda registered as Document No.DBP-5466/2024-25, registered in the office of Sub-register, Doddaballapura, measuring 4 Acres in Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
16	1/10/2024	Confirmation Deed executed by Sri.Neelamma. B D/o late Sri.Bhoopal Gowda in favour of Sri.T Ramegowda registered as Document No. DBP/-1-09387-2024-25, registered in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/2A (Old Sy No.35/2), measuring about 4 Acres out of 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
17	1/10/2024	Confirmation Deed executed Smt.Rathnamma @Chinnamma W/o late Sri.Bhoopal Gowda and Smt.Gayathri in favour of Sri.T.Ramegowda registered as Document No. DBP-1-09835-2024-25, registered in the office of Sub-register, Doddaballapura, measuring 4 Acres out of 7 Acres 13 Guntas in Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
18	12/05/2025	Change of land use from agricultural to non-agricultural residential purpose vide the Order of the TPM, Doddaballapur Town Planning Authority, Doddaballapur vide No.DPA/TP/6LU/24/2024-25.	Copy

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19	29/05/2025	Conversion order converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766532, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District in respect of Sy.No.35/2A, measuring about of 4 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
20		Hissa, Tippani, Atlas Akarbandh, Survey Sketch in respect of Sy.No.35/2A (Old Sy No.35/2), measuring about 4 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk	Copy
21		Encumbrance Certificate from 1/04/1920 to 31/03/2004 and from 1/04/2004 to 5/03/2025 and from 1/03/2025 to 03/06/2025 in respect of Sy.No.35/2A (Old Sy No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

II.

DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Sy.No.35/2A (Old Sy No.35/2) converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766532, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District, measuring about 4 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy no.35/2B;
 West by : Land in Sy no.30;
 North by : Land in Sy no.34;
 South by : Road and Land in Sy no.35/1;



III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing in respect of Sy.No.35/2, Measuring about 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk was originally held by Sri.Hanumaiah S/o Sri.Hanumanthappa, he had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

Thereafter The said Sri.Hanumaiah S/o Sri.Hanumanthappa and his Children, were sold land in Sy.No.35/2 Measuring about 7 Acres 13 Guntas of Kurubarahalli Village in favour of Sri.Patel Sanjeevappa S/o Sri.Kempanna vide sale deed dated 14/07/1965, referred above.

Later the said Sri.Kempanna S/o Sri.Kempanna and Sri.Patel Sanjeevappa S/o Kempanna was sold land in Sy No.35/2 measuring about 7 Acres 13 Guntas Kurubarahalli Village in favour of Sri.N.Nagaraju @N.Nagamallaiah S/o Sri.Nanjundaiah Vide Sale deed dated 30/10/1968, referred above.

Subsequently the said Sri.N.Nagaraju @N.Nagamallaiah S/o Sri.Nanjundaiah was sold land in Sy No.35/2A (Old Sy No.35/2) measuring 4 Acres out of 7 Acres 13 Guntas, Situated at Kurubarahalli Village in favour of Sri.M.B.Hanumaiah S/o Sri.Bylappa Vide Sale deed dated 22/01/1980, he had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property and he had got the RTC and all other revenue records mutated into his name, which fact is also evident from the RTCs available on record.

Thereafter the said Sy.No.35/2 has been sub-divided/phoded into sub-numbers i.e., new number has been allotted as Sy.No.35/2A land belonging to Sri.M.B.Hanumaiah S/o Sri.Bylappa, accordingly all other revenue records were mutated, which fact is evident from the survey documents.

Subsequently the said Sri.M.B.Hanumaiah S/o Sri.Bylappa was sold land in Sy No.35/2A Old Sy No.35/2, measuring about 4 Acres, Situated at Kurubarahalli Village in favour of Smt.Muniyamma W/o Sri.Krishnappa Vide Sale deed dated 22/02/1990, referred above and she had got the RTC and all other revenue records mutated into her name vide MR.No.2/90-91, which fact is also evident from the RTCs available on record.

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Later the said Smt.Muniyamma W/o Sri.Krishnappa and her family members were sold land in Sy No.35/2A Old Sy No.35/2, measuring about 4 Acres; Situated at Kurubarahalli Village in favour of Smt.Juliet Veronica Quadros W/o Mr.Leo Quadros Vide Sale deed dated 10/11/1997, referred above, and she had got the RTC and all other revenue records mutated into her name vide MR.No.7/97-98, which fact is also evident from the RTCs available on record.

Subsequently the said Smt.Juliet Veronica Quadros W/o Mr.LeoQuadros was sold land in Sy No.35/2A (Old Sy No.35/2) measuring 4 Acres, Situated at Kurubarahalli Village in favour of Mr.M.Radh Krishna Reddy S/o late Sri.M.Lakshmi Reddy Vide Sale deed dated 30/11/2017, referred above, and he had got the RTC and all other revenue records mutated into his name vide MR.No.H6/2017-18, which fact is also evident from the RTCs available on record.

Later the said Mr.M.Radh Krishna Reddy S/o late.Sri.Mallepalle Lakshmi Reddy was sold land in Sy No.35/2A Old Sy No.35/2 measuring about 4 Acres Situated at Kurubarahalli Village in favour of Sri.Mahadev Gowda.H, Vide Sale deed dated 29/06/2020, referred above, and he had got the RTC and all other revenue records mutated into his name vide MR.No.H3/2020-21, which fact is also evident from the RTCs available on record.

Thereafter the said Sri.Mahadev Gowda.H was sold land in Sy No.35/2A (Old Sy No.35/2) measuring 4 Acres, Situated at Kurubarahalli Village in favour of Sri.T.Ramegowda S/o late Sri.Timmarayappa vide Sale deed dated 09/07/2021, referred above, followed by the rectification deed dated 20/07/2024. He had been continues peaceful possession and enjoyment of the said land, later RTC and all revenue records were muted into the name of Sri.T.Ramegowda S/o late.Sri.Thimmaryappa vide MR.No.H2/2021-22.

Subsequently followed by two confirmation deeds executed by Smt.Neelamma D/o Sri.Bhoopal Gowda and another by Smt.Rathnamma W/o Sri.Bhoopal Gowda and Smt.Gayathri D/o Sri.Bhoopal Gowda dated 01/10/2024.

Handwritten signature/initials

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The said Sri.T.Ramegowda S/o late Sri.Thimmaryappa, having acquired land measuring 4 Acres in Sy.No.35/2A of Kurubarahalli Village, and the said Sri.T.Ramegowda having acquired land measuring 04 Acres in Sy.No.35/2A in the Kurubarahalli Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 4 Acres in Sy.No.35/2A in the Kurubarahalli Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.766532 dated:29/05/2025, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore.

Therefore, I certify that **Sri.T.Ramegowda**, has the absolute title over the Property bearing Sy.No.35/2A, (Old.Sy.No.35/2) situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, measuring 4 Acres described at Para – II.

IV. ENCUMBRANCE

On perusal of the Encumbrance Certificates from 1/04/1920 to 31/03/2004 and from 1/04/2004 to 5/03/2025 and from 1/03/2025 to 03/06/2025 in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property up to 03/06/2025.

Item-III

Converted Sy.No.35/2B Old Sy.No.35/2, measuring about 3 Acres 13 Guntas, situated at Kurubarahalli Village,

I. LIST OF DOCUMENTS SCRUTINISED

Sl.No	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
1		Index of Land and Records of Rights in respect of Sy.No.35/2, measuring about of 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
2		RTCs from 1969-70 to 1971-72 and from 1979-80 to 2025 in respect of Sy.No.35/2B Old Sy No.35/2, measuring about 3 Acres 13 Guntas situated at	Copy

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		Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	
3	14/07/1965	Sale Deed executed by Sri.Hanumaiah S/o Sri.Hanumantappa and his son SriMunishamappa in favour of Sri.Patel Sanjeevappa S/o Sri.Kempanna and registered as Document No.1194/1965-66, Vol 1203, in pages 26 to 29, in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres 13 Guntas out of 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
4	30/10/1968	Sale Deed executed by Sri.Patel Sanjeevappa S/o Sri.Kempanna in favour of Sri. N. Nagamallaiah @ N. Nagaraju vide registered as Document No.2649/1968-69, Volume 1319, in pages 23 to 24, in respect of Sy.No.35/2, measuring about 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
5.	22/01/1980	Sale Deed executed by Sri N.Nagamallaiah @ N. Nagaraju in favour of Sri.M.B.Hanumanthappa S/o Sri.Bylappa registered as Document No.1674/1979-80, Volume 1568, in pages 33 to 35, measuring about 3 Acres 13 Guntas out of 7 Acres 13 Guntas in Sy.No.35/2 situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
6	22/02/1990	Sale Deed executed by Sri.M.B.Hanumanthappa S/o Sri. Bylappa in favour of Sri.V.Krishnappa S/o Sri. Venkataramanappa registered as Document No.228/1990-91, Vol 1806, in pages 20 to 23, in respect of Sy.No.35/2B Old Sy No.35/2, measuring about 3 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

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7		Mutation Register bearing No.1/1990-91 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres 13 Guntas Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
8	16/05/2007	Sale Deed executed by Sri.V.Krishnappa S/o Sri. Venkataramanappa and family members in favour of Sri.T Ramegowda S/o Sri.Thimmarayappa registered as Document No.1015/2007-08, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD115 in respect of Sy.No.35/2B Old Sy No.35/2, measuring about 3 Acres, situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
9		Mutation Register bearing No.5/2007-08 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres, situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
10	06/09/2014	Release Deed executed by Smt.Manjula D/o Sri. Timmarayappa in favour of Sri.T.Ramegowda S/o Sri.Timmarayappa and his family members registered as Document No.5319/2014-15, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD332 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
11	03/05/2018	Sale Deed executed by Sri.T.Ramegowda S/o Sri. Timmarayappa in favour of Mr.M.Radha Krishna Reddy registered as Document No.1059/2018-19, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD444 in respect of Sy.No.35/2B Old Sy No.35/2, measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

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12		Mutation Register bearing No.H13/2017-18 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
13	29/06/2020	Sale Deed executed by Mr M.Radha Krishna Reddy S/o Sri.Mallepalli Lakshmi Reddy in favour of Sri. Mahadev Goud registered as Document No.1587/2020, registered in the office of the Sub-register, Doddaballapura, Stored in CD No. DBPD833 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
14		Mutation Register bearing No.H1/2020-21 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, pursuant to the said sale deed.	Copy
15	09/07/2021	Sale Deed executed by Sri.Mahadev Gowda S/o Smt.H Nagarathna in favour of Sri.T.Ramegowda registered as Document No.3004/2021-22, registered in the office of Sub-register, Doddaballapura, Stored in CD No. DBPD1077 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
16		Mutation Register bearing No.H1/2021-22 in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

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17	20/07/2024	Rectification Deed executed by Sri.Mahadevgowda S/o H.Nagarathna in favour of Sri.T.Ramegowda registered as Document No.DBP-5465/2024-25, registered in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
18	1/10/2024	Confirmation Deed executed by Sri.Neelamma.B D/o late Sri.Bhoopal Gowda in favour of Sri.T.Ramegowda registered as Document No. DBP/-1-09387-2024-25, registered in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
19	1/10/2024	Confirmation Deed executed by Smt.Rathnamma @ Chinnamma W/o late Sri.Bhoopalgowda and Mr Gayathri in favour of Sri. T.Ramegowda registered as Document No. DBP-1-09835-2024-25, registered in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/2B (Old Sy No.35/2), measuring about 3 Acres, situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
20	12/05/2025	Change of land use from agricultural to non-agricultural residential purpose vide the Order of the TPM, Doddaballapur Town Planning Authority, Doddaballapur vide No.DPA/TP/CLU/24/2024-25.	Copy
21	29/05/2025	converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766530, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District in respect of Sy.No.35/2B Old Sy.No.35/2, measuring about of 3	Copy

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		Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	
22		Hissa, Tippani, Atlas Akarbandh, Survey Sketch in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/2B Old Sy.No.35/2, measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
23		Encumbrance Certificate from 1/04/1920 to 31/03/2004 and from 1/04/2004 to 6/3/2025 and from 1/03/2025 to 03/06/2025 in respect of Sy.No.35/2B Old Sy.No.35/2, measuring about 3 Acres situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy

II DISCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing Sy.No.35/2B Old.Sy.No.35/2 converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766530, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy no.33;

West by : Land in Sy no.35/2A;

North by : Land in Sy no.34;

South by : Road and Land in Sy.No.35/3;



III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing in respect of Sy.No.35/2, Measuring about 7 Acres 13 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk was originally held by Sri.Hanumanthappa, he had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property.

Thereafter The said Sri.Hanumanthappa and his Children, was sold land in Sy.No.35/2 Measuring about 7 Acres 13 Guntas of Kurubarahalli Village in favour of Sri.Patel Sanjeevappa S/o Sri.Kempanna vide sale deed dated 14/07/1965, referred above.

Later the said Sri.Patel Sanjeevappa S/o Kempanna was sold land in Sy No.35/2 measuring about 7 Acres 13 Guntas Kurubarahalli Village in favour of Sri.N.Nagaraju @N.Nagamallaiah S/o Sri.Nanjundaiah Vide Sale deed dated 31/10/1968, referred above.

Subsequently the said Sri.N.Nagaraju @N.Nagamallaiah S/o Sri.Nanjundaiah was sold land in Sy No.35/2B Old Sy.No.35/2, measuring about 3 Acres 13 Guntas Kurubarahalli Village in favour of Sri.M.B.Hanumatha S/o Sri.Bylappa Vide Sale deed dated 22/01/1980, referred above.

Thereafter the said Sy.No.35/2 has been sub-divided/phoded into sub-numbers i.e., new number has been allotted as Sy.No.35/2B land belonging to Sri.M.B.Hanumatha, accordingly all other revenue records were mutated were changed, which fact is evident from the survey documents.

Later the said Sri.M.B.Hanumathappa S/o Sri.Bylappa was sold land in Sy No.35/2B Old Sy.No.35/2, measuring about 3 Acres, of Kurubarahalli Village in favour of Sri.V.Krishnappa S/o Sri.Venkataramappa Vide Sale deed dated 22/02/1990, referred above, and he had got the RTC and all other revenue records mutated into his name vide MR.No.1/1990-91, which fact is also evident from the RTCs available on record.

Subsequently the said Sri.V.Krishnappa S/o Sri.Venkataramappa and his family was sold land in Sy.No.35/2B, Old Sy No.35/2, measuring about 3 Acres, of Kurubarahalli Village in favour of Sri.T.Ramegowda S/o LateSri.Thimmarayappa Vide Sale deed dated 16/05/2007. referred above, and he had got the RTC and all other revenue records mutated into his name vide MR.No.5/2007-08, which fact is also evident from the RTCs available on record.

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Thereafter the said Smt.Manjula D/o Late.Sri.Thimmarayappa (who is the Sister of Sri.T.Ramegowda) was executed release deed for the land in Sy No.35/2B, Old Sy No.35/2 measuring about 3 Acres, situated at Kurubarahalli Village in favour of Sri.T.Ramegowda S/o Late.Sri.Thimmarayappa and others Release deed dated 06/09/2014, referred above.

Later the said Sri.T.Ramegowda S/o Late Sri.Thimmarayappa was sold land in Sy No.35/2B, Old.Sy.No.35/2, measuring about 3 Acres, situated at Kurubarahalli Village in favour of Mr.M.RadhakrishnaReddy a Vide Sale deed dated 03/05/2018. referred above, and he had got the RTC and all other revenue records mutated into his name vide MR.No.H13/2017-18, which fact is also evident from the RTCs available on record.

Subsequently the said Mr.M.Radhakrishna Reddy S/o Sri.Mallepalle Lakshmi Reddy was sold land in Sy.No.35/2B, Old.Sy.No.35/2, measuring about 3 Acres, situated at Kurubarahalli Village in favour of Sri.Mahadevgowda.H a Vide Sale deed dated 29/06/2020. referred above, and he had got the RTC and all other revenue records mutated into his name vide MR.No.H1/2020-21, which fact is also evident from the RTCs available on record.

Later the said Sri.Mahadev Goud.H was sold land in Sy.No.35/2B, Old Sy.No.35/2 measuring 3 Acres, Situated at Kurubarahalli Village in favour of Sri.T.Ramegowda S/o Late.Sri.Thimmarayappa a Vide Sale deed dated 09/07/2021, followed by Rectification deed dated 20/07/2024. He had been continues peaceful possession and enjoyment of the said land, later RTC and all revenue records were muted into the name of Sri.T.Ramegowda S/o late.Sri.Thimmaryappa vide MR.No.H1/2021-22.

Subsequently The said Mrs.Rathnamma @ Chinnamma W/o late Sri.Bhoopalgowda and her daughter Smt.Gayathri were executed a Confirmation deed for the land in Sy No.35/2B, Old.Sy.No.35/2, measuring 3 Acres of Kurubarahalli Village in favour of Sri.T.Ramegowda S/o late.Sri.Thimmaryappa vide Confirmation deed dated 01/10/2024, referred above.

Later Smt.Neelamma D/o late Sri.Bhoopalgowda was executed a Confirmation deed for the land in Sy No.35/2B, Old.Sy.No.35/2, measuring 3 Acres of Kurubarahalli Village in favour of Sri.T.Ramegowda S/o late.Sri.Thimmaryappa vide Confirmation deed dated 01/10/2024, referred above.

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The said Sri.T.Ramegowda S/o late Sri.Thimmaryappa, having acquired land measuring 3 Acres in Sy.No.35/2B of Kurubarahalli Village, and the said Sri.T.Ramegowda having acquired land measuring 03 Acres in Sy.No.35/2B in the Kurubarahalli Village have applied for conversion of said land from agricultural to non-agricultural residential purposes and have got the land measuring 3 Acres in Sy.No.35/2B in the Kurubarahalli Village converted from agricultural to non-agricultural residential purpose vide Conversion Order bearing No.766530 dated:29/05/2025, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore.

Therefore, I certify that **Sri.T.Ramegowda**, has the absolute title over the Property bearing Sy.No.35/2B, Old.Sy.No.35/2 situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk, measuring 3 Acres described at Para – II.

IV. ENCUMBRANCE

On the perusal of the Encumbrance Certificates from 1/04/1920 to 31/03/2004 and from 1/04/2004 to 5/03/2025 and from 1/03/2025 to 03/06/2025 in respect of Property described at Para – II, it would establish that there are no existing charges or mortgages on the property up to 03/06/2025.

Common Documents:**I LIST OF DOCUMENTS SCRUTINISED**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.	31/05/2025	Joint Development Agreement executed by 1. Mr.T.RAMEGOWDA , S/o Sri.Timmarayappa 2. Mrs.SHAKUNTHALA wife of Mr.T.Rame Gowda 3. Mr.NAYAN KUMAR.R , son of Mr.T.Rame Gowda and 4. Miss.NEETHA SHREE.R daughter of Mr.T.Rame Gowda in favour of M/s.SANTHUSTA INFRACON PRIVATE LIMITED represented by its managing Director Mr.Sandeepa.N vide registered as Document No.DBP-1-02823-2025-26, registered in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas	Copy

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		situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	
02.	31/05/2025	General Power of Attorney executed by 1. Mr.T.RAMEGOWDA , S/o Sri.Timmarayappa 2. Mrs.SHAKUNTHALA wife of Mr.T.Rame Gowda 3. Mr.NAYAN KUMAR.R , son of Mr.T.Rame Gowda and 4. Miss.NEETHA SHREE.R daughter of Mr.T.Rame Gowda in favour of M/s.SANTHUSTA INFRACON PRIVATE LIMITED represented by its managing Director Mr.Sandeepa.N registered as Document No. DBP-IV-00260-2025-26, registered in the office of Sub-register, Doddaballapura, in respect of Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas situated at Kurubarahalli Village, Tubagere Hobli, Doddaballapura Taluk.	Copy
03.	02/06/2025	NOC issued by PDO of Heggadahalli Village Panchayati office.	Copy
04.	08/07/2025	Layout License plan sanctioned by Doddaballapur Town Planning Authority vide bearing No.DPA/TP/LAO/05/2025-26 for the formation of layout over the property described at the Composite Schedule.	Copy
05.	23/06/2025	Sharing Agreement executed among 1. Mr.T.RAMEGOWDA , S/o Sri.Timmarayappa 2. Mrs.SHAKUNTHALA wife of Mr.T.Rame Gowda 3. Mr.NAYAN KUMAR.R , son of Mr.T.Rame Gowda and	Copy

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Mr. C.V. Annaiah, BA., LLB
Mr. Satish. M.N., BAL., LLB

		4.Miss.NEETHA SHREE.R daughter of Mr.T.Rame Gowda and M/s. SANTHUSTA INFRACON PRIVATE LIMITED , Represented by it's Managing Director Mr.Sandeepa.N, in respect of converted Land bearing Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas, For sharing of Plots in the project know as "99D by Santhusta"	
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II. DESCRIPTION OF PROPERTY**COMPOSITE SCHEDULE PROPERTY**

All that piece and parcel of property being converted land bearing **Sy.No.35/2A**, Measuring about **4 Acres** {converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766532, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District} and converted land bearing **Sy.No.35/2B**, Measuring about **3 Acres** {converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766530, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District} and converted land bearing **Sy.No.35/1**, Measuring about **15 Guntas** {converted from agricultural to Non-Agricultural Residential purpose vide office memorandum bearing No.766531, Dated 29/05/2025 issued by the Deputy Commissioner, Bangalore Rural District} all the lands situated adjacent to each other at Kurubarahalli Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore Rural District, totally measuring about **7 Acres 15 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

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Advocates

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East by : Private Property and Sy.No.35/3;
West by : Land in Sy No.29, Sy.No.30 and Private Property;
North by : Land in Sy No.34;
South by : Road and Sy.No.35/3;

The said 1.**Mr.T.RAMEGOWDA**, S/o Sri.Timmarayappa 2. **Mrs.SHAKUNTHALA** wife of Mr.T.Rame Gowda 3. **Mr.NAYAN KUMAR.R**, son of Mr.T.Rame Gowda and 4.**Miss.NEETHA SHREE.R** daughter of Mr.T.Rame Gowda are the owners of converted Land bearing Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas,

The said 1.**Mr.T.RAMEGOWDA**, S/o Sri.Timmarayappa 2. **Mrs.SHAKUNTHALA** wife of Mr.T.Rame Gowda 3. **Mr.NAYAN KUMAR.R**, son of Mr.T.Rame Gowda and 4.**Miss.NEETHA SHREE.R** daughter of Mr.T.Rame Gowda, have entered into a registered Joint Development Agreement dated 31/05/2025, with **M/s.SANTHUSTA INFRACON PRIVATE LIMITED**, Represented by it's Managing Director Mr.Sandeepa.N, for the development of land bearing Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas of Kurubarahalli Village subject to the terms and conditions mentioned therein and in pursuance thereto, 1.**Mr.T.RAMEGOWDA**, S/o Sri.Timmarayappa 2. **Mrs.SHAKUNTHALA** wife of Mr.T.Rame Gowda 3. **Mr.NAYAN KUMAR.R**, son of Mr.T.Rame Gowda and 4.**Miss.NEETHA SHREE.R** daughter of Mr.T.Rame Gowda, have also executed and registered a Power of Attorney in favour of the said **M/s.SANTHUSTA INFRACON PRIVATE LIMITED**, Represented by it's Managing Director Mr.Sandeepa.N, and in the said Power of Attorney the Land owner inter-alia have authorized to the Builder **M/s.SANTHUSTA INFRACON PRIVATE LIMITED**, Represented by it's Managing Director Mr.Sandeepa.N, to sell 78% of Plots in the Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas of Kurubarahalli Village.

The Promoter and the Owners of the Composite Schedule Property have obtained Plan sanction approval by the Doddaballapur Town Planning Authority vide bearing No.DPA/TP/LAO/05/2025-26 dated 08/07/2025, for the formation of layout over the Composite Schedule Property.

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CERTIFICATE

From the foregoing, and subject to the observations made above, I certify that **1.Mr.T.RAMEGOWDA**, S/o Sri.Timmarayappa **2. Mrs.SHAKUNTHALA** wife of Mr.T.Rame Gowda **3. Mr.NAYAN KUMAR.R**, son of Mr.T.Rame Gowda and **4.Miss.NEETHA SHREE.R** daughter of Mr.T.Rame Gowda have got absolute title over the Land bearing Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas of Kurubarahalli Village the Composite Schedule Property and **M/s.SANTHUSTA INFRACON PRIVATE LIMITED**, Represented by it's Managing Director Mr.Sandeepa.N, would derive right to sell **78%** of Plots/Sites share over the land in Land bearing Sy.No.35/1, Measuring 15 Guntas, Sy.No.35/2A, Measuring 4 Acres and Sy.No.35/2B, Measuring 3 Acres all totally Measuring about 7 Acres 15 Guntas of Kurubarahalli Village of the Composite Schedule Property, by virtue of the registered Joint Development Agreement referred to above, and the prospective Purchaser/s of flat/s from the said **M/s.SANTHUSTA INFRACON PRIVATE LIMITED**, Represented by it's Managing Director Mr.Sandeepa.N, would derive valid title to the plots/Site's in the proposed layout known as "**99D by santhusta**", to be formation of layout over the Composite Schedule Property, and **1.Mr.T.RAMEGOWDA**, S/o Sri.Timmarayappa **2. Mrs.SHAKUNTHALA** wife of Mr.T.Rame Gowda **3. Mr.NAYAN KUMAR.R**, son of Mr.T.Rame Gowda and **4.Miss.NEETHA SHREE.R** daughter of Mr.T.Rame Gowda would derive valid title for remaining **22%** of Plots/Site's area in the project share of land by virtue of Joint Development Agreement dated 31/05/2025 followed by Sharing Agreement dated:23/06/2025 referred to above.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-II Upto 03/06/2025.

SNR ASSOCIATES,
ADVOCATES.