

To,

Date: 01.07.2026

M/s. ABHEE VENTURES PRIVATE LIMITED,
No. 393, 1st Floor, 15th Cross,
5th Main Road, Sector-6,
HSR Layout, Bangalore-560102,
Rep by its Managing Director
R. NAGARAJA REDDY.

Sir,

Sub: Legal Scrutiny Report

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We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:
SCHEDULE PROPERTY

All that piece and parcel of the Residentially converted land bearing Survey Number 30, measuring 05 Acres 17 Guntas, situated at Chikkavdeyarpura Village, Sattapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 29.09.2023, vide Official Memorandum bearing No. 516484, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Road & Survey Number 31	Land in Sy. No.29	Land in Sy.No.20 & 21	Land in Sy. No.31 & 33

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

22	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	29.09.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.30.	516484
TITLE DEEDS			



2.	15.04.2024	Joint Development Agreement executed by L. Shashidhara and his family members in favour of M/s. Abhee Ventures Pvt. Ltd., in respect of Sy. No. 30.	Doc. No.487/2024-25
3.	15.04.2024	General Power of Attorney executed by L. Shashidhara and his family members in favour of M/s. Abhee Ventures Pvt. Ltd., in respect of Sy. No. 30.	Doc. No. 23/2024-25
4.	15.04.2024	General Power of Attorney executed by L. Shashidhara and his family members in favour of Ramoji Gowda in respect of Sy. No. 30.	Doc. No. 22/2024-25
5.	15.04.2024	Cancellation of Joint Development Agreement executed by L. Shashidhara and his son in favour of Ramoji Gowda in respect of Sy. No. 30.	Doc. No. 484/2024-25
6.	15.04.2024	Cancellation of General Power of Attorney executed by L. Shashidhara and his son in favour of Ramoji Gowda in respect of Sy. No. 30.	Doc. No. 20/2024-25
7.	14.03.2018	Joint Development Agreement executed by L. Shashidhara and his son in favour of Ramoji Gowda.	Doc. No. 9257/2017-18
8.	14.03.2018	General Power of Attorney executed by L. Shashidhara and his son in favour of Ramoji Gowda.	Doc. No. 203/2017-18
9.	15.04.1977	Partition Deed entered into between Lakshmaiah Reddy and his brothers.	Doc.No.224/1977-78
10.	05.10.1967	Sale Deed executed by Syed Abdul Rehman in favour of	Doc.No.2460/1967-68
11.	15.10.1959	Order passed by the Special Deputy Commissioner for Inams.	Case No.02/1959-60
12.		Family Tree of L. Shashidhar	
REVENUE DOCUMENTS			
13.		Records of Rights	





14.	04.07.2023	Endorsement issued by the Tahasildar stating the non-availability of Index of lands.	
15.	04.07.2023	Endorsement issued by the Tahasildar stating the non-availability of Preliminary Record.	
16.	04.07.2023	Endorsement issued by the Tahasildar stating the non-availability of Khetuwar.	
17.		RTC for the period from 1969-70 to 2025-26 for Sy.No.30.	
SURVEY RECORDS			
18.		Hissa Tippani	
19.		Akaraband	
MISCELLANEOUS			
20.	08.05.2026	Sanctioned building Plan issued by the Bangalore Development Authority.	No.5/2026-27
ENCUMBRANCE CERTIFICATE			
21.	18.03.2023	Encumbrance Certificate for the period of 01.04.1960 to 31.03.2004 for Sy.No.30	SA.No.45076/2017-18
22.	27.02.2026	Encumbrance Certificate for the period of 01.04.2004 to 17.02.2026	SRJ-EC-A-4252888-2025-26

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 30, measuring 05 Acres 17 Guntas, situated at Chikkavdeyarapura Village, Sariapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 29.09.2023, vide Official Memorandum bearing No. 516484, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY.**

2. Originally the land in Survey Number 30, measuring 5 Acres, 17 Guntas, situated at Chikkavdeyarapura Village, Sariapura Hobli, Anekal Taluk,





Bangalore Urban District, on the application made by one Syed Abdul Rehman, the Special Deputy Commissioner for Inam has granted the Occupancy rights of the land in Case No.02//1959-60 and the Spl Deputy Commissioner issued the Endorsement for confirming the Occupancy of the Syed Abdul Rehman on 15.10.1959.

3. Thereafter the above said Syed Abdul Rehman conveyed the land in Survey Number 30, measuring 5 Acres, 17 Guntas to one Lakshmaiah Reddy, Son of Appaiappa on 05.10.1967, vide Document No. 2460/1967-68.

4. Thereafter the above said Lakshmaiah Reddy along with brothers have entered into a registered Partition Deed on 15.04.1977, vide document bearing No.224/1977-78. As per the said Partition, the land in Survey Number 30, measuring 5 Acres, 17 Guntas was allotted to the share of Lakshmaiah Reddy.

5. Thereafter the above said Lakshmaiah Reddy along with his children entered into a family Partition and as per the said Partition, the land in Survey Number 30, measuring 05 Acres 17 Guntas was allotted to the share of L. Shashidhar. He got mutated the katha of the land in his name vide MR.No.1/2001-02.

6. Thereafter the above said L. Sridhar obtained the conversion of the land in Survey Number 30, measuring 05 Acres 17 Guntas from agricultural to non-agricultural Residential purpose on 29.09.2023, vide Official Memorandum bearing No. ALN (ASH) SR 176/2023-24, issued by the Deputy Commissioner, Bangalore District, **the Schedule Property herein. As such the L. Shashidhar became the absolute owner of the**

Schedule Property.





7. Thereafter the above said L. Shashidhar along with his son had executed a Joint development Agreement on 14.03.2018, vide document bearing No.9257/2017-18 and also executed a General Power of Attorney on 14.03.2018, vide document bearing No.203/2017-18 in favour of Ramoji Gowda for the development of the land in Survey Number 30, measuring 05 Acres 17 Guntas. The said Joint development Agreement and General Power of Attorney were cancelled on 15.04.2024, vide document bearing No.487/2024-25 and 20/2024-251 respectively.
8. Thereafter the above said Shashidhara L along with his family members as owners and Ramoji Gowda as a Confirming Party have executed a Joint Development Agreement on 15.04.2024, vide document bearing No.487/2024-25 and also executed a General Power of Attorney on 15.04.2024, vide document bearing No.23/2024-25 in favour of M/s. Abhee Ventures Pvt Ltd for the mixed development of residential layout/row houses /villas /Apartment /Group Housing or as decided and planned by the developer in the Schedule Property and to sell its share of Villas and also executed a General Power of Attorney on 15.04.2024, vide document bearing No.22/2024-25 in favor of Ramoji Gowda to sell his share of residential layout/row houses /villas /Apartment /Group Housing.
9. Thereafter the Developer has obtained the sanctioned Building Plan on **08.05.2026**, vide No. 5/2026-27, issued by the Bangalore Development Authority for the development of Schedule Property for the construction of Residential Apartment in the **Schedule Property** along with other adjacent lands.
10. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2025-26 reflects name of the kathedari in possession



of the Schedule Property during the relevant period of time as discussed above.

11. The Tippani and Village Map issued by the Tahasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.

12. The Akaraband in respect of the Schedule Property confirms the extent of the Schedule Property.

13. The Encumbrance Certificate for the period of 01.04.1960 to 31.03.2004 in respect of Survey Number 30 reflects the following transactions:

- a. Sale Deed dated 05.10.1967
- b. Partition Deed dated 21.04.1976

14. The Encumbrance Certificate for the period of 01.04.2004 to 17.02.2026 in respect of Survey Number 30 reflects the following transactions:

- a. JDA dated 15.04.2024
- b. Cancellation of JDA dated 14.04.2024

CERTIFICATE OF TITLE

We hereby certify that **Sri. Shashidhara L and his family members** hold good, valid marketable title over the **Schedule Property, M/s. Abhee Ventures Pvt Ltd** the developmental Rights over the Schedule Property and power to sell its share of Flats and **Sri. Ramoji Gowda as a Confirming Party** holds power to sell his share of Flats, subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

