

**Writer's Name: Ms. Brijita Prakash, Partner**

**M/s. BM Constructions**

No. 35, Ground Floor,  
Rajasabha, Kasturba Cross Road,  
Off. Lavelle Road, Bangalore – 560 001

**May 24, 2023**

**Kind Attention: Mr. Aravind M.S., Director**

**TITLE REPORT**

**I. Description of the Property:**

All that piece and parcel of immovable property being converted for residential purpose and bearing Survey No. 106, measuring 02 Acres 01 Gunta, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (hereinafter referred to as '**Property**') and bounded on the:

East by : Property bearing Survey No.121;  
West by : Property bearing Survey No. 07;  
North by : Property bearing Survey No. 122; and  
South by : Property bearing Survey No. 102.

**II. List of Documents Reviewed:**

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents                                                                                                                                                                                                                                          |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Endorsement dated 20.01.2011 bearing No. RK:CR:365/2010-11, issued by the Tahsildar Anekal Taluk;                                                                                                                                                                 |
| 2.      | Mortgage Deed dated 05.08.1970 (Registered as Document No. 1426/1970-71, Book-I, Volume No. 859, at pages 182, at the office of the Sub-Registrar, Anekal) executed by Mr. Shivarama Reddy, son of Mr. Thimma Reddy in favour of Large Size Co-Operative Society; |

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| 3.  | Discharge Deed dated 29.05.2014 [Registered as Document No.790/2014-15, Book-I, stored in C. D. No. SRJD148, at the office of Sub- Registrar, Basavanagudi (Sarjapura)];                                                                                                                                                                                                                               |
| 4.  | Extract of entry made in the Mutation Register bearing M.R. No.33/2013-14;                                                                                                                                                                                                                                                                                                                             |
| 5.  | Mortgage Deed dated 10.05.1976 (Registered as Document No. 443/1976-77, Book-I, Volume No.1254, at Pages 84, at the office of Sub-Registrar, Sarjapura, Anekal);                                                                                                                                                                                                                                       |
| 6.  | Endorsement dated 22.11.2002 bearing R.R.T/Nakalu/C.R./20/12-13, issued by the Special Tahsildhar, Anekal Taluk, Anekal;                                                                                                                                                                                                                                                                               |
| 7.  | Genealogical Tree of Mr. Thimma Reddy in the form of an Affidavit;                                                                                                                                                                                                                                                                                                                                     |
| 8.  | Extract of entry made in the Mutation Register bearing M.R. No. 139/2005-06;                                                                                                                                                                                                                                                                                                                           |
| 9.  | Plaint filed in suit bearing O.S. No. 777/2008 before the Court of the Civil Judge (Senior Division) at Anekal;                                                                                                                                                                                                                                                                                        |
| 10. | Joint compromise petition filed in suit bearing O.S. No. 777/2008 before the Court of the Civil Judge (Senior Division) at Anekal;                                                                                                                                                                                                                                                                     |
| 11. | Official Memorandum dated 01.03.2012 bearing No. A.L.N (A)(S) S.R/356/2011-12, issued by the Deputy Commissioner, Bangalore District, Bangalore;                                                                                                                                                                                                                                                       |
| 12. | (i) Intimation Letter dated 27.02.2012 bearing No. A.L.N (A)(S) S.R/356/2011-12, issued on behalf of the Deputy Commissioner, Bangalore District; (ii) Challan evidencing payment of conversion fee; (iii) Conversion Sketch; and (iv) Letter dated 23.02.2012 bearing No. APA.BOPA/1028/2011-12 issued by the Joint Director and Member Secretary, Town Planning Division, Anekal Planning Authority; |
| 13. | Records of Rights, Tenancy and Crops Inspection Certificates (' <b>RTC's</b> ') issued with respect to property bearing Survey No. 106 for the period: (i) 1969-70 to 1983-84; (ii) 1985-86 to 2019-20; (iii) 2020-21 to 2021-22; and (iii) 2022-23;                                                                                                                                                   |
| 14. | Village Map of Sarjapura Village;                                                                                                                                                                                                                                                                                                                                                                      |

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| 15. | Resurvey Tippani issued with respect to Property;                                                                                                                                                                                                                                                                  |
| 16. | Extract of Karnataka Revisional Settlement Akarband issued with respect to the Property;                                                                                                                                                                                                                           |
| 17. | Endorsement dated 20.01.2011 bearing No. L.R.F.C.R: 1272/2010-11, issued by the Special Tahsildar, Anekal Taluk;                                                                                                                                                                                                   |
| 18. | Endorsement dated 01.03.2012 bearing No. L.R.F.C.R/74/2011-12, issued by the Assistant Commissioner, Bangalore South Taluk;                                                                                                                                                                                        |
| 19. | Endorsement dated 26.10.2012 bearing No. Bangalore/SLAO-2/3995/2012-13, issued by the Special Land Acquisition Officer-2 & Public Information Officer.                                                                                                                                                             |
| 20. | Endorsement dated 29.12.2012 bearing No. KHB/SLAO/116/2012-13, issued by the Special Land Acquisition Officer, Karnataka Housing Board;                                                                                                                                                                            |
| 21. | Encumbrance Certificate issued by the jurisdictional Sub Register ('EC's') with respect to property bearing Survey No. 106 for the period: (i) 01.04.1901 to 31.03.2004, (ii) 01.04.2004 to 27.07.2012; (iii) 01.02.2013 to 28.02.2013; (iv) 01.04.2012 to 03.04.2013; (v) 04.04.2012 to 25.04.2023;               |
| 22. | Joint Development Agreement dated 23.06.2014 [Registered as Document No.01295-2014-15, Book-1, stored in C.D. No. ANKD373, in the Office of Sub- Registrar Basavanagudi (Anekal)] entered between Mr. Rajeev, son of Late Shivarama Reddy and Others with M/. Manar Developers Pvt Ltd;                            |
| 23. | General Power of Attorney dated 23.06.2014 [Registered as Document No.ANK-4-00097-2014-15, Book-4, stored in C.D. No. ANKD373, in the Office of Sub- Registrar Basavanagudi (Anekal) executed by entered between Mr. Rajeev, son of Late Shivarama Reddy and Others in favour of Manar Developers Private Limited; |
| 24. | Memorandum of Association & Articles of Association and Certificate of Incorporation of Manar Developers Private Limited;                                                                                                                                                                                          |
| 25. | Deed of Confirmation dated 12.03.2021 (Registered as Document No.11178/2020-21, Book-1, stored in C.D. No. BSKD1017, at the Office of Sub- Registrar Basavana Gudi);                                                                                                                                               |

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| 26. | Sanctioned Layout dated 03.01.2013 bearing No. APA/LAQ/102/2012-13, issued by the Office of the Anekal Planning Authority;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 27. | Commencement Letter dated 02.03.2013 bearing No. APA/LAO/102/2012-13 issued by the Joint Director of Town and Country Planning and Member Secretary, Anekal Planning Authority, Anekal;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 28. | Relinquishment Deed dated 23.02.2013 (Registered as Document No. 7245/2012-13, Book-1, stored in C.D. No. ABLD141, at the office of the Sub-Registrar, Attibele, Anekal Taluk);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 29. | Release Letter dated 03.11.2015, bearing No. APA/LAQ/102/2012-13, issued by the Member Secretary, Anekal Planning Authority;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 30. | Supplementary Agreement dated 05.11.2014 to the Joint Development Agreement dated 23.06.2014;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 31. | Agreement dated 10.02.2022 [Registered as Document No. 12015/21-22, Book-1, stored in C.D. No. BSKD1244, at the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore] executed between Manar Developers Private Limited and M/s. B.M. Constructions;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 32. | <p>Documents in connection with M/s. B.M. Constructions and Manar Developers Private Limited:</p> <ul style="list-style-type: none"> <li>(i) Deed of Partnership dated 07.05.2018;</li> <li>(ii) Certificate of Registration of the Firm dated 11.05.2018 issued by the Registrar of Firms;</li> <li>(iii) Form – D dated 21.01.2022 issued by the Registrar of Firms subsequent to the change in the constitution of the firm;</li> <li>(iv) Resolution dated 05.02.2022 passed by Manar Developers Private Limited;</li> <li>(v) Special Power of Attorney dated 16.03.2021 (Registered as Document No. BSK-4-00441-2020-21, Book-4, stored in CD No. BSKD1019 at the Office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore) executed by Manar Developers Private Limited represented by its director, Mrs. Shaheda Durrani in favour of Mr. Thanooj Kumar M.</li> </ul> |

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|  | <p>(vi) Reconstitution Deed for Partnership Firm M/s. B.M. Constructions dated 13.01.2022 executed by and between: (i) Mr. Balaji Tammina, son of Mr. Krishna Murthy as 'Retiring Party/Partner'; (ii) Mrs. Madhavi T., daughter of Mr. Radha Krishna as 'Continuing Party/Partner'; and (ii) Mrs. Syed Zarina Begum, daughter of Mr. Syed Ahamed Vali Basha as 'Incoming Party/Partner';</p> <p>(vii) Special Power of Attorney dated 09.02.2022 (Registered as Document No. BSK-4-00494-2021-22, Book-4, stored in CD No. BSKD1238 at the Office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore) executed by M/s. B.M. Constructions represented by its partners Mrs. Syed Zarina Begum and Mrs. T. Madhavi in favour of Mr. Mohammed Qhaja Moinkhan Durrani; and</p> <p>(viii) Reconstitution Deed for Partnership Firm M/s. B.M. Constructions dated 21.03.2022 executed by and between: (i) Mrs. Madhavi T., wife of Mr. Balaji Tammina; (ii) Mrs. Syed Zarina Begum, daughter of Mr. Syed Ahamed Vali Basha as 'Retiring Partners'; and (iii) M/s. Inspira Builders LLP represented by its Designated Partner Mr. Prabhakara U.R; &amp; (iv) Mr. Aravinda M.S. as 'Continuing Partners'.</p> |
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### III. Title Flow:

Upon review of the aforementioned documents, our observations are as follows:

1. In terms of the Records of Rights, Tenancy and Crops Inspection Certificates ('**RTC's**') issued with respect to property bearing Survey No.106, situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District for the period 1969-70 to 1993-94 (discussed hereinbelow), we observe that one Mr. Thimma Reddy is reflected as the holder of property bearing Survey No. 106 measuring 02 Acres 01 Gunta.

We have not been provided with the title document evidencing how Mr. Thimma Reddy acquired right, title and interest over the property bearing Survey No. 106 measuring 2 Acres 01 Gunta. However, from the RTCs and the documents (discussed herein below), we observe that Mr. Thimma Reddy and subsequent to his demise his legal heirs have been in uninterrupted possession of the Property.

2. We have not been provided with the Index of Lands Register and Record of Rights Register with respect to property bearing Survey No. 106. In this, regard we have been provided with an Endorsement dated 20.01.2011 bearing No. RK:CR:365/2010-11, issued by the Tahsildar

Anekal Taluk, confirming the said extracts of Index of Lands Register and Record of Rights Register are mutilated **(Document No.1)**.

3. We observe from the Mortgage Deed dated 05.08.1970 (Registered as Document No. 1426/1970-71, Book-I, Volume No. 859, at pages 182, at the office of the Sub-Registrar, Anekal) **(Document No. 2)**, we observe that Mr. Shivarama Reddy, son of Mr. Thimma Reddy has created a mortgage over property bearing Survey No. 106 in favour of Large Size Co-Operative Society. Further, we observe from the Discharge Deed dated 29.05.2014 [Registered as Document No.790/2014-15, Book-1, stored in C. D. No. SRJD148, at the office of Sub-Registrar, Basavanagudi (Sarjapura)] **(Document No.3)** that the mortgage created with respect to Survey No. 106 under the Mortgage Deed dated 05.08.1970 (Registered as Document No. 1426/1970-71) has been discharged. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No.33/2013-14. **(Document No. 04)**.
4. In terms of the of the Mortgage Deed dated 10.05.1976 (Registered as Document No. 443/1976-77, Book-I, Volume No.1254, at Pages 84, at the office of Sub-Registrar, Sarjapura, Anekal) **(Document No. 05)**, we observe that Mr. Thimma Reddy, son of Mr. Appayya Reddy along with his son, Mr. Shivarama Reddy have created a mortgage over property bearing Survey No. 106 in favour of Dena Bank.

We have not been provided with the registered document evidencing discharge of the aforementioned Mortgage Deed dated 10.05.1976. The present owner has represented that the said mortgage was discharged and that no claims have been made by Dena Bank.

5. Further, in terms of the RTC's issued for the period 1989-90, with respect to the Survey No. 106. it appears that upon the demise of Mr. Thimma Reddy, the khata with respect to property bearing Survey No. 106 was mutated in the name of his son Mr. S.T. Shivaram Reddy, vide extract of entry made in the inheritance certificate bearing I.H.R No. 4/1990-91. However, in this regard, we have been provided with the Endorsement dated 22.11.2002 bearing R.R.T/Nakalu/C.R./20/12-13, issued by the Special Tahsildhar, Anekal Taluk, Anekal **(Document No.06)** confirming that the said extract of the entry made in the inheritance certificate bearing IHC No. 4/90-91 has been mutilated.
6. In terms of the Genealogical Tree of Late Thimma Reddy (in form of an affidavit) **(Document No.07)** we observe that Late Thimma Reddy and his wife Late Gowramma deceased leaving behind his son Late S.T. Shivarama Reddy. Further, we observe that Late S.T. Shivarama Reddy

and his wife Late Parvathamma deceased leaving behind their children, Ms. Sudha, Ms. Akhila and Mr. S. Rajeev @ Rajiv.

7. We observe from the extract of the entry made in the Mutation Register bearing M.R. No. 139/2005-06 (**Document No.08**) that upon the death of Late S.T. Shivarama Reddy, son of Late Thimma Reddy the khata with respect to the Property has been mutated in the name of his son, Mr. S. Rajeev.
8. Thereafter, in terms of the suit Plaint filed in suit bearing O.S. No. 777/2008 before the Court of the Civil Judge (Senior Division) at Anekal (**Document No.09**) we observe that Mrs. Akhila, daughter of Late Shivarama Reddy filed the said suit against Mrs. Sudha, daughter of Late Shivarama Reddy and others seeking for partition and separate possession of one-fourth share in the Property along with other properties. During the pendency of the said suit, Mrs. Akhila, daughter of Late Shivarama Reddy and Mrs. Sudha, daughter of Late Shivarama Reddy and Mr. SRajiva, sonn of Late Shivarama Reddy filed the joint compromise petition (**Document No.10**). whereunder, we observe that Mrs. Akhila (Plaintiff) and Mrs. Sudha,(Defendant No.01) both daughters of Late Shivarama Reddy have confirmed the right, title and interest of Mr. Rajeev, son of Late Mr. S.T. Shivaram Reddy over property bearing Survey No. 106 measuring 02 Acres 10 Guntas .
9. We observe from the Official Memorandum dated 01.03.2012 bearing No. A.L.N (A)(S) S.R/356/2011-12, issued by the Deputy Commissioner, Bangalore District, Bangalore (**Document No.11**) that the Property has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Intimation Letter dated 27.02.2012 bearing No. A.L.N (A)(S) S.R/356/2011-12, issued on behalf of the Deputy Commissioner, Bangalore District; (ii) Challan evidencing payment of conversion fee; (iii) Conversion Sketch; and (iv) Letter dated 23.02.2012 bearing No. APA.BOPA/1028/2011-12 issued by the Joint Director and Member Secretary, Town Planning Division, Anekal Planning Authority (**Document No.12**).
10. We have been provided with the Records of Rights, Tenancy and Crops Inspection Certificates ('RTC's') issued with respect to property bearing Survey No. 106 for the period: (i) 1969-70 to 1983-84; (ii) 1985-86 to 2019-20; (iii) 2020-21 to 2021-22; and (iii) 2022-23; (**Document No.13**) and in terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow with respect to the Property.

11. In terms of the Village Map of Sarjapura Village (**Document No.14**), we observe the shape and location of property bearing Survey No. 106.
12. We observe from the Resurvey Tippani issued with respect to Property (**Document No.15**) the shape of the said Property.
13. We observe from the extract of Karnataka Revisional Settlement Akarband issued with respect to the Property (**Document No. 16**) that the property bearing Survey No. 106 admeasures 2 Acres 10 Gunta.
14. We observe from the Endorsement dated 20.01.2011 bearing No. L.R.F.C.R: 1272/2010-11, issued by the Special Tahsildar, Anekal Taluk (**Document No. 17**) that no tenancy applications have been filed under section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to property bearing Survey No. 106 as on 20.01.2011.
15. In terms of the Endorsement dated 01.03.2012 bearing No. L.R.F.C.R/74/2011-12, issued by the Assistant Commissioner, Bangalore South Taluk (**Document No. 18**), we observe that no proceedings have been initiated under: (i) Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961; and (ii) under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property as on 01.03.2012.
16. In Endorsement dated 26.10.2012 bearing No. Bangalore/SLAO-2/3995/2012-13, issued by the Special Land Acquisition Officer-2 & Public Information Officer for Karnataka Industrial Development Board (**Document No. 19**) that property bearing Survey No. 106 has not been acquired or is the subject matter of any scheme for acquisition of the said authority as on 26.10.2012.
17. We observe from the Endorsement dated 29.12.2012 bearing No.KHB/SLAO/116/2012-13, issued by the Special Land Acquisition Officer, Karnataka Housing Board (**Document No. 20**) that property bearing Survey No. 106 has not been acquired or is the subject matter of any scheme for acquisition of the said authority as on as on 29.12.2012.
18. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Register ('EC's') with respect to property bearing Survey No. 106 for the period: (i) 01.04.1901 to 31.03.2004, (ii) 01.04.2004 to 27.07.2012; (iii) 01.02.2013 to 28.02.2013; (iv) 01.04.2012 to 03.04.2013; (v) 04.04.2012 to 25.04.2023 (**Document No. 21**). The EC provided to us

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*with respect to the Property for the period 04.04.2012 to 25.04.2023 does not reflect the Relinquishment Deed dated 23.02.2013 (Registered as Document No. 7245/2012-13). Further, we have not been provided with EC for the period 25.04.2023 to till date.*

**IV. Development:**

19. Thereafter, Mr. Rajeev, son of Late Shivarama Reddy and others, entered into Joint Development Agreement dated 23.06.2014 [Registered as Document No. 01295-2014-15, Book-1, stored in C.D. No. ANKD373, in the Office of Sub- Registrar Basavanagudi (Anekal) with M/s Manar Developers Pvt Ltd represented by its Managing Director Mr. M.M.K. Durrani (**Document No.22**) for development of the Property into a residential layout. In furtherance to the Joint Development Agreement dated 23.06.2014 Mr. Rajeev, son of Late Shivarama Reddy and Others, have also executed a General Power of Attorney dated 23.06.2014 [Registered as Document No.ANK-4-00097-2014-15, Book -4, stored in C.D. No. ANKD373, in the Office of Sub- Registrar Basavanagudi (Anekal) thereby authorizing Manar Developers Private Limited (**Document No. 23**) to do certain acts in connection with the development of a portion of Survey No. 106, measuring 2 Acres 1 Gunta. In this regard, we have also been provided with Memorandum of Association & Articles of Association and Certificate of Incorporation of Manar Developers Private Limited (**Document No.24**)

A portion of property bearing Survey No. 106, measuring 2 Acre 01 Gunta [out of 02 Acres 10 Guntas] is the '**Property**' herein.

20. In terms of the Deed of Confirmation dated 12.03.2021 (Registered as Document No.11178/2020-21, Book-1, stored in C.D. No. BSKD1017, at the Office of Sub- Registrar Basavana Gudi executed by Mr. Vinay, son of Mr. Rajiv has confirmed the Joint Development Agreement dated 23.06.2014 (Registered as Document No. 01295-2014-15), in favour of M/s Manar Developers Private Limited represented by its Director Mr. Shaheda Durani. (**Document No. 25**).
21. We observe from the Sanctioned Layout dated 03.01.2013 bearing No. APA/LAQ/102/2012-13, issued by the Office of the Anekal Planning Authority (**Document No. 26**), that the said authority has approved the layout plan for formation of the sites on the Property along with the other properties measuring in total 13 Acres 28 ½ Guntas ('**Joint Development Properties**'). Further, in this regard, we have been provided with the Commencement Letter dated 02.03.2013 bearing No. APA/LAO/102/2012-13 issued by the Joint Director of Town and Country Planning and Member Secretary, Anekal Planning Authority, Anekal (**Document No.**

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**27)**, whereunder, we observe that 40 % of the sites (being 84 sites out of 211) formed out of the Joint Development Properties have been released.

22. In furtherance to the said Sanctioned Layout Plan dated 03.01.2013 and Commencement Letter dated 02.03.2013, we observe that Manar Developers Private Limited (representing the land owners) have relinquished a portion of Joint Development Properties: (i) measuring 5455.75 square metres for Parks and Open Spaces; and (ii) 19427.77 square metres for Road in favour of Anekal Planning Authority, under a Relinquishment Deed dated 23.02.2013 (Registered as Document No. 7245/2012-13, Book-1, stored in C.D. No. ABLD141, at the office of the Sub-Registrar, Attibele, Anekal Taluk) **(Document No. 28)**.
23. Thereafter, we observe from the Release Letter dated 03.11.2015, bearing No. APA/LAQ/102/2012-13, issued by the Member Secretary, Anekal Planning Authority **(Document No. 29)**, we observe another 30 % percent of the Sites (being 63 sites) formed out of the Joint Development Properties have been released.
24. Further, in terms of the Supplementary Agreement dated 05.11.2014 to the Joint Development Agreement dated 23.06.2014 **(Document No.30)** along with other joint development agreements in connection with the Joint Development Properties entered between Mr. Rajeev, son of Late Shivarama Reddy and Others, and Manar Developers Private Limited, we observe that the parties have allocated the sites formed in the Joint Development Properties amongst themselves.
25. In terms of the Agreement dated 10.02.2022 [Registered as Document No. 12015/21-22, Book-1, stored in C.D. No. BSKD1244, at the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore] we observe that Manar Developers Private Limited **(Document No.31)** has agreed to convey 107 sites formed in the Joint Development Properties in favour of M/s. B.M. Constructions. a partnership firm represented by its partners Mrs. Syed Zarina Begum and Mrs. T. Madhavi who are represented by their (SPA) Special Power of Attorney Holder Mr. Mohammed Qhaja Moinkhan Durrani. In this regard, we have been provided with the: (i) Deed of Partnership dated 07.05.2018; (ii) Certificate of Registration of the Firm dated 11.05.2018 issued by the Registrar of Firms; (iii) Form-D dated 21.01.2022 issued by the Registrar of Firms (issued subsequent to the change in the constitution of the firm); (iv) Resolution dated 05.02.2022 passed by Manar Developers Private Limited; (v) Special Power of Attorney dated 16.03.2021 [Registered as Document No. BSK-4-00441-2020-21, Book-4, stored in C.D No. BSKD1019 at the Office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore] executed by Manar Developers Private Limited; (vi) Reconstitution Deed for

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Partnership Firm M/s. B.M. Constructions dated 13.01.2022; (vii) Special Power of Attorney dated 09.02.2022 [Registered as Document No. BSK-4-00494-2021-22, Book-4, stored in CD No. BSKD1238 at the Office of Sub-Registrar, Basavanagudi (Banashankari), Bangalore] executed by M/s. B.M. Constructions represented by its Partners Mrs. Syed Zarina Begum and Mrs. T. Madhavi in favour of Mr. Mohammed Qhaja Moinkhan Durrani; and (iii) Reconstitution Deed for Partnership Firm M/s. B.M. Constructions dated 21.03.2022 executed by and between: (i) Mrs. Madhavi T., wife of Mr. Balaji Tammina and others (**Document No. 32**).

**V. Opinion on title of the Property:**

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

1. Mr. Rajiva, son of Late T. Shivarama Reddy acquired all that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing Survey No.106, measuring 02 Acres 01 Gunta situated at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District Viz., the Property in the manner stated in this Title Report;
2. Mr. Rajiva, son of Late T. Shivarama Reddy, along with Mrs. R. Sumarani and Master Vinay, son of Mr. Rajiva (being minor represented by his mother, Mr. R. Sumarani) have entered into a Joint Development Agreement dated 23.06.2014 (Registered as Document No. 1295/2014-15, Book-1, stored in C.D. No. SRJD148, at the office of the Sub-Registrar, Basavanagudi (Sarjapura) with Manar Developers Private Limited in connection with the development of the Property. In this regard, Mr. Rajiva and others have also executed a General Power of Attorney dated 23.06.2014 [Registered as Document No.97/2014-15, Book-1, stored in C.D. No. ANKD373, at the office of Senior Sub-Registrar, Anekal] in favour of Manar Developers Private Limited; and
3. Manar Developers Private Limited has agreed to convey 107 sites formed in the Joint Development Properties in favour of M/s. B.M. Constructions under an Agreement dated 10.02.2022 [Registered as Document No. 12015/21-22, Book-1, stored in C.D. No. BSKD1244, at the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore].



**Ms. Brijita Prakash,  
Partner  
DSK Legal  
Bangalore**

*This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.*