



To,

Date: 14.09.2023

M/s TBC HOMES INFRA CROP,

A registered Partnership,
having its Office at Site No. 23,
Survey No. 86, Byagadanahalli, Chandapura,
Anekal Road, R. K. form Arch,
Bangalore-562106.

Sir,

Sub: Legal Scrutiny Report

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land bearing Survey Number 123/6 (Old Survey Number 123/1), measuring 01 Acre 02.08 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 06.04.2022, vide Official memorandum bearing No. ALN (ASH)SR/304/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:

East by	West by	North by	South by
Survey Number 124 & Road	Village Boundary	Survey Number 123/1	Survey Number 123/2 & 123/3

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number 123/2, measuring 01 Acre 13 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 16.02.2022, vide Official memorandum bearing No. ALN





(ASH)SR/125/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:

East by	West by	North by	South by
Survey Number 124	Survey Number 123/3	Survey Number 123/1	Survey Number 122

Item No.3:

All the piece and parcel of the Residentially converted land bearing Survey Number 124/1, measuring 33 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH)SR/69/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:

East by	West by	North by	South by
Survey Number 124/2	Survey Number 123	Survey Number 125	Survey Number 118

Item No.4:

All the piece and parcel of the Residentially converted land bearing Survey Number 123/3, measuring 29 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH)SR/67/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:

East by	West by	North by	South by
Survey Number 123/2	Village Boundary	Survey Number 123/1	Survey Number 122

Item No.5:

All the piece and parcel of the Residentially converted land bearing Survey Number 124/2, measuring 33 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH)SR/65/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:





East by	West by	North by	South by
Survey Number 124/3	Survey Number 124/1	Survey Number 125	Survey Number 118

Item No.6:

All the piece and parcel of the Residentially converted land bearing Survey Number 124/3, measuring 16 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH) SR/66/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:

East by	West by	North by	South by
Road	Survey Number 124/2	Survey Number 125	Survey Number 118

Item No.7:

All the piece and parcel of the Residentially converted land bearing Survey Number 123/1, measuring 17 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural residential purpose on 06.04.2022, vide Official memorandum bearing No. ALN (ASH)SR/305/2021-22, issued by the Deputy Commissioner, Bangalore District bounded on:

East by	West by	North by	South by
Survey Number 125 & Road	Village Boundary	Survey Number 123/4 & 123/5	Survey Number 123/6

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	06.04.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.123/6	ALN (ASH)SR/304/2021-22
2.		Conversion fee paid receipt	





3.	16.02.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.123/2	ALN (ASH)SR/125/2021-22
4.		Conversion fee paid receipt	
5.	15.11.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.124/1	ALN (ASH)SR/69/2021-22
6.		Conversion fee paid receipt	
7.	15.11.2021	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.123/3	ALN (ASH)SR/67/2021-22
8.		Conversion fee paid receipt	
9.	15.11.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.124/2	ALN (ASH)SR/65/2021-22
10.		Conversion fee paid receipt	
11.	15.11.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.124/3	ALN (ASH)SR/66/2021-22
12.		Conversion fee paid receipt	
13.	06.04.2022	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.123/1	ALN (ASH) SR/305/2021-22
14.		Conversion fee paid receipt	
TITLE DEEDS			
15.	06.04.2023	Sharing Agreement entered into between Rajashekar, his family members and M/s. TBC Homes Infra Corp	
16.	22.08.2022	Release Deed executed by S. Saraswathi in favour of N. Gurumurthy Reddy & N. Shankar Reddy	Doc.No.7553/2022-23





17.	22.08.2022	Release Deed executed by Vijaya in favour of N. Gurumurthy Reddy and N. Shankar Reddy	Doc.No.2537/2022-23
18.	06.09.2022	Release Deed executed by N. Geetha in favour of N. Gurumurthy Reddy and N. Shankar Reddy	Doc.No.4858/2022-23
19.	08.04.2021	Joint Development Agreement executed by Gurumurthy Reddy and his family members in favour of M/s. TBC Homes Infra Corp in respect of Sy.No.123/1, 123/2 & 124/1	Doc.No.283/2021-22
20.	08.04.2021	General Power of Attorney executed by Gurumurthy Reddy and his family members in favour of M/s. TBC Homes Infra Corp in respect of Sy.No.123/1, 123/2 & 124/1	Doc.No.21/2021-22
21.	11.07.2022	Joint Development Agreement executed by Gurumurthy Reddy and Shankar Reddy in favour of M/s. TBC Homes Infra Corp in respect of Sy.No.123/3.	Doc.No.4108/2022-23
22.	11.07.2022	Joint Development Agreement executed by Gurumurthy Reddy and Shankar Reddy in favour of M/s. TBC Homes Infra Corp in respect of Sy.No.123/3.	Doc.No.230/2022-23
23.	15.07.2022	Joint Development Agreement executed by Gurumurthy Reddy and Shankar Reddy in favour of M/s. TBC Homes Infra Corp in respect of Sy.No.124/2, 124/3 and 123/1.	Doc.No.3364/2022-23





24.	15.07.2022	Joint Development Agreement executed by Gurumurthy Reddy and Shankar Reddy in favour of M/s. TBC Homes Infra Corp in respect of Sy. No. 124/2, 124/3 and 123/1.	Doc.No.195/2022-23
25.	08.04.2021	Sale Agreement executed by Gurumurthy Reddy and his family members in favour of M/s. TBC Homes Infra Corp	Doc.No.281/2021-22
26.	07.11.2016	Sale Agreement executed by R. Nagaraja Reddy and another in favour of Sridhar	Doc.No.4289/2016-17
27.	04.05.2015	Release Deed executed by Sarojamma and her legal heirs in favour of R. Nagaraj Reddy	Doc.No.369/2015-16
28.	21.08.2003	Partition Deed entered into between the family members of Raja Reddy	Doc.No.5742/2003-04
29.	05.07.2001	Sale Deed executed by L. Nanjappa and others in favour of N. Gurumurthy Reddy	Doc. No. 2091/2001-02
30.	04.06.2001	Partition Deed entered into between L. Nanjappa and his family members.	Doc.No.1371/2001-02
31.	15.02.2000	Sale Deed executed by Chennamma and others in favour of N. Gurumurthy Reddy	Doc.No.5452/1999-2000
32.	25.06.1999	Sale Deed executed by Narendra Babu and others in favour of N. Gurumurthy Reddy and N. Shankar Reddy	Doc.No.1512/1999-2000
33.	24.02.1995	Sale Deed executed by Chinnappa Reddy in favour of N. Raja Reddy	Doc.No.4731/1994-95





34.	13.06.1973	Mortgage Deed executed by Chikkachannareddy in favour of PLD Bank, Anekal	Sl.No.1760/1973-74
35.	01.01.1954	Sale Deed executed by Ramaiah in favour of Kondareddy	Doc.No.3422/1953-54
36.	10.04.1953	Sale Deed executed by Ramaiah in favour of Chikkachannareddy	Doc.No.394/1953-54
37.	22.08.1945	Mortgage Deed executed by Ramaiah in favour of Bandeppa	Doc.No.363/1945-46
38.	22.08.1945	Sale Deed executed by Munishamireddy in favour of Ramaiah	Doc.No.361/1945-46
39.	30.04.1943	Sale Deed executed by Eramma in favour of Chikkachannareddy	Doc.No.2135/1942-43
40.	02.12.1941	Sale Deed executed by Pillareddy in favour of Eramma	Doc.No.794/1941-42
41.		Family Tree of Nanjappa Reddy	

REVENUE DOCUMENTS

42.		RTC for the period from 1969-70 to 2023-24 for Sy.No.123/1	
43.		RTC for the period from 1969-70 to 2023-24 for Sy.No.123/2	
44.		RTC for the period from 1969-70 to 2023-24 for Sy.No.123/3	
45.		RTC for the period from 1969-70 to 2023-24 for Sy.No.124/1	
46.		RTC for the period from 1969-70 to 2023-24 for Sy.No.124/2	





47.		RTC for the period from 1969-70 to 2023-24 for Sy.No.124/3	
48.		RTC for the period from 2021-22 to 2023-24 for Sy.No.123/6	
49.		Inheritance Register Certificate	IHR No.6/1993-94
50.		Mutation Register Extract	MR.No.3/1995-96
51.		Mutation Register Extract	MR.No.3/2000-01
52.		Mutation Register Extract	MR.No.15/2000-01
53.		Mutation Register Extract	MR.No.12/2004-05
54.		Mutation Register Extract	MR.No.54/2004-05
55.		Mutation Register Extract	MR.No.T2/2017-18
SURVEY RECORDS			
56.		Mula Tippani	
57.		Hissa Tippani	
58.		Atlas	
59.		RR Balabag	
60.		Akaraband	
ENDORSEMENTS			
61.	05.03.2021	Endorsement issued by Tahsildar under section 48 (Form No.7 & 7A) of KLR Act	
MISCELLANEOUS			
62.	09.03.2023	Approved layout Plan issued by the Anekal Planning Authority	
63.	21.03.2023	Relinquishment Deed executed by M/s. TBC Homes in favour of Governor of Karnataka	Doc.No.11526/2022-23
64.	21.03.2023	Relinquishment Deed executed by M/s. TBC Homes in favour of Governor of Karnataka	Doc.No.11525/2022-23





65.	05.01.2023	NOC issued by the Muttanalluru Village Panchayath	
66.		Partnership Deed of M/s TBC Homes Infra Corp	
67.		Letter on Incorporation issued by the Registrar of Firms	
ENCUMBRANCE CERTIFICATE			
68.	08.08.2023	Encumbrance Certificate for the period of 01.04.1940 to 31.03.2004 in respect of Sy.No.123/1	S.A. No.7930/2023-24
69.	25.08.2023	Encumbrance Certificate for the period of 01.04.2004 to 16.08.2023 for Sy.No.123/1	S.A. No.903434/2023-24
70.	08.08.2023	Encumbrance Certificate for the period of 01.04.1940 to 31.03.2004 in respect of Sy.No.123/2	S.A. No.7929/2023-24
71.	12.07.2023	Encumbrance Certificate for the period of 01.04.2004 to 09.07.2023 for Sy.No.123/2	S.A. No.460046/2023-24
72.	08.08.2023	Encumbrance Certificate for the period of 01.04.1940 to 31.03.2004 in respect of Sy.No.123/3	S.A. No.7928/2023-24
73.	15.07.2023	Encumbrance Certificate for the period of 01.04.2004 to 09.07.2023 for Sy.No.123/3	S.A. No.485735/2023-24
74.	23.08.2023	Encumbrance Certificate for the period of 01.04.2004 to 16.08.2023 for Sy.No.123/6	S.A. No.903570/2023-24
75.	04.03.2021	Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 in respect of Sy.No.124	S.A. No.28156/2020-21
76.	02.03.2021	Encumbrance Certificate for the period of 01.04.2004 to 02.03.2021 for Sy.No.124/1	S.A. No.27819/2020-21
77.	19.08.2022	Encumbrance Certificate for the period of 01.04.2018 to 19.08.2022 for Sy.No.124/1	S.A. No.14675/2022-23





78.	13.07.2023	Encumbrance Certificate for the period of 01.04.2022 to 10.07.2023 for Sy.No.124/1	S.A. No.476134/2023-24
79.	02.03.2021	Encumbrance Certificate for the period of 01.04.2004 to 02.03.2021 for Sy.No.124/2	S.A. No.27817/2020-21
80.	19.08.2022	Encumbrance Certificate for the period of 01.04.2018 to 19.08.2022 for Sy.No.124/2	S.A. No.14679/2022-23
81.	13.07.2023	Encumbrance Certificate for the period of 01.04.2022 to 10.07.2023 for Sy.No.124/2	S.A. No.504531/2023-24
82.	13.07.	Encumbrance Certificate for the period of 01.04.2004 to 02.03.2021 for Sy.No.124/3	S.A. No.27819/2020-21

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 123/6 (Old Survey Number 123/1), measuring 01 Acre 02.08 Guntas, Residentially Converted land bearing Survey Number 123/2, measuring 01 Acre 13 Guntas, Residentially converted land bearing Survey Number 124/1, measuring 33 Guntas, Residentially converted land bearing Survey Number 123/3, measuring 29 Guntas, Residentially converted land bearing Survey Number 124/2, measuring 33 Guntas, Residentially converted land bearing Survey Number 124/3, measuring 16 Guntas and Residentially converted land bearing Survey Number 123/1, measuring 17 Guntas, all are situated at situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, which are more fully described in the **Item No.1 to 7** to the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY**.

In respect of Survey No. 123/1 and 123/6

2. Originally the land in Survey Number 123/1, measuring 04 Acres 10 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal





Taluk, Bangalore Urban District was owned by one Ramaiah Son of Munireddy, having purchased the same through a registered Sale Deed dated 22.08.1945, vide document bearing No.361/1945-46.

3. Thereafter the above said Ramaiah conveyed the portion of the land in Survey Number 123/1, measuring 02 Acres 31 Guntas to one Kondareddy on 01.01.1954, vide document bearing No.3422/1953-54 and conveyed the remaining extent of 01 Acre 17 Guntas to one Chikkachannareddy on 10.04.1953, vide document bearing No.394/1953-54.
4. After the death of the above said Konda Reddy, his sons Munishami Reddy and Chinnappareddy inherited and got mutated the katha of 01 Acre 15.08 Guntas each in their names vide IHR No.6/1993-94.
5. Thereafter the above said Munishami Reddy along with his family members conveyed the land in Survey Number 123/1, measuring 01 Acre 15 Guntas to one H.J. Shekar on 24.06.2004, vide document bearing No.5301/2004-05. He got mutated the katha of the land in his name vide MR.No.12/2004-05.
6. Thereafter the above said Chinnappa Reddy has conveyed the land in Survey Number 123/1, measuring 01 Acre 15.08. Guntas to one N. Raja Reddy on 24.02.1995, vide document bearing No. 4731/1994-95.
7. Thereafter the above said N. Raja Reddy and his children have entered into a registered Partition Deed on 21.08.2003, vide document bearing No. 5742/2003-04. As per the said Partition, the land in Survey Number 123/1, measuring 01 Acre 15.08 Guntas is allotted to the share of R. Nagaraj Reddy. He got mutated the katha of the land in his name vide MR.No.54/2004-05.





8. Thereafter the daughters of the above said N. Rajareddy have executed a Release Deed on 04.05.2015, vide document bearing No.369/2015-16 in favour of their brother R. Nagaraj Reddy thereby releasing all their right, title and interest over the land in Survey Number 123/1, measuring 01 Acre 15.08 Guntas.
9. After the death of the above said Chikkachannareddy, his wife Channamma, inherited and got mutated the katha of the land in Survey No. 123/1, measuring 17 Guntas in her name vide IHC 3/1998-99 and Narendra Babu Son of Nagaraj Reddy inherited and got mutated the katha of the land in Survey Number 123/1, measuring 01 Acre 02.08 Guntas in his name vide MR.No.24/1992-93. However, the Tahasildar has issued an endorsement on 16.08.2023, stating the non-availability of IHC No.3/1998-99.
10. Thereafter the above said Narendra Babu and his family members conveyed the land in Survey Number 123/1, measuring 01 Acre 02.08 Guntas to one N. Gurumurthy Reddy and N. Shankar Reddy on 23.06.1999, vide document bearing No.1512/1999-2000. They got mutated the katha of the land in in their names vide MR.No.15/2000-01.
11. Thereafter the above said Channamma along with her family members conveyed the land in Survey Number 123/1, measuring 17 Guntas to one N. Gurumurthy Reddy on 15.02.2000, vide document bearing No.5452/1999-2000. He got mutated the katha of the land in his name vide MR. No.03/2000-01.
12. Thereafter the land in Survey Number 123/1, measuring 01 Acre 02.08 Guntas is phoded and renumbered as Survey Number 123/6 and land





in Survey Number 123/1, measuring 17 Guntas is remained as Survey Number 123/1.

In respect of Survey No. 123/2

13. Originally the land in Survey Number 123/2, measuring 01 Acre 13 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Chikkachannareddy @ Chikkachannappa.
14. After the death of the above said Chikkachannareddy, Narendra Babu Son of Nagaraj Reddy got mutated the katha of the land in Survey Number 123/2, measuring 01 Acre 13 Guntas in his name vide MR.No.24/1992-93.
15. Thereafter the above said Narendra Babu and his family members conveyed the land in Survey Number 123/2, measuring 01 Acre 13 Guntas to one N. Gurumurthy Reddy and N. Shankar Reddy on 23.06.1999, vide document bearing No.1512/1999-2000. They got mutated the katha of the land in in their names vide MR.No.15/2000-01.

In respect of Survey No. 123/3

1. Originally the land in Survey Number 123/3, measuring 29 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was owned by one Eramma Son of Pillaiah, having purchased the same through a registered Sale Deed dated 02.12.1941, vide document bearing No.794/1941-42.
2. Thereafter the above said Eramma conveyed the land in Survey Number 123/3, measuring 29 Guntas to one Chikkachannareddy on 30.04.1943, vide document bearing No.2135/1942-43.





3. After the death of the above said Chikkachannareddy, Narendra Babu Son of Nagaraj Reddy got mutated the katha of the land in Survey Number 123/3, measuring 29 Guntas in his name vide MR.No.24/1992-93.
4. Thereafter the above said Narendra Babu and his family members conveyed the land in Survey Number 123/3, measuring 29 Guntas to one N. Gurumurthy Reddy and N. Shankar Reddy on 23.06.1999, vide document bearing No.1512/1999-2000. They got mutated the katha of the land in in their names vide MR.No.15/2000-01.

In respect of Survey Number 124/1, 124/2 and 124/3:

1. Originally occupancy rights in respect of the land in Survey Number 124, measuring to an extent of 16 Guntas, situated at Muttanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District were granted to L. Nanjappa, L. Rajanna and L. Veerabhadraiah and the occupancy rights in respect of land in Survey Number 124, measuring 01 Acre 26 Guntas, was granted to one A. Rama Aradhya, Son of Appajappa on 09.07.1976, in case No. AIMI. 1347/1970-71, AIMI. 27 & 29/1972-73 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore.
2. After the death of the above said Rama Aradhya, his wife Madalambika inherited and got mutated the katha of the land in her name vide MR.No.4/2002-03.
3. Thereafter the above said Madalambike conveyed the land in Survey Number 124, measuring 01 Acre 26 Guntas to one N. Gurumurthy Reddy and N. Shankar Reddy on 23.06.2003, vide document bearing No.3201/2003-04.





4. Thereafter the above said L. Nanjappa, L. Rajanna and L. Veerabhadraiah have entered into a registered Partition on 04.06.2001, vide document bearing No.1371/2001-02. As per the said Partition, the land in Survey Number 124, measuring 05.04 Guntas each were allotted to the share of L. Nanjappa and L. Veerabhadraiah and 05.08 Guntas was allotted to the share of L. Rajanna.
5. Thereafter the above said L. Nanjappa, L. Rajanna and L. Veerabhadraiah conveyed the land in Survey Number 124, measuring 16 Guntas to one N. Gurumurthy Reddy on 05.07.2001, vide document bearing No.2091/2001-02. He got mutated the katha of the same in his name vide MR.No.7/2001-02.
6. Thereafter the land in Survey Number 124, measuring 33 Guntas out of 01 Acre 26 Guntas is phoded and renumbered as Survey Number 124/1, remaining land in Survey Number 124, measuring 33 Guntas is phoded and renumbered as Survey Number 124/2 and the land in Survey Number 124, measuring 16 Guntas is phoded and renumbered as Survey Number 124/3.
7. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy along with their family members have executed a Joint Development Agreement (**JDA**) on 08.04.2021, vide document bearing No.283/2021-22 and also executed a General Power of Attorney on 08.04.2021, vide document bearing No.21/2021-22 in favour of M/s. TBC Homes Infra Corp (**Developer**) for the development of Survey Numbers 123/1, measuring 01 Acre 02.08 Guntas, Survey Number 123/2, measuring 01 Acre 13 Guntas and Survey Number 124/1, measuring 33 Guntas into a residential layout by amalgamating the other adjacent lands.





8. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy have executed a Joint Development Agreement **(JDA)** on 11.07.2022, vide document bearing No.4108/2022-23 and also executed a General Power of Attorney on 11.07.2022, vide document bearing No.230/2021-22 in favour of M/s. TBC Homes Infra Corp **(Developer)** for the development of Survey Numbers 123/1, measuring 01 Acre 02.08 Guntas, Survey Number 123/3, measuring 29 Guntas into a residential layout by amalgamating the other adjacent lands.
9. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy along with their family members have executed a Joint Development Agreement **(JDA)** on 15.07.2022, vide document bearing No.3364/2022-23 and also executed a General Power of Attorney on 15.07.2022, vide document bearing No.195/2022-23 in favour of M/s. TBC Homes Infra Corp **(Developer)** for the development of Survey Numbers 124/2, measuring 33 Guntas, Survey Number 124/3, measuring 16 Guntas and Survey Number 123/1, measuring 17 Guntas into a residential layout by amalgamating the other adjacent lands.
10. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 123/6, measuring 01 Acre 02.08 Guntas from agricultural to non-agricultural residential purpose on 06.04.2022, vide Official memorandum bearing No. ALN (ASH) SR 304/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Item No.1** herein.
11. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 123/2, measuring 01 Acre 13 Guntas from agricultural to non-agricultural residential purpose on 16.02.2022, vide Official memorandum bearing No. ALN





(ASH) SR 125/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Item No.2** herein.

12. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 124/1, measuring 33 Guntas, from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH) SR 69/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Item No.3** herein.
13. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 123/3, measuring 29 Guntas from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH) SR 67/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Item No.4** herein.
14. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 124/2, measuring 33 Guntas from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH) SR 65, issued by the Deputy Commissioner, Bangalore District, **the Item No.5** herein.
15. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 124/3, measuring 16 Guntas from agricultural to non-agricultural residential purpose on 15.11.2021, vide Official memorandum bearing No. ALN (ASH) SR 66/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Item No.6** herein.





16. Thereafter the above said N. Gurumurthy Reddy and N. Shankar Reddy obtained the conversion of the land in Survey Number 123/1, measuring 17 Guntas from agricultural to non-agricultural residential purpose on 06.04.2022, vide Official memorandum bearing No. ALN (ASH) SR 305/2021-22, issued by the Deputy Commissioner, Bangalore District, **the Item No.7** herein.
17. Thereafter one S. Saraswathi, sister of the above said N. Gurumurthy Reddy and N. Shankar Reddy has executed a Release Deed on 22.08.2022, vide document bearing No.7553/2022-23 in favour of the said N. Gurumurthy Reddy and N. Shankar Reddy, one Vijaya, sister of the above said N. Gurumurthy Reddy and N. Shankar Reddy has executed a Release Deed on 13.06.2022, vide document bearing No.2537/2022-23 in favour of the said N. Gurumurthy Reddy and N. Shankar Reddy and one N. Geetha, sister of the above said N. Gurumurthy Reddy and N. Shankar Reddy has executed a Release Deed on 06.09.2022, vide document bearing No.4858/2022-23 in favour of the said N. Gurumurthy Reddy and N. Shankar Reddy thereby releasing all their right, title and interest over the Schedule Property.
18. Thereafter the Developer has obtained the provisional layout Plan on 09.03.2023, vide No. APA 100/40/2022-23, issued by the Anekal Planning Authority.
19. Thereafter the Developer has executed Relinquishment Deed on 21.03.2023, vide Doc.No.11526/2022-23 and Doc.No.11525/2022-23 in favour of Governor of Karnataka.
20. Thereafter the above said N. Gurumurthy and N. Shankar along with their family members and the Developer have entered into an Area





Sharing Agreement on 06.04.2023, thereby identifying their respective shares of Sites in terms of the above said JDAs.

21. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
22. The Endorsement issued by the Tahasildar, Anekal Taluk dated 05.03.2021 stating that there are no cases filed or pending under section 48 (Form No.7 & 7A) of KLR Act.
23. The Encumbrance Certificate for the period of 01.04.1940 to 31.03.2004 reflects the following transactions in respect of Survey Number 123/1:
 - a. Sale Deed dated 24.08.1945
 - b. Mortgage Deed dated 24.08.1945
 - c. Sale Deeds dated 25.04.1953
 - d. Sale Deed dated 24.02.1995
 - e. Sale Deed dated 25.06.1999
 - f. Sale Deed dated 08.03.2000
24. The Encumbrance Certificate for the period of 01.04.2004 to 16.08.2023 reflects the transactions as mentioned therein.
25. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 reflects the following transactions in respect of Survey Number 123/2:
 - a. Mortgage Deed dated 13.06.1973
 - b. Sale Deed dated 25.06.1999
26. The Encumbrance Certificate for the period of 01.04.2004 to 09.07.2023 reflects Release Deeds dated 13.06.2022, 22.08.2022 and 06.09.2022 in respect of Survey Number 123/2.
27. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 reflects the following transactions in respect of Survey Number 123/





- c. Sale Deed dated 16.12.1941
 - d. Sale Deed dated 23.06.1941
 - e. Mortgage Deed dated 13.06.1973
 - f. Sale Deed dated 25.06.1999
28. The Encumbrance Certificate for the period of 01.04.2004 to 07.09.2023 reflects the transactions in respect of Survey Number 123/3 as mentioned therein.
29. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.2004 reflects the following transactions in respect of Survey Number 124:
- a. Mortgage Deed dated 06.10.1979
 - b. Mortgage Deed dated 22.12.1981
 - c. Mortgage Deed dated 23.03.1983
 - d. Mortgage Deed dated 19.09.1984
 - e. Partition Deed dated 11.06.2001
 - f. Sale Deed dated 06.07.2001
 - g. Sale Deed dated 23.06.2003
30. The Encumbrance Certificate for the period of 01.04.2004 to 02.03.2021 reflects the nil transactions in respect of Survey Number 124/1, 124/2 & 124/3 reflects Mortgage Deed dated 27.03.2008.
31. The Encumbrance Certificate for the period of 01.04.2018 to 19.08.2022 in respect of Survey Number 124/1 reflects the Release Deed dated 13.06.2022 and JDA dated 09.04.2021.
32. The Encumbrance Certificate for the period of 01.04.2022 to 10.07.2023 in respect of Survey Number 124/2 reflects the Release Deeds dated 22.08.2022 and 06.09.2022.
33. The Encumbrance Certificate for the period of 01.04.2018 to 19.08.2022 in respect of Survey Number 124/2 reflects the Release Deed dated 13.06.2022 and JDA dated 09.04.2021.



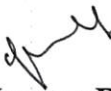


34. The Encumbrance Certificate for the period of 01.04.2022 to 10.07.2023 in respect of Survey Number 124/1 reflects the Release Deeds dated 22.08.2022 and 06.09.2022.

CERTIFICATE OF TITLE

We hereby certify that **Sri. N. Gurumurthy Reddy and N. Shankar Reddy** and their family members holds good, valid marketable title over the Schedule Property and **M/s TBC Homes Infra Corp** holds developmental rights over the Schedule Property and power to sell its share of sites in terms of Sharing Agreement dated 06.04.2023 subject to obtaining of the upto date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

