

S.G. ASHOK KUMAR
B.A. LLB
Advocate

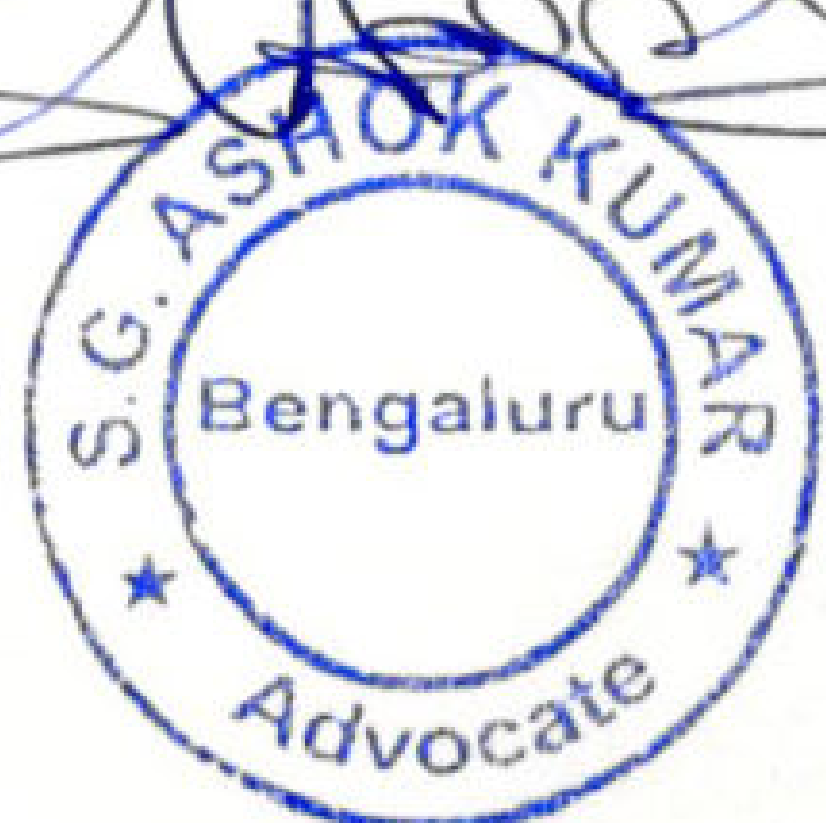
Off. #9, G.K.R Complex
Opp. Govt. School
Munnekolala,
Marathahalli Post,
Bangalore – 560 037.
Mob: 9972106039.

All that piece and parcel of the Un Developed residentially converted land bearing **Sy. No.68, BBMP FORM-A, PID NO.3742513267, PROPERTY NO.468/Municipal No.416, measuring 2 Acres or measuring East to West 217.8 feet or 66.39 Meters and North to South 400 feet or 121.92 meters, totally measuring 87,120 square feet or 8093.71 square meters (out of 10 Acres 03 Guntas),** converted vide Official Memorandum bearing No.B.DIS.ALN.SR(S)397//1982-83, Dated 08/06/1982, issued by the Deputy Commissioner, Bengaluru District, Conversion Certificate bearing No.ALN.SR.86/1982-83, Dated 21/09/1982, issued by Tahasildar, Bengaluru South Taluk, situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP. Hereunder and hereinafter called as Schedule Property. In this regard I am furnished with the photo copies of the following documents for Security and opinion thereof.

SL NO.	DOCUMENTS	DATE	DETAILS
1.	Village Map of Balagere		
2.	INDEX OF THE LANDS		Issued by Village Accountant, Panathur, Bengaluru South Taluk, discloses that, Property bearing Sy. No.68/2, measuring 2 Acres of Balagere Village, Varrthur Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, earlier stood in the name of Thippa, later stood in the name of Venkataramanappa S/o Thimmayya, there after stood in the name of Kari Thippa, and after that, stands in the name of K. Nayana Reddy.
3.	RECORDS OF THE RIGHTS	10/05/1969	Issued by Tahasildar, Bengaluru South Taluk, discloses that, Property bearing



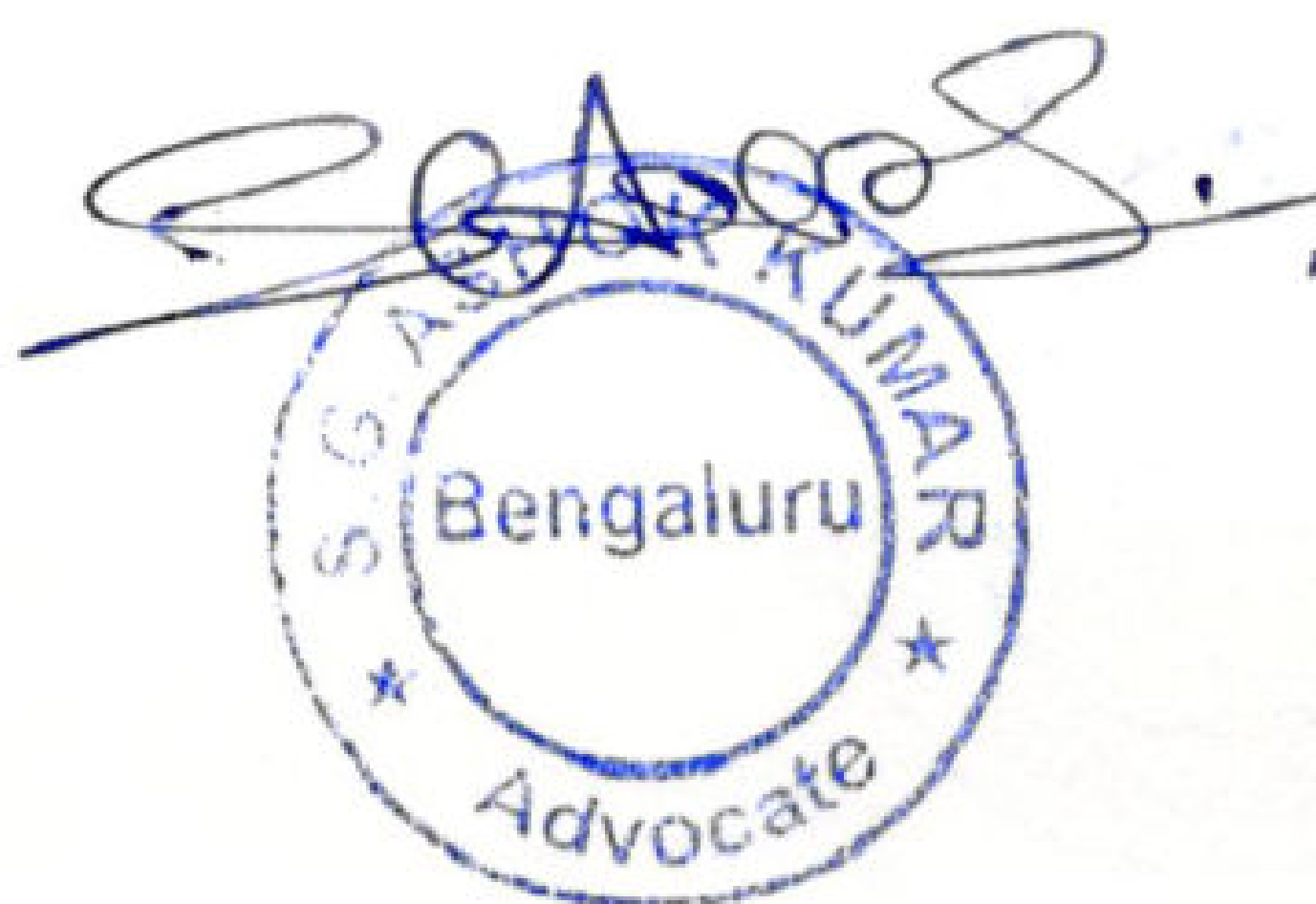

			Sy. No.68/2, measuring 2 Acres of Balagere Village, Varrthur Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, Sl. No.437 and 507, discloses that, pursuant to dharkasth dated 29/04/1940 property Sy. No.68/2, stood in the name of Karithippa S/o Muniga, pursuant to sale deed 15/04/1953, said property mutated in the name of Venkataramanappa S/o Thimmarayappa, pursuant to sale deed dated 27/11/1957, registered as Document No.2990, said property mutated in the name of Karithippa S/o Muniga. Sl. No.333, discloses that, pursuant to order bearing No. K2, DD34/1939-40, property Sy. No.68/2, stood in the name of Thippa, Sl. No.552, discloses that, pursuant to sale deed dated 22/02/1961, registered as Document No.5200, said property mutated in the name of K. Narayana Reddy.
4.	MYSORE SETTLEMENT REGISTER		Issued by on behalf of Tahasildar, Bangalore East Taluk, K.R. Pura, discloses that, the Property bearing Sy.No.68, measuring 10 Acres 03 Guntas, stands in the name of Government, Channiga, Thippa, Ibrahim Khan.
5.	RTC/PHAHANI (Records of Tenancy and Crafts)	15/11/	Issued by Tahasildar, Bangalore South Taluk, K.R. Pura, for the Period from 1967-68 to 1971-72, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varrthur Hobli, Bangalore South Taluk, stood in the names of Channiga, (Thippa), Yallappa Reddy, R. Narayana Reddy.

6.	RTC/PHAHANI (Records of Tenancy and Crafts)	15/11/	Issued by Tahasildar, Bangalore South Taluk, K.R. Pura, for the Period from 1972-73 to 1981-82, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, stood in the names of Munichinnappa, Yallappa Reddy, K. Narayana Reddy.
7.	RTC/PHAHANI (Records of Tenancy and Crafts)	24/04/	Issued by on behalf of Tahasildar, Bangalore East Taluk, K.R. Pura, for the Period from 1982-83 to 1987-88, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, measuring 2 Acres stood in the name of Narayana Reddy S/o Munichinnappa, (measuring 5 Acres 31 Guntas stood in the name of S. Y. Krishna Reddy) later measuring 2 Acres 37 Guntas stood in the name of S. K. Venkatesh Reddy, measuring 2 Acres 34 Guntas stood in the name of K. Shankar Reddy, measuring 12 Guntas stood in the name of Ramachandra Reddy.
8.	RTC/PHAHANI (Records of Tenancy and Crafts)	24/04/	Issued by on behalf of Tahasildar, Bangalore East Taluk, K.R. Pura, for the Period from 1988-89 to 2001-02, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, measuring 2 Acres stands in the names of Chandrashekhhar Reddy and Madhusudhan Reddy sons of Narayana Reddy, measuring 2 Acres stands in the name of Yellamma W/o Munishinnappa and her son Munishami, measuring 1 Acre 09 Guntas, stands in the name of C. S. Indira W/o Chandrashekar, measuring 12 Guntas, stands in the



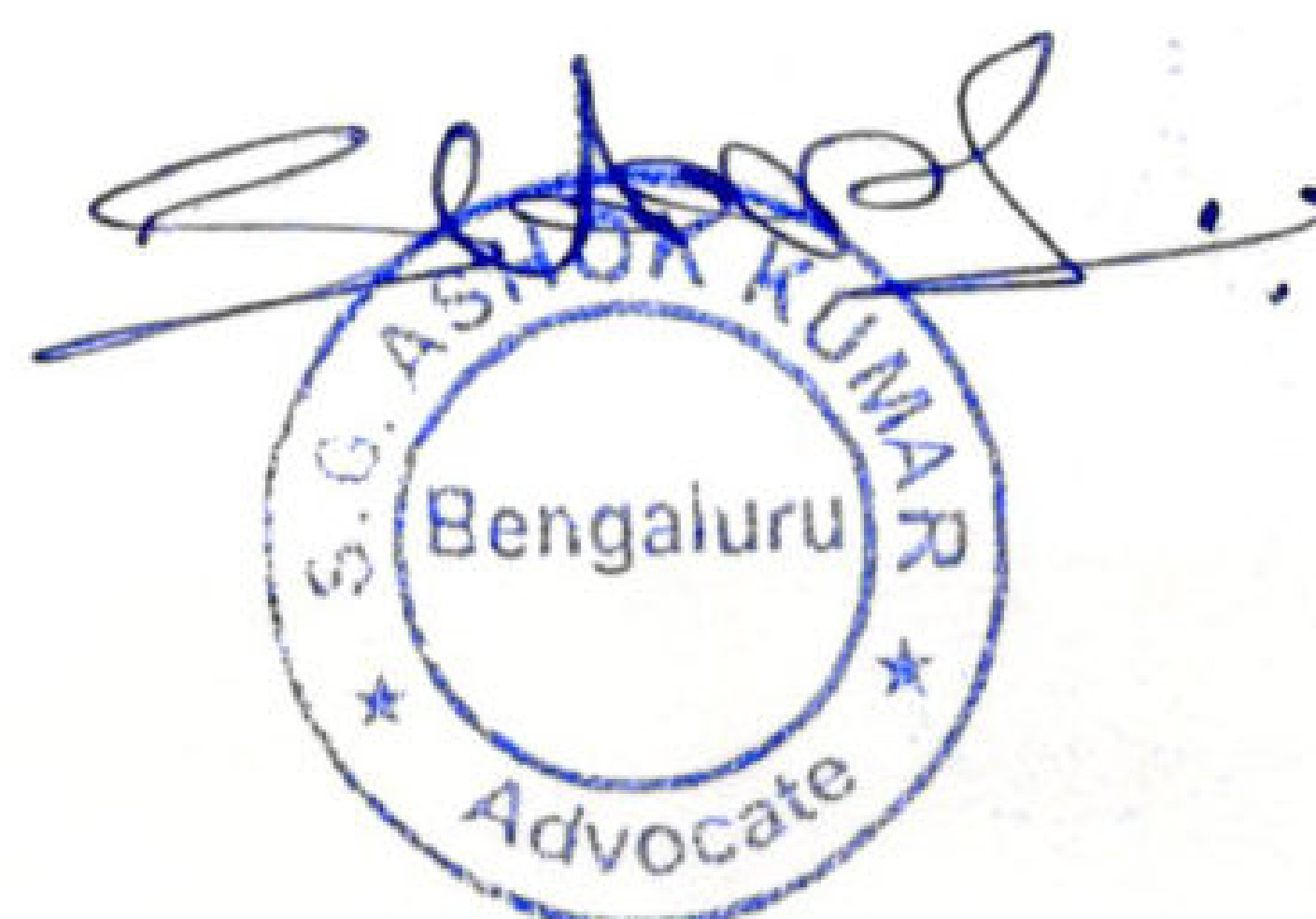

			name of S. R. Raju S/o S. Y. Ramachandra Reddy, measuring 4 Acres 12 Guntas, stands in the name of Nageena Baio Patel D/o N. D. Patel.
9.	RTC/PHAHANI (Records of Tenancy and Crafts)	17/11/2012	Issued by Village Accountant, Bangalore East Taluk, K.R. Pura, for the Period from 2002-03 to 2004-05, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, stands in the names of Chandrashekhara Reddy and Madhusudhan Reddy sons of K. Narayana Reddy, measuring 2 Acres stands in the name of Yellamma W/o Munishinnappa and her son Munishami, measuring 3 Acres 21 Guntas, stands in the name of C. S. Indira W/o Chandrashekar, measuring 12 Guntas, stands in the name of S. R. Raju S/o S. Y. Ramachandra Reddy, measuring 4 Acres 12 Guntas, stands in the name of Nageena Baio Patel D/o N. D. Patel, measuring 2 Acres, stands in the name of B. V. Munirajappa and B. V. Manjunath sons of Venkatappa.
10.	RTC/PHAHANI (Records of Tenancy and Crafts)	17/11/2012	Issued by Village Accountant, Bangalore East Taluk, K.R. Pura, for the Period from 2005-06 to 2016-17, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, measuring 2 Acres stands in the names of Chandrashekhara Reddy and Madhusudhan Reddy sons of Narayana Reddy, measuring 2 Acres stands in the name of Yellamma W/o Munishinnappa and her son Munishami, measuring 1 Acre 09 Guntas, stands in the name of C. S. Indira W/o Chandrashekar,



			measuring 12 Guntas, stands in the name of S. R. Raju S/o S. Y. Ramachandra Reddy, measuring 4 Acres 12 Guntas, stands in the name of Nageena Baio Patel D/o N. D. Patel.
11.	RTC/PHAHANI (Records of Tenancy and Crafts)	09/04/2021	Issued by Village Accountant, Bangalore East Taluk, K.R. Pura, for the Period from 2017-18 to 2022-23, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, measuring 2 Acres stands in the names of Chandrashekhar Reddy and Madhusudhan Reddy sons of Narayana Reddy, measuring 2 Acres stands in the name of Yellamma W/o Munishinnappa and her son Munishami, measuring 1 Acre 09 Guntas, stands in the name of C. S. Indira W/o Chandrashekar, measuring 12 Guntas, stands in the name of S. R. Raju S/o S. Y. Ramachandra Reddy, measuring 4 Acres 12 Guntas, stands in the name of Kasyap Nageen Bai Patel S/o Nageena Baio Patel
12.	RTC/PHAHANI (Records of Tenancy and Crafts)		Issued by Village Accountant, Bangalore East Taluk, K.R. Pura, for the Period from 2023-24, in respect of Sy.No.68, measuring 10 Acres 03 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore South Taluk, measuring 1 Acre 19 Guntas, stands in the name of C. S. Indira W/o Chandrashekar, measuring 12 Guntas, stands in the name of S. R. Raju S/o S. Y. Ramachandra Reddy, measuring 2 Acres stands in the names of Chandrashekhar Reddy and Madhusudhan Reddy sons of Late.



			Narayana Reddy, (Converted land) measuring 4 Acres 12 Guntas, stands in the name of Kasyap Nageen Bai Patel S/o Nageena Baio Patel, measuring 2 Acres stands in the name of Kaveramma W/o Late. Krishnappa and B. M. Anjinappa, Channappa, Rajappa, children of Late. Munishmappa, Vijayalakshmi W/o Late. M. Venkataswamy, M. Muniyappa S/o Late. Munichinnappa.
13.	ENDORSEMENT bearing No.R.K.C.R/1313/2021-22	15/09/2021	Issued by Tahasildar, Bengaluru East Taluk, K. R. Pura, Bengaluru, with regard to that, there is no availability of documents M. R. No.10/1929-30, M. R. No.12/1938-39, M. T. 04/1952-53, M.T. No.08/1957-58 and Preliminary of Sy. No.68 of Balagere Village.
14.	ORIGINAL TIPPANY OF SY. NO.68 OF BALAGERE VILLAGE	20/04/2022	Issued by Village Accountant, Bangalore East Taluk.
15.	KARDA COPY OF SY. NO.68 OF BALAGERE VILLAGE	20/04/2022	Issued by Village Accountant, Bangalore East Taluk.
16.	SUREVY SETTLEMENT AND AAKARABANDHU OF SY.NO.68.		it discloses that, the Sy.No.68, of Balagere Village is measuring 10 Acres 03 Guntas.
17.	SALE DEED Executed by Karithippa S/o Muniga in favour of Venkataramanappa S/o Thimmayya	15/04/1953	Registered as Document No.409/1953-54 of Book-1, Volume-1335, Pages 184-185, registered in the office of the Sub Registrar, Bengaluru Taluk, in respect of Property bearing Sy. No.68/2, measuring 2 Acres of Balagere Village, Varyhur Hoibli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk.
18.	SALE DEED Executed by Venkataramanappa S/o	26/11/1957	Registered as Document No.2990/1957-58 of Book-1, Volume-39, Pages 141-142, registered in the office of the Sub Registrar, Bengaluru South Taluk, in



	Thimmayya in favour of Karithippa S/o Muniga		respect of Property bearing Sy. No.68/2, measuring 2 Acres of Balagere Village, Varyhur Hoibli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk.
19.	SALE DEED Executed by Karithippa S/o Muniga in favour of K. Narayana Reddy S/o Krishna Reddy	22/02/1961	Registered as Document No.5200/1960-61 of Book-1, Volume-2321, Pages 18-21, registered in the office of the Sub Registrar, Bengaluru South Taluk, in respect of Property bearing Sy. No.68/2, measuring 2 Acres of Balagere Village, Varyhur Hoibli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk.
20.	ORDER COPY IN W. P. NO.18559/1979	12/02/1981	Passed by Hon'ble High Court of Karnataka, the petition which is filed by K. Narayana Reddy S/o Krishna Reddy, is allowed and impugned order of Land Tribunal Bengaluru South Taluk, dated 30/08/1979 in Case No.LRF.4065/1974-75 is quashed.
21.	GENEALOGICAL TREE OF LATE. K. NARAYANA REDDY AND HIS WIFE LATE. S. Y. RATHNAMMA		Declared by Sreemathi daughter of Late. K. Narayana Reddy, attested before Notary, Varija, Bengaluru.
22.	IHC NO.1/1990-91	22/08/1990	Issued by Village Accountant, Panathur V. P, Varthur Hobli, Bengaluru South Taluk, discloses that, after the death of Khatedar K. Narayana Reddy S/o Krishna Reddy, property bearing Sy. No.68, measuring 2 Acres of Balagere Village, mutated in the names of his sons Mr. Chandrashekhar and Mr. N. Madhusudhan Reddy.
23.	ORDER COPY IN K. SC. ST.1/1984-85. Case filed by Mr. T. Venkatappa S/o Karithippaiah against to Narayana Reddy dead by Lrs.	27/05/1988	Passed by Assistant Commissioner, Bengaluru Sub Division, Bengaluru, rejected the petition.



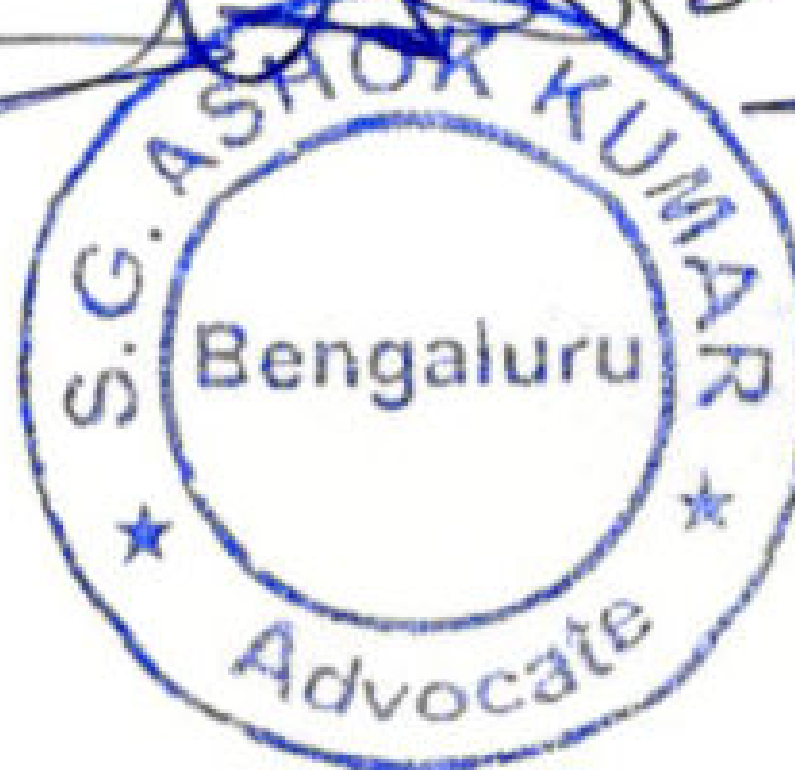

24.	ORDER COPY IN W. P. NO.274/2000 (SC. ST) Case filed by Mr. T. Venkatappa S/o Karithippaiah against to State of Karnataka and others	04/12/2001	Passed by Hon'ble High Court of Karnataka, remitted the matter for fresh consideration in accordance with law.
25.	ORDER COPY IN K. SC. ST/75/2000 Case filed by Mr. B. V. Munirajappa and Mr. B. V. Manjunath Sons of Late. Venkatappa against to Chandrashekhar and Rajashekhar sons of Late. Narayana Reddy	07/05/2002	Passed by Assistant Commissioner, Bengaluru North Sub Division, Bengaluru, allowed the petition and declared all the sale deeds as null and void and regrant the property bearing Sy. No.68, measuring 2 Acres of Balagere Village to successors of original grantee,
26.	ORDER COPY IN SC.ST (A) 16/2002-03 The Appeal filed by Chandrashekhar and Madhusudhan Reddy sons of Late. Narayana Reddy against to B, V. Munirajappa and B. V. Manjunath and another	26/04/2004	Passed by Deputy Commissioner, Bengaluru District Bengaluru, allowed the appeal and set aside the order in K. SC. ST75/2000, which is passed by Assistant commissioner, Bengaluru North Sub Division.
27.	M. R. NO.2/2004-05	15/09/2017	Issued by Village Accountant, Bengaluru East Taluk, discloses that, pursuant to order in SC.ST (A) 16/2002-03, property bearing Sy. No.68, measuring 2 Acres of Balagere Village, mutated in the names of Mr. Chandrashekhar and Mr. Madhusudhan Reddy sons of Late. Narayana Reddy.
28.	ORDER COPY IN SC. ST. (A) 114/2006-07	29/10/2010	Passed by Deputy Commissioner, Bengaluru District, Bengaluru, pending




			adjudication for decision of W. P. No.7459/2005.
29.	ORDER COPY IN SC. ST. (A) 12/1995-96	16/01/2010	Passed by Deputy Commissioner, Bengaluru District, Bengaluru, pending adjudication for decision of W. P. No.7459/2005.
30.	ORDER COPY IN W. P. NO.10920/2011 AND 7459/2005 (SC.ST)	17/12/2014	Passed by Hon'ble High Court of Karnataka, remitted the SSC. ST (A) 114/2006-07 and SC. ST. (A) 16/2002-03, to Deputy Commissioner, Bengaluru District, Bengaluru for reconsideration.
31.	ORDER COPY IN SC. ST (A) 114/2006-07 Filed by Muthamma W/o Late. T. Venkatappa and others against to Chandrashekhar and Madhusudhan Reddy sons of Late. Narayana Reddy and another ORDER COPY IN SC. ST (A) 16/2002-03 Filed by Chandrashekhar and Madhusudhan Reddy sons of Late. Narayana Reddy against to B. V. Munirajappa and B. V. Manjunath sons of Late. Venkatappa and another ORDER COPY IN SC. ST (A) 12/1995-96 Filed by T. Venkatappa since dead by Lrs. Muniyamma and others against to Assistant Commissioner, Bengaluru North Sub Division and	30/03/2022	Passed by Deputy Commissioner, Bengaluru District, Bengaluru, dismiss the Appeals SC. ST (A) 114/2006-07 and SC. ST (A)12/1995-96 and allowed the appeal SC. ST (A) 16/2002-03 and order in PTCL CR.373/2006-06 DATED 11/10/2006 and in K SC. ST.1/1984-85 dated 27/05/1988 and set aside the order in K SC. ST. 75/1999-2000, dated 07/05/2002.




	Chandrashekhar and Rajashekhar sons of Late. Narayana Reddy		
32.	ENDORSEMENT bearing No. RD0039271035617	03/09/2021	Issued by Tahasildar, Bengaluru East Taluk, with regard to that, there is no application filed under tenancy, in respect of Property bearing Sy. No.68, measuring 2 Acres of Balagere Village, Varthur Hobli, Bengaluru East Taluk.
33.	OFFICIAL MEMORANDUM bearing No. B. DIS. ALN. SR (S) 397/1982-83	08/06/1982	Issued by the Deputy Commissioner, Bengaluru District, converted the land bearing Sy. No.68, measuring 2 Acres of Balagere Village in to residential purposes in the name of Narayana Reddy S/o Krishna Reddy.
34.	CONVERSION CERTIFICATE bearing No.ALN. SR. 86/1982-83	21/09/1982	Issued by The Tahasildar, Bengaluru South Taluk, converted the land bearing Sy. No.68, measuring 2 Acres of Balagere Village in to residential purposes in the name of Narayana Reddy S/o Krishna Reddy.
35.	GENERAL POWER OF ATTORNEY Executed by Mr. C. Ranjith S/o N. Chandrashekhar and Mrs. Sree Vani W/o C. Ranjith appointed Mr. N. Chandrashekar S/o Late. Narayana Reddy as their attorney	10/04/2021	Attested before Notary, G. Rajendra, Bengaluru.
36.	SALE DEED Executed by Mr. N. Chandra Shekar @ N. Chandra Shekar Reddy S/o Late. Narayana Reddy and others in favour of Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy	10/10/2023	Registered as Document No.INR-1-09657/2023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore, in respect of property bearing Un Developed residentially converted land bearing Sy. No.68, measuring 2 Acres (out of 10 Acres 03 Guntas) situated at Balagere

			Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP.
37.	CONFIRMATION DEED Executed by Mrs. Vaidehi. N S/o Late. Narayana Reddy and others in favour of Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy	13/10/2023	Registered as Document No.INR-1-09776/2023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore, in respect of property bearing Un Developed residentially converted land bearing Sy. No.68, measuring 2 Acres (out of 10 Acres 03 Guntas) situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP.
38.	CONFIRMATION DEED Executed by Mr. K. Muniraju @ Krishnappa Muniraju S/o Late. M. Krishnappa in favour of Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy	13/10/2023	Registered as Document No.INR-1-09777/2023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore, in respect of property bearing Un Developed residentially converted land bearing Sy. No.68, measuring 2 Acres (out of 10 Acres 03 Guntas) situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP.
39.	AGREEMENT OF SALE Executed by Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy in favour of Mr. K. Muniraju @ Krishnappa Muniraju S/o Late. M. Krishnappa	03/11/2023	Registered as Document No.INR-1-10990/2023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore, in respect of property bearing Un Developed residentially converted land bearing Sy. No.68, measuring 2 Acres (out of 10 Acres 03 Guntas) situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP.



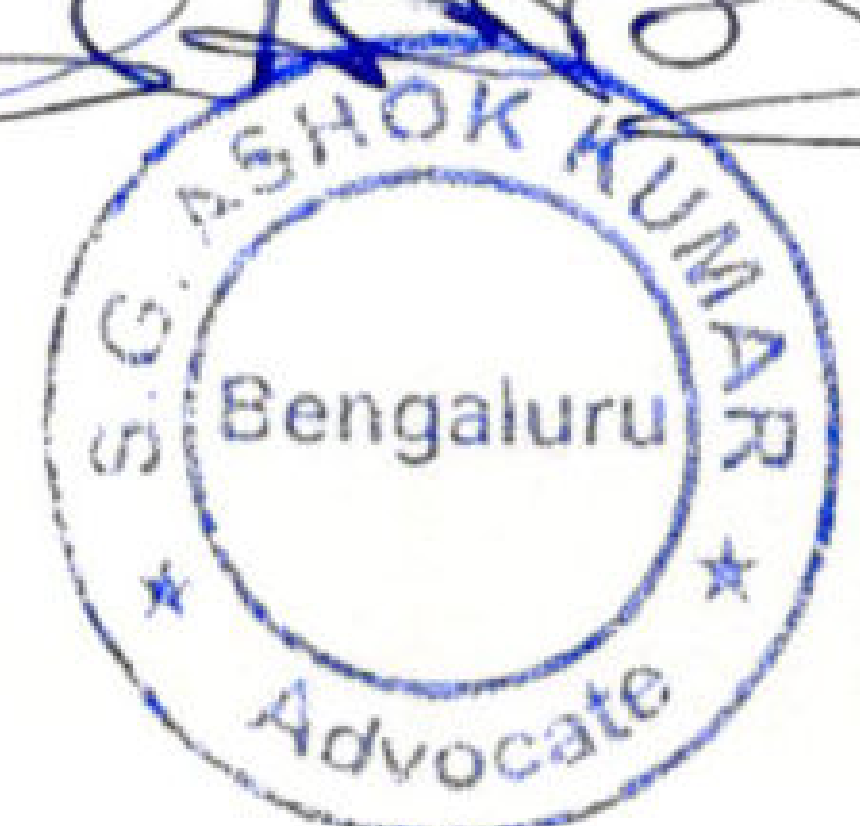

40.	CANCELLATION AGREEMENT Executed by Mr. K. Muniraju @ Krishnappa Muniraju S/o Late. M. Krishnappa in favour of Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy	21/05/2025	Registered as Document No.INR-1- 01267/2025-26 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore, in respect of property bearing Un Developed residentially converted land bearing Sy. No.68, measuring 2 Acres (out of 10 Acres 03 Guntas) situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP.
41.	BBMP FORM NO.A, PID NO.3742513267, PROPERTY NO.468/Municipal No.416, measuring East to West 217.8 feet or 66.39 Meters and North to South 400 feet or 121.92 meters, totally measuring 87,120 square feet or 8093.71 square meters	14/05/2025	Issued by BBMP, property stands in the name of Mr. Jarugu Surya Narayana Reddy
42.	BBMP Tax paid Receipt for the period 2025-26	13/05/2025	Paid by Mr. Jarugu Surya Narayana Reddy
43.	NOC from BSLN To construct Hi rise building above Khata No.416, Sy. No.68, Balagere Village.	02/04/2025	Issued by Asst. General Manager, (PLG II), BSNL, Bengaluru
44.	NOC FROM KARNATAKA STATE FIRE AND EMERGENCY SERVICES bearing No.KSFES/NOC/231/2025 to construct hi rise building above Khata No.416, Sy. No.68, Balagere Village.	20/06/2025	Issued by Director General of Police and Director General Karnataka Fire and Emergency Services.
45.	NOC FROM AIRPORTS AUTHORITY OF INDIA to construct hi rise building	02/04/2025	Issued by general Manager, Airports Authority of India, Devanahalli, Bengaluru.




	above Khata No.416, Sy. No.68, Balagere Village.		
46.	NOC FROM BWSSB to construct hi rise building above Khata No.416, Sy. No.68, Balagere Village.	05/06/2025	Issued by Chief Engineer (East), BWSSB, Bengaluru.
47.	NOC FROM KARNATAKA POLLUTION CONTROL BOARD. to construct hi rise building above Khata No.416, Sy. No.68, Balagere Village.	13/06/205	Issued by on behalf of Karnataka State Pollution Control Board.
48.	NOC FROM BESCOM bearing No.SEE/BCS/EE(O)/AE/NOC10/2025-26/2529-31 arranging power supply to hi rise building constructed above Khata No.416, Sy. No.68, Balagere Village.	26/05/2025	Issued by Superintending Engineer, (El); Bengaluru South Circle, (South) BESCOM, Bengaluru.
49.	NOC FROM HAL bearing No.ASC/DGM/(AO)/131/BBM P/472/2025 to construct above Khata No.416, Sy. No.68, Balagere Village.	22/04/2025	Issued by Additional General Manager, HAL, Bengaluru
50.	NOC FROM KPTCL bearing No.EE/ODH/AEE(O)/AE(T)/25-26/TLSD/F-21/631-32, arranging power supply to hi rise building constructed above Khata No.416, Sy. No.68, Balagere Village.	10/06/2025	Issued by executive Engineer (Elec), Operations Division, KPTCL, Hoody, Bengaluru.



51.	Encumbrance Certificate SA No.35207/12-13, for the Period from 15-02-1957 to 31/03/2004.	20/11/2012	Issued by Sub-Registrar, Bommanahalli, in respect of Property bearing Sy.No.68/2, measuring 2 Acres, situated at Balagere Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk. there are charges created as follows Sale deed dated 20/11/1957, registered as Document No.2990/1957-58, Volume-39, Pages 141-142 Sale deed dated 22/02/1961, registered as Document No.5200/1960-61, Volume-232, Pages 18-21
52.	Encumbrance Certificate SA No.12217/12-13, for the Period from 01-04-2004 to 15-11-2012.	16/11/2012	Issued by Sub-Registrar, Varthur, in respect of Property bearing Sy.No.68, measuring 2 Acres, situated at Balagere Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk. there are no any charges created in respect of Chandrashekhar and Madhusudhan Reddy property.
53.	Encumbrance Certificate SA No.7368/2021-22, for the Period from 01-04-2014 to 03-09-2021.	03/09/2021	Issued by Sub-Registrar, Indiranagar, in respect of Property bearing Sy.No.68, measuring 2 Acres, situated at Balagere Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk. charges created as follows Agreement of sale dated 02/11/2015, registered as Document No.11330/2015-16, stored in C. D. No. BNSD392 Agreement of sale dated 04/11/2020, registered as Document No.5560/2020-21, stored in C. D. No. INRD688.
54.	Encumbrance Certificate VRT-EC-A-716585/2025-26 for the	28/05/2025	Issued by Sub Registrar, Varthur, Bengaluru, in respect of property bearing Un Developed residentially converted land bearing Sy. No.68,

Period from 01-01-2023 to 23/05/2025		measuring 2 Acres (out of 10 Acres 03 Guntas) situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presently comes under BBMP, there are charges created as follows a) Sale deed dated 10/10/2023, registered as Document No. INR-1-09657-2023-24, b) Confirmation deed dated 13/10/2023, registered s Document No. NR-1-09776-2023-24 c) Confirmation deed dated 13/10/2023, registered s Document No. NR-1-09777-2023-24 d) Agreement of sale dated 03/11/2023, registered as Document No. NR-1-10990-2023-24 e) Cancellation of Agreement of sale dated 21/05/2025, registered as Document No. INR-1-01267-2025-26
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SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Un Developed residentially converted land bearing **Sy. No.68, measuring 2 Acres (out of 10 Acres 03 Guntas)**, converted vide Official Memorandum bearing No.B.DIS.ALN.SR(S)397//1982-83, Dated 08/06/1982, issued by the Deputy Commissioner, Bengaluru District, Conversion Certificate bearing No.ALN. SR.86/1982-83, Dated 21/09/1982, issued by Tahasildar, Bengaluru South Taluk, situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bangalore Urban District, presety comes under BBMP, together with all rights, appurtenances, whatsoever whether underneath or above the surface and bounded on:

East by : Remaining extent in the same Sy. No.68 belongs to Sri. Venkataswamy;



West by : Remaining extent in the same Sy. No.68 belongs to Sri. Ramachandra;
North by : Road;
South by : Remaining extent in the same Sy. No.68.

3. FLOW OF TITLE

On perusal of photo copies of the documents furnished before me. I understand that, originally the property bearing Sy. No.68/2, measuring 2 Acres of land situated at Balagere Village, Varthur Hobli, earlier Bengaluru South Taluk, presently Bengaluru East Taluk, belonged to one Karithippa S/o Muniga, who had conveyed the said property to Venkataramanappa S/o Thimmayya, by way of sale deed dated 24/04/1953, registered as Document No.409/1953-54, registered in the office of the Sub Registrar, Bengaluru.

WHEREAS, Venkataramanappa S/o Thimmayya, who in turn sold the property bearing Sy. No.68/2, measuring 2 Acres to Karithippa S/o Muniga, by way of sale deed dated 20/11/1957, registered as Document No.2990/1957-58 of Book-1, Volume-39, Pages 141-142, registered in the office of the Sub Registrar, Bengaluru South Taluk, Bengaluru.

WHEREAS, Karithippa@ Karithippaiah S/o Muniga, who had sold the property bearing Sy. No.68/2, measuring 2 Acres to K. Narayana Reddy S/o Krishna Reddy, by way of sale deed dated 22/02/1961, registered as Document No.5200/1960-61 of Book-1, Volume-2321, Pages 18-21, registered in the office of the Sub Registrar, Bengaluru South Taluk, Bengaluru.

WHEREAS, such being the time T. Venkatappa S/o Karithippaiah initiate proceedings bearing K. SC ST. No.1/1984-85, on the file of Assistant Commissioner, Bengaluru Sub Division, Bengaluru, for restoration of the Property bearing Sy. No.68/2 of Balagere Village, said petition is rejected on 27/05/1988.

WHEREAS, T. Venkatappa S/o Karithippaiah preferred an appeal SC. ST. (A) No.12/1995-96, on the file of Deputy Commissioner, District, said appeal is rejected, against to the said order, T. Venkatappa S/o Karithippaiah preferred W. P. No.274/2000 (SC/ST), before Hon'ble High Court of Karnataka, The Hon'ble High Court of Karnataka in its order dated 04/12/2001, while quashing the order passed by Deputy Commissioner and remand the matter to fresh inquiry and dispose, during the course of those proceedings T. Venkatappa died, his L.Rs, Viz. Mrs. Muniyamma and Mr. B. V. Manjunath were brought on records and further proceedings were held.




WHEREAS, K. Narayana Reddy S/o Krishna Reddy died intestate of his properties, after his death all the revenue records of Property bearing Sy. No.68, measuring 2 Acres of Balagere Village mutated in the names of his sons Mr. N. Chandra Shekar and Mr. N. Madhusudhan Reddy vide IHC No.1/1990-91.

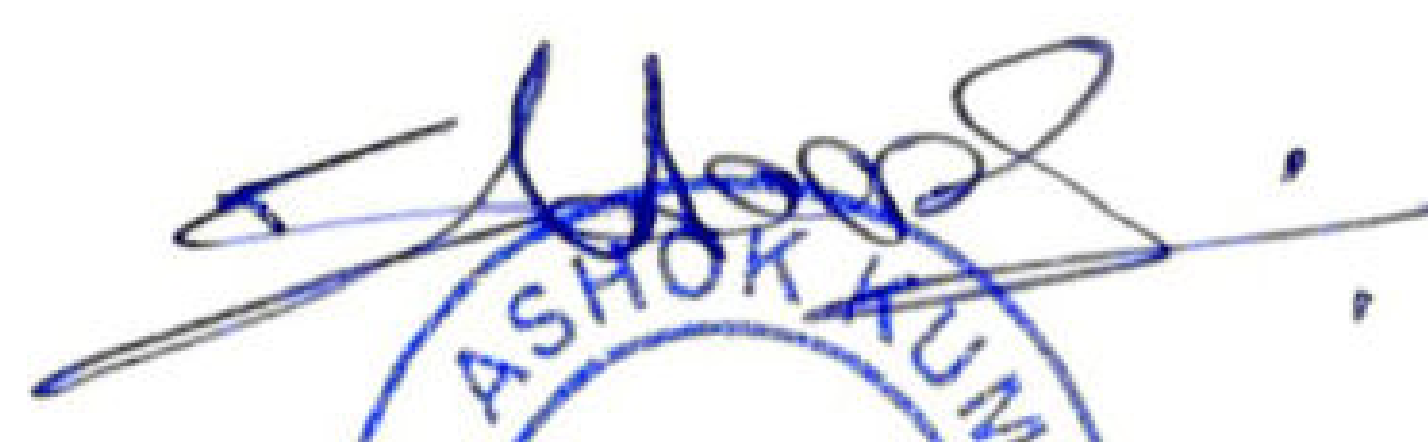
WHEREAS, Mr. B. V. Munirajappa and Mr. B. V. Manjunath sons of Venkatappa have initiate proceedings bearing No. KSC. ST. 75/1999-2000, before Assistant Commissioner, Bengaluru North Sub Division, Bengaluru, by way of the order dated 07/05/2002, said authority order to restore the property in the names of successors or original grantee.

WHEREAS, Mr. N. Chandra Shekar and Mr. N. Rajashekar preferred an appeal No.SC/ST (A) 16/2002-03, on the file of Deputy Commissioner, Bengaluru District, said appeal is allowed and set aside the order passed by Assistant Commissioner, in KSC. ST. 75/1999-2000, pursuant to said order revenue records of the Property bearing Sy. No.68/2, measuring 2 Acres of Balagere Village, mutated in the names of Vendors No.1 and 5 herein, vide M. R. No.2/2004-05.

WHEREAS, Mrs. Muthamma and Mrs. Arakeramma daughters of Late. Venkatappa preferred an appeal bearing No.KSC. ST. (A) 114/2006-07, before Deputy Commissioner, Bengaluru District, Bengaluru, said appeal is disposed on 28/10/2010.

WHEREAS, Mr. B. V. Munirajappa and Mr. Manjunath sons of Late. T. Venkatappa Karithippaiah preferred W. P. No.7459/2005(SC/ST), and Mrs. Muthamma and Mrs. Arakeramma daughters of Late. Venkatappa preferred W. P. No.10920/2011(SC/ST), before Hon'ble High Court of Karnataka, and the Hon'ble High Court of Karnataka in its order dated 17/11/2014, while quashing the order passed by Deputy Commissioner and remand the matter to fresh inquiry and dispose.

WHEREAS, by way of order dated 30/03/2022, passed by Deputy Commissioner, Bengaluru District, Bengalur, in SC. ST. (Appeal) 114/2006-07, connected with SC. ST (Appeal) 12/1995-96 and SC. ST (Appeal) 16/2002-03, dismiss the appeals SC. ST. (Appeal) 114/2006-07 and SC. ST (Appeal) 12/1995-96 are dismissed and allowed the appeal in SC. ST (Appeal) 16/2002-03 and confirmed the order in K. SC ST. No.1/1984-85 and set aside the order in K. SC. ST. 75/1999-2000.




WHEREAS, by way of Official Memorandum bearing B. DIS. ALN. SR (S) 397/1982-83, dated 08/06/1982, Issued by the Deputy Commissioner, Bengaluru District, and Conversion Certificate bearing No. ALN. SR. No.86/1982-83, 21/09/1982, issued by Tahasildar, Bengaluru South Taluk, converted the land bearing Sy. No.68, measuring 2 Acres of Balagere Village in to residential purposes in the name of Narayana Reddy S/o Krishna Reddy

WHEREAS, subsequently Mr. N. Chandrashekar @ N. Chandrashekar Reddy S/o Late. Narayana Reddy and others have conveyed the Schedule Property to Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy, by way of sale deed dated 10/10/2023, registered as Document No.INR-1-09657/2023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore.

WHEREAS, subsequently Mrs. Vaidehi. N D/o Late. Narayana Reddy and others have confirmed the title, interest and ownership of Mr. Jarugu Surya Narayana Reddy in respect of Schedule Property, by way of confirmation deed dated 13/10/2023, registered as Document No. INR-1-09776-2023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore.

WHEREAS, subsequently Mr. K. Muniraju @ Krishnappa Muniraju S/o Late. M. Kkrishnappa had confirmed the title, interest and ownership of Mr. Jarugu Surya Narayana Reddy in respect of Schedule Property, by way of confirmation deed dated 13/10/2023, registered as Document No. INR-1-097772023-24 of Book-1, Stored in central server, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore.

Whereas, converted land bearing Sy. No.68, measuring 2 Acres of Balagere Village, Varthur Hobli, Bengaluru East Taluk, presently comes under BBMP. the BBMP has assessed the said property to tax by assigning the BBMP Form-A, PID NO.3742513267, Property No.468/Municipal No.416, measuring East to West 217.8 feet or 66.39 Meters and North to South 400 feet or 121.92 meters, totally measuring 87,120 square feet or 8093.71 square meters registered in the name of Mr. Jarugu Surya Narayana Reddy and he paid up to date taxes to BBMP.

WHEREAS, Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy intended to sell the Schedule Property and entered in to Agreement of sale with Mr. K. Muniraju @ Krishnappa Muniraju S/o Late. M. Kkrishnappa, by way of Agreement of sale dated 03-11-2023, registered as Document No. INR-1-10990-2023-24, registered in the office of the Sub Registrar, Shivajinagar (Indiranagar), Bangalore, due to some unavoidable circumstances aforesaid Agreement of sale cancelled by way of Cancellation of Agreement of sale




dated 21/05/2025, registered as Document No. INR-1-01267-2025-26, registered in the office of the Sub Registrar, Indiranagar, Bangalore.

WHEREAS, Mr. Jarugu Surya Narayana Reddy has obtained NOCs from FIRE AND EMERGENCY SERVICES, BESCOM, BWSSB, KSPCB., KPTCL, HAL, Airports Authority of India, BSLN and other concerned departments. And the revenue authorities issued endorsements with regard to there is no cases register under section 79 A and B of KLR Act 1961, under PTCL ACT 1978 and there are no applications register under Tenancy in respect of Schedule Properties.

Further I am scrutinizing the RTC, Survey Sketch, Mutations and other revenue documents in respect of Sy.No.68, measuring 2 Acres out of 10 Acres 03 Guntas, Situated at Balagere Village, Varthur Hobli, Bangalore East Taluk and other revenue documents which would reiterate the flow of title in the above manner.

Thus, in the manner mentioned above Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy having a right, title, interest in respect of Schedule Property.

6. ENCUMBRANCE:

On the perusal of the Encumbrance certificate, it would establish that which would reiterate the flow of in the above manner. And the encumbrance certificate issued by Sub-Registrar for the period from 01-04-1947 to 05-07-2025 relating to Schedule Property discloses the above referred transaction and does not disclose any existing encumbrance.

OPINION

As per the above perused documents at above Sl. Numbers 1 to 54, subject to objections of followed required documents, I certify that Mr. Jarugu Surya Narayana Reddy S/o Sri. Jarugu Chenchu Reddy having absolute ownership and derived legal and marketable right, title, interest and peaceful possession over the Schedule Property.

Dated 30/10/2025.


S.G. ASHOK KUMAR
ADVOCATE
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