

K.V. NARENDRA & ASSOCIATES

ADVOCATES AND LEGAL CONSULTANTS

Date: 10.06.2025

LEGAL OPINION

We are required to give legal opinion in respect of following lands:-

- All that piece and parcel of the converted land bearing Survey No.32/2, (Old No. 32), measuring 1 Acre 30 Guntas, (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747441 issued by Deputy Commissioner, Bangalore Rural District) situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
- All that piece and parcel of the converted land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab, (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747440 issued by Deputy Commissioner, Bangalore Rural District, situated at Gullakaipura Village, Anugondanahalli Hobli.
- All that piece and parcel of the converted land bearing Survey number 42/3, (Old Sy.No.42/2) measuring 18 Guntas situated (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747443 issued by Deputy Commissioner, Bangalore Rural District, situated at Gullakaipura Village, Anugondanahalli Hobli,
- All that piece and parcel of the converted land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas, (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747442 issued by Deputy Commissioner, Bangalore Rural District) situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

which Property is hereunder and hereinafter referred to as the '*Subject Property*'. In this regard we are furnished with the Photocopies of the following documents for scrutiny and opinion thereof.

I. SCOPE OF WORK:

- We have traced the title based on the photocopies of the Documents and confirmations provided to us and have accordingly arrived at the observations and conclusion (s) as set out herein.
- We have verified the Documents of title which have been executed between the parties.
- We have verified the Encumbrance Certificates which reflect the transactions registered in the Sub-Registrar Office in relation to the Subject Property.
- Where Documents are not available, we have recommended procurement of documents confirmation(s) as a condition precedent.
- This Report is limited to certifying the legal right, title and interest of the present owners based on the documents provided to us and the representation of the owners and does

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not in any way certify the physical location, topography or other physical encumbrances upon the Property.

- We have not conducted any physical search at any court or government or revenue offices to determine if there is/are any litigation's or legal proceeding/s or acquisition proceeding's initiated or pending in respect of the Property or any portion thereof.

I. LIST OF DOCUMENTS SCRUTINISED:

IN RESPECT TO SURVEY NO.32/2:

1. Village Map of Gullakayipura, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.
2. Detailed Survey Tippani dated 24.12.1957, in the name of Mr.Gurappa Reddy, in respect of Sy.No.32 situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
3. Detailed Survey Tippani dated 31.01.1958 in the name of Mr. Gurappa son of Mr. Belikere Muniyappa in respect of Sy.No.32 measuring 4 Acres 35 Guntas and 3 Guntas kharab, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
4. Partition Deed dated 01.05.1973 entered between Mr. Gurappa, Mr. Thimma Reddy sons of Mr.Belikere Muniyappa, Master Venkatasami Reddy son of late Mr.Munishami (minor, represented by his mother/natural guardian Mrs. Papamma), registered as Document No. 487/1973-74, Pages 155-163, Volume 1350 of Book I at the Office of Sub-Registrar, Hoskote, wherein in terms of Partition Sy.No.32 measuring 4 Acres 35 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be allotted to the share of Mr. Gurappa son of Mr.Belikere Muniyappa.
5. IHC No. 31/91-92 in the name of Mr. G. Rama Reddy son of Late Mr. Gurappa in respect of land bearing Sy.No. 32 measuring 1 Acre 30 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
6. Sale Deed dated 30.06.2000 executed by Mr. G. Rama Reddy son of Late Mr. Gurappa Reddy in favour of Mr. N. K. Santhosh Reddy son of Mr. N. A. Krishna Reddy, registered as Document No. 966/2000-01, Pages 11 to 14, Volume 2297, Book I, at the Office of Sub-Registrar, Hoskote in respect of Survey Number 32 measuring 1 Acre 30 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

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7. Mutation Register Extract bearing No. 13/99-2000 in the name of Mr. N. K. Santhosh Reddy son of Mr. Krishna Reddy in respect of land bearing Survey No.32 measuring 1 Acre 30 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Sale Deed registered as document No. 966/2000-01..
8. Nil Tenancy Certificate dated 06.09.2021 in respect of Survey No. 32/2 measuring 1 Acre 30 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
9. Joint Development Agreement dated 07.09.2022, executed by Mr.N.K.Santhosh Reddy along with his wife Mrs. Padama N. and his children Mr.Srinivas S. and Ms.Bhavya in favour of M/s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah, registered as Document No.HSK-1-07961/2022-23, stored in CD No. HSKD1634, of Book – I, before the Office of the Sub-Registrar, Hoskote, in respect of land bearing Sy.No.32/2 (Old No.32) measuring 1 Acre 30 guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
10. General Power of Attorney dated 07.09.2022, executed by Mr.N.K.Santhosh Reddy along with his wife Mrs. Padama N. and his children Mr.Srinivas S. and Ms.Bhavya in favour of M/s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah, registered as Document No. HSK-4-00394/2022-23, stored in CD No. HSKD1634, of Book – IV, before the Office of the Sub-Registrar, Hoskote, in respect of bearing Sy.No.32/2 (Old No.32) measuring 1 Acre 30 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
11. Death Certificate of Mr. Santhosh Reddy son of Mr. Krishna Reddy.
12. Family Tree of Mr. Santhosh Reddy son of Mr. Krishna Reddy.
13. Official Memorandum dated 24.02.2025 bearing Reference No.747441 issued by Deputy Commissioner, Bangalore Rural District from agricultural purpose to non-agricultural Villa Residential purpose in respect of Sy.No.32/2, measuring 1 Acre 30 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk
14. RTC for the period 1969-70 to 1996-97, 2001-02 to 2019-20 in respect of Survey No. 32 measuring 4 Acres 35 Guntas and 3 Guntas kharab, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
15. RTC for the period 2021-22 and 2022-23 in respect of Survey No. 32/2 measuring 1 Acre 30 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.

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16. Encumbrance Certificate for the period from 01.04.1968 to 31.03.2004 for Sy.No.32 situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
17. Encumbrance Certificate for the period from 01.04.2004 to 19.08.2021 for Sy.No.32/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.

IN RESPECT TO SURVEY NO.42/1:

18. Detailed Survey Tippani dated 03.01.1958, in respect of Sy.No.42 situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
19. Hissa Survey Tippani dated 27.11.1959, in respect of Sy.No.42, measuring 6 Acres 10 Guntas plus 6 Guntas of Kharab, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural, showing two bifurcations i.e Sy.No.42/1 and Sy.No.42/2.
20. Atlas in respect of Sy.No.42/1 and Sy.No.42/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
21. RR Balabagada Nakalu in respect of Sy.No.42, measuring 6 Acres 10 Guntas plus 6 Guntas of Kharab, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural, showing two bifurcations i.e Sy.No.42/1 and Sy.No.42/2. Sy.No.42/1 measuring 3 Acres 22 Guntas plus 6 Guntas Kharab.
22. Deed of Absolute Sale dated 27.08.1960, executed by Mr.G.Sura Bhatta son of Mr.Narayana Bhatta and his son Mr.G.S. Venkatachalaiah in favour of Mr.Appaiah son of Mr.Venkatappa, registered as Document No.1931/1960-1961, Pages 190 to 192, Volume 973, Book I, in the Office of Sub-Registrar Hoskote, in respect of land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
23. Partition Deed dated 17.01.1968, entered between Mr.Muni Reddy, Mr.M.A. Venkatasami Reddy, Mr.Ankanna, Mr.M.A.Narayana Reddy all children of Late Mr. Appaiah, registered as Document No. 3928/1967-1968, Pages 145 to 154, Volume No. 1208, Book I, in the Office of Sub-Registrar Hoskote, in terms of partition land bearing Survey number 42/1 measuring 35 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk came to be allotted to the share of Mr.Muni Reddy and land bearing Survey Number 42/1 measuring 2 Acres 26 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk came to be allotted the share of Mr. Ankanna.

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24. Deed of Absolute Sale dated 22.10.1971, executed by Mr.Muni Reddy son of Late Mr. Appaiah, in favour of Mr. M.A.Narayana Reddy son of Late Mr.Appaiah, registered as Document No. 2535/1971-1972, Pages 144 to 145, Volume No.1313, Book I, in the Office of Sub-Registrar Hoskote,in respect of land bearing Survey number 42/1 measuring 35½ Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
25. Deed of Absolute Sale dated 13.03.1979, executed by Mr.M.A.Narayana Reddy son of Late Mr. Appaiah in favour of Mr.Shankarappa son of Mr. Munishamappa, registered as Document No. 3490/1978-1979, Pages 185 to 187, Volume No.1559, Book I, in the Office of Sub-Registrar Hoskote, in respect of land bearing Survey number 42/1 measuring 35 ½ Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
26. Deed of Absolute Sale dated 18.10.1974, executed by Mr.Ankanna son of Late Mr.Appaiah in favour of Mr.M.Venkataswamy Reddy son of Late Mr. Dodda Abbaiah, registered as Document No.3768/1974-1975, Pages 74 to 77, Volume No.1415, Book I, in the Office of Sub-Registrar Hoskote, in respect of land bearing Survey Number 42/1 measuring 2 Acres 26½ Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
27. Deed of Absolute Sale dated 21.06.1979, executed by Mr.M.Venkataswamy Reddy son of Late Mr.Dodda Abbaiah, in favour of Mrs. Lalitha Bhat wife of Mr. S.R.Bhat, registered as Document No.476/1979-1980, Pages 91 to 93, Volume No. 1565, Book I, in the Office of Sub-Registrar Hoskote, in respect of land bearing Survey Number 42/1 measuring 2 Acres 26½ Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
28. Deed of Absolute Sale dated 14.05.1993, executed by Mr.Shankarappa son of Mr. Munishamappa and Mrs. Lalitha Bhat wife of Mr. S.R.Bhat, in favour of Mr.C.Abbu son of Mr.Chinnappa and Mr.B.Anand son of Mr.Buddanna registered as Document No. 266/1993-1994, Pages 98 to 101, Volume No. 1955, Book I, in the Office of Sub Registrar Hoskote, in respect of land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
29. Mutation Registrar Extract bearing No. 4/1993-1994, in the name of Mr.C.Abbu son of Mr.Chinnappa and Mr.B.Anand son of Mr.Buddanna, in respect of land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Deed of Absolute Sale dated 14.05.1993, registered as Document No. 266/1993-1994.

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30. Release Deed dated 17.09.1993, executed by Mr.C.Abba son of Mr.Chinnappa in favour of Mr.B.Anand son of Mr.Buddanna, registered as Document No.1167/1993-1994, Pages 74 to 76, Volume No. 1966, Book I, in the Office of Sub-Registrar Hoskote, thereby releasing, renouncing and relinquishing his entire right, title, interest, claim and share in Survey number 42/1 measuring 1 Acres 34 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli.
31. Mutation Registrar Extract bearing No.7/1993-1994, in the name of Mr.B.Anand son of Mr.Buddanna, in respect of land bearing Survey number 42/1 measuring 1 Acres 34 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli. pursuant to Release Deed dated 17.09.1993, registered as Document No.1167/1993-1994.
32. Deed of Absolute Sale dated 31.08.1994, executed by Mr.B.Anand son of Mr.Buddanna in favour of Mr.Muniraju A. son of Mr.B.Annayya, registered as Document No. 1509/1994-1995, Pages 111 to 116, Volume No.1999, Book I, in the Office of Sub-Registrar Hoskote, in respect of land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk,
33. Mutation Registrar Extract bearing No. 4/1994-1995, in the name of Mr.Muniraju A. son of Mr.B.Annayya, in respect of land bearing Survey number 42/1 measuring 3 Acres 22 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli. pursuant to Deed of Absolute Sale dated 31.08.1994, registered as Document No. 1509/1994-1995.
34. Deed of Gift dated 29.09.2021, executed by Mr.Muniraju A. son of Mr.B.Annayya, in favour of his wife Mrs.Lakshmi, registered as Document No.HSK-1-06931/2021-2022, stored in CID No.HSKD138, Book I, in the Office Sub-Registrar Hoskote, in respect of portion of land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
35. Mutation Registrar Extract bearing No.H9/2021-2022, in the name of Mrs.Lakshmi, in respect of land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Deed of Gift dated 29.09.2021, registered as Document No.HSK-1-06931/2021-2022.
36. Joint Development Agreement dated 12.05.2022, executed by Mr.Muniraju A. son of late Mr.B.Annayya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A., in favour of M/s. S.J. Construction, represented by its Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah registered as Document No.HSK-1-01995/2022-23, stored in CID No. HSKD1533, of Book - I, before the Office of the Sub-Registrar,

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- Hoskote, in respect of land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas of Kharab, situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk.
37. General Power of Attorney dated 12.05.2022 executed by Mr.Muniraju A. son of late Mr.B.Annaiyya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A., in favour of M/s. S.J. Construction, represented by its Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah, registered as Document No.HSK-4-00107/2022-23 stored in CD No. HSKD153 of Book – IV, before the Office of the Sub-Registrar, Hoskote, in respect of land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas of Kharab situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk.
38. Official Memorandum dated 24.02.2025 bearing Reference No. 747440 issued by Deputy Commissioner, Bangalore Rural District from agricultural purpose to non-agricultural Villa Residential purpose in respect of Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas of Kharab situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk.
39. Akarabandh in respect of Survey No. 42/1, and Sy No.42/2 situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
40. RTC for the period 1969 to 2002 and 2003 to 2020, 2021-2022, 2023 to 2024 and 2024 to 2025 in respect of Survey No. 42/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
41. Encumbrance Certificate for the period from 01.04.1960 to 31.03.2004, 01.04.2004 to 10.02.2025 in respect of Survey No. 42/1, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.

IN RESPECT TO NEW SURVEY NO. 42/3, (Old SY.NO.42/2)

42. Detailed Survey Tippani dated 03.01.1958, in respect of Sy.No.42 situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
43. Hissa Survey Tippani dated 27.11.1959, in respect of Sy.No.42, measuring 6 Acres 10 Guntas plus 6 Guntas of Kharab, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural, showing two bifurcations i.e Sy.No.42/1 and Sy.No.42/2. Sy.No.42/2 in the name of Mr.Narayanareddy son of Mr.Patel Thimmaiah.

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44. Atlas in respect of Sy.No.42/1 and Sy.No.42/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
45. RR Balabagada Nakalu in respect of Sy.No.42, measuring 6 Acres 10 Guntas plus 6 Guntas of Kharab, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural, showing two bifurcations i.e Sy.No.42/1 and Sy.No.42/2. Sy.No.42/2 in the name of Mr.Narayana Reddy son of Mr.Patel Thimmaiah, measuring 2 Acre 28 Guntas.
46. Inam Order dated 28.05.1963, in Case No.675/1963-1964, passed by the Special Deputy Commissioner for Abolition of Inams, Kolar Circle, in the name of Mr.T.Narayana Reddy son Mr.Thimmaiah in respect of land bearing Sy.No.42/2 measuring 2 Acres 28 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
47. Endorsement in the name of Mr.T.Narayana Reddy son Mr.Thimmaiah in respect of land bearing Sy.No.42/2 measuring 2 Acres 28 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
48. Form VIII in the name of Mr.T.Narayana Reddy son Mr.Thimmaiah in respect of land bearing Sy.No.42/2 measuring 2 Acres 28 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
49. Sale Deed Dated 07.05.1972, executed by Mr.T.Narayana Reddy son Mr.Thimmaiah in favour of Mrs.Putamma wife of Late Mr.Munireddy, registered as Document No. 590/1972-1973, Pages 104 to 106, Volume No.1327, Book I, in the Office of Sub-Registrar Hoskote, in respect of land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
50. Mutation Register Extract bearing No. 3/1972-1973 in the name of Mrs.Putamma wife of Late Mr.Munireddy in respect of land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Sale Deed registered as document No. 590/1972-1973.
51. Mutation Register Extract bearing No. 6/1992-1993 in the name of Mr.M.Babu Reddy son of Late Mr.Munireddy in respect of land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Partition Deed dated 01.04.1990.
52. Sale Deed dated 14.05.1993, executed by Mr.M.Babu Reddy son of Late Sri.Munireddy in favour of Mr.C.Abbu son of Mr. Chinnappa and Mr.B.Anand son of Mr.Buddanna, registered as Document No. 265/1993-1994, Pages 7 to 9, Volume No.1958, Book I, in the

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Office of Sub-Registrar Hoskote in respect of Survey number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

53. Mutation Register Extract bearing No. 2/1993-1994 in the names of Mr.C.Abbu son of Mr. Chinnappa and Mr.B.Anand son of Mr.Buddanna, in respect of land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Sale Deed dated 14.05.1993, registered as Document No. 265/1993-1994.
54. Release Deed dated 17.09.1993, executed by Mr.C.Abbu son of Mr.Chinnappa in favour of Mr.B.Anand son of Mr.Buddanna, registered as Document No. 1168/1993-1994, Pages 208 to 210, Volume No. 1966, Book I, in the Office of Sub-Registrar Hoskote, thereby releasing, renouncing and relinquishing his entire right, title, interest, claim and share in Survey number 42/2 measuring 1 Acres 14 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli.
55. Mutation Register Extract bearing No. 6/1993-1994 in the name of Mr.B.Anand son of Mr.Buddanna in respect of land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Release Deed dated 17.09.1993, registered as Document No. 1168/1993-1994.
56. Sale Deed dated 31.08.1994, executed by Mr.B.Anand son of Mr. Buddanna in favour of Mr.Muniraju A. son of Mr.B.Annaiiah, registered as Document No.1509/1994-95, pages 111 to 116, Volume 1999 of Book-I in the Office of Sub-Registrar, Hoskote in respect of land bearing Survey No.42/2 measuring 2 Acres 28 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
57. Mutation Register Extract bearing No. 4/1994-95 in the name of Mr.Muniraju A. son of Mr.B.Annaiiah in respect of land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to Sale Deed dated 31.08.1994, registered as Document No.1509/1994-95.
58. Release Deed dated 26.11.2020, executed by Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A in favour of Mr.Muniraju A. son of Sri.B.Annayya, registered document No. HSK-1-07238/2020-2021, stored in CD No. HSKD1147, Book-I, in the Office of Sub-Registrar Hoskote, releasing, renouncing and relinquishing their entire right, title, interest, claim and share in Survey number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

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59. Gift Deed dated 11.08.2021, executed by Mr.Muniraju.A son of Mr.B.Annaiyya in favour of his sons Mr.Akash.M and Mr. Akshay.M, registered as Document No.HSK-1-03667/2021-2022, stored in CD No.HSKD1318, Book 1, in the Office of Sub-Registrar Hoskote in respect of portion of agriculture land bearing Survey number 42/2 measuring 18 Guntas, out of 2 Acres 28 gunats, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
60. Joint Development Agreement dated 12.05.2022, executed by Mr.Muniraju A. son of late Mr.B.Annaiyya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A., in favour of M/s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapti and Mr.Repala Srinivas son of Late Mr.Rangaiah registered as Document No.HSK-1-01995/2022-23, stored in CD No. HSKD1533, of Book - I, before the Office of the Sub-Registrar, Hoskote, land bearing Survey number 42/3, measuring 18 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
61. General Power of Attorney dated 12.05.2022 executed by Mr.Muniraju A. son of late Mr.B.Annaiyya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A., in favour of /s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapti and Mr.Repala Srinivas son of Late Mr.Rangaiah, registered as Document No.HSK-4-00107/2022-23 stored in CD No. HSKD153 of Book - IV, before the Office of the Sub-Registrar, Hoskote, land bearing Survey number 42/3, measuring 18 Guntas,, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
62. Official Memorandum dated 24.02.2025 bearing Reference No. 747443 issued by Deputy Commissioner, Bangalore Rural District from agricultural purpose to non-agricultural Villa Residential purpose in respect of Survey number 42/3, measuring 18 Guntas,, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
63. RTC for the period 1969 to 2021 in respect of Survey No. 42/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
64. RTC for the period 2023 to 2025 in respect of Survey No. 42/3, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.
65. Encumbrance Certificate for the period from 01.04.1950 to 19.08.2020 and for Survey No. 42/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.

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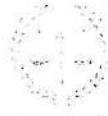
66. Encumbrance Certificate for the period from 31.03.2004 to 09.02.2025 and for Survey No. 42/3, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk.

IN RESPECT TO SURVEY NO.43/2

67. Tippani dated 28.12.1957, in the names of Mrs.Puttamma daughter of Mr.Muniswamy and Mr.S L. Ramaswamy Reddy son of Mr.Linga Reddy, in respect of Sy.No.43, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural
68. Original Tippani dated 31.01.1958 in the names of Mrs.Puttamma daughter of Mr.Muniswamy and Mr.S L. Ramaswamy Reddy son of Mr.Linga Reddy in respect of Sy.No.43, measuring 6 Acres 4 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
69. Hissa Survey Tippani dated 27.11.1959 in respect of Sy.No.43, measuring 6 Acres 4 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural, showing 2 bifurcation i.e Sy.No. Sy.No.43/1 in the name of Mr.S L. Ramaswamy Reddy son of Mr.Linga Reddy and Sy.No.43/2, in the name of Mrs.Puttamma wife of Mr.Kanna Swamy.
70. Arlas showing two Sub Divisions, Sy.No.43/1 and 43/2, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural.
71. Sale Deed dated 11.05.1962 executed by Mrs. Puttamma wife of Mr.Kannasamappa in favour of Mr.S.L.Ramaswamy Reddy son of Mr.Linga Reddy registered as Document No. 489/1962-1963, pages 245 to 248, Volume No.1024, Book I, in the Office of Sub-Registrar Hoskote, Survey number 43/2 measuring 2 Acres 2 Guntas situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural
72. Partition Deed dated 14.02.1978 between Mr. S.L. Ramaswamy Reddy and Mr. S.L. Venkata Shami Reddy both sons of Late Mr. Linga Reddy, registered as document No. 1356/1977-1978, pages 61 to 75, Volume No. 1314, Book I, in the Office of the Sub-Registrar Hoskote, wherein in terms of Partition land bearing Survey Number 43/2, measuring 2 Acres 2 Guntas situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be allotted to the share of Mr.S.L.Venkatashami Reddy son of Late Mr. Linga Reddy.
73. Mutation Register Extract bearing No. 5/1984-85 in the name of Mr.S.L.Venkatashami Reddy son of Late Mr. Linga Reddy in respect of land bearing Survey Number 43/2, measuring 2 Acres 2 Guntas situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, pursuant to Partition Deed.

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74. Family Tree of Mr. S.L. Venkata Shami Reddy son of late Mr. Linga Reddy showing his wife children and Grandchildren.
75. Panchayath Parikath dated 19.09.1998 Mr.S.L. Venkatashami Reddy son of Late Mr.Linga Reddy and his first wife (late Mrs.T.Chikkathayamma) and her children Mr. S.V.Chandra Reddy, Mr. S.V.Gopala Reddy, and Mrs.M.A.Vimala wife of Sri. S.V.Gopala Reddy and Mrs. Lakshamma, second wife of Mr.S.L. Venkatashami Reddy, Mr.S.V.Vishwanatha Reddy son of Mr.S.L. Venkatashami Reddy, Mrs.Rajini wife of Mr.S.V.Vishwanatha Reddy, Mr.S.V.Ramesh son of Mr.S.L.Venkatashami Reddy, Mr.S.V.Umesh son of Mr.S.L. Venkatashami Reddy as per the terms of the panchayath partition land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk came to be allotted to the share of Mrs.H.Rajini wife of Mr.S.V.Vishwanatha Reddy.
76. Mutation Register Extract bearing No. 3/1998-99 in the name of Mrs.H.Rajini wife of Mr.S.V.Vishwanatha Reddy in respect of land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk pursuant to the Panchayath Parikath dated 19.09.1998.
77. Release dated 04.05.2017, executed by Mrs.S.V.Rathnamma along with Mrs.S.V.Padmamma, Mrs.S. V.Rukmini, Mrs.S.V.Nirmala all daughters of Mr.S.L. Venkatashami Reddy, in favour of Mrs. H Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. S.V. Vishwanatha Reddy, Mr.S.V.Ramesh, Mr. S.V.Umesh all sons of Late Mr.S.L. Venkatashamy Reddy, registered as Document No. HSK-1-00927/2017-2018, stored in CD No. HSKD609, Book 1, in the Office of Sub Registrar Hoskote released, relinquished and renounced their entire surviving right, title, interest, claim and share over the land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas and other Survey Number situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
78. Joint Development Agreement dated 05.09.2022, executed by Mr. S.V. Vishwanatha Reddy son of Late Mr.S.L. Venkatashamy Reddy, Mrs. H.Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. Vinith and Mr.Likith both sons of Mr. S.V. Vishwanatha Reddy in favour of M/s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah, registered as Document No.HSK-1-07846/2022-23, stored in CD No. HSKD1632, of Book - I, before the Office of the Sub-Registrar, Hoskote, in respect of land bearing Survey Number 43/2, measuring 2 Acres 2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

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79. General Power of Attorney dated 05.09.2022, executed by Mr. S.V. Vishwanatha Reddy son of Late Mr.S.L. Venkatasamy Reddy, Mrs. H.Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. Vinith and Mr.Likith both sons of Mr. S.V. Vishwanatha Reddy in favour of M/s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah, registered as Document No. HSK-4-00383/2022-23, stored in CD No. HSKD1632, of Book – IV, before the Office of the Sub-Registrar, Hoskote, in respect of land bearing Survey Number 43/2, measuring 2 Acres 2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
80. Official Memorandum dated 24.02.2025, bearing Reference No. 747442 issued by Deputy Commissioner, Bangalore Rural District for agricultural to non – agricultural purpose, in respect of land bearing Survey Number 43/2, measuring 2 Acres 2 Guntas and other Survey Number situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
81. RTC for the period 1969-70 to 1994, 2001-02 to 2022 for Survey Number 43/2, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.
82. Tax Assessment Register Extracts and Tax Demand Register Extracts (2004-05 and 2007-08) in the name of Smt. H. Rajani.
83. Tax paid Receipts.
84. Encumbrance Certificate for the period 01.04.2004 to 22.08.2022, 01.04.2004 to 10.02.2025 in respect of Sy.No.43/2.

II. DESCRIPTION OF THE SUBJECT PROPERTY:

ITEM No.I.

All that piece and parcel of the converted land bearing Survey No.32/2, (Old No. 32), measuring 1 Acre 30 Guntas, (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747441 issued by Deputy Commissioner, Bangalore Rural District) situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk and bounded on the:

East by : Land in Survey No. 33;
West by : Land in Survey No. 31;
North by : Land in Survey No. 43/2;
South by : Land in Survey No. 32/1.

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ITEM No.II:

All that piece and parcel of the converted land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab, (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747440 issued by Deputy Commissioner, Bangalore Rural District, situated at Gullakaipura Village, Anugondanahalli Hobli and bounded on the:

East by : Land in Survey No.44;
West by : Land in Survey No.44;
North by : Land in Survey No.42/4 and 52;
South by : Private Land.

ITEM NO. III:

All that piece and parcel of the converted land bearing Survey number 42/3 measuring 18 Guntas situated (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747443 issued by Deputy Commissioner, Bangalore Rural District, situated at Gullakaipura Village, Anugondanahalli Hobli and bounded on the:

East by : Land in Survey No.42/2;
West by : Land in Survey No.43;
North by : Land in Survey No.42/1;
South by : Land in Survey No.43.

ITEM No.IV:

All that piece and parcel of the converted land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas, (converted vide Official Memorandum dated 24.02.2025 bearing Reference No.747442 issued by Deputy Commissioner, Bangalore Rural District) situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk and bounded on the:

East by : Land in Survey No. 36 and 42/2;
West by : Land in Survey No. 31 and 45/1;
North by : Land in Survey No. 43/3;
South by : Land in Survey No. 32/2 and 33.

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III. GENESIS OF TITLE:

IN RESPECT TO SURVEY NO.32

On perusal of the documents in respect to Survey No.32 referred to above would indicate that one Mr.Gurappa son of Mr.Muniyappa, was the absolute owner of all that piece and parcel of land bearing Survey Number 32 measuring 4 Acres 35 Guntas, plus 3 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, as evidenced from the revenue documents i.e. Hissa Survey Tippani Nakalu, Karda Nakalu, RR balabagada Nakalu.

Pursuant thereto, the said Mr. Gurappa son of Mr.Belikere Muniyappa along his brother Mr. Thumma Reddy and Master Venkatashami Reddy (minor son of Late Munishami) represented by his mother/natural guardian Mrs. Papamma, got partitioned their joint family properties including land bearing Sy.No.32 measuring 4 Acres 35 Guntas, situated at Gullakayipura Village, Anugondanahalli Hobli, Hoskote Taluk, vide Deed of Partition dated 01.05.1973, registered as Document No.487/1973-74, Pages 155-163, Volume 1350 of Book-I in the Office of Sub-Registrar, Hoskote, as per the terms of partition, land bearing Sy No.32 measuring 4 Acres 35 Guntas, situated at Gullakayipura Village came to be allotted to the share of Mr.Gurappa and thereafter, Mr. Gurappa got the Revenue Records transferred in his name in respect to the said land.

Thereafter, Mr.Gurappa son of Mr.Muniyappa died intestate living behind him his sons, namely - Mr.G.Rama Reddy, Mr.Chikkananjunda Reddy, Mr.Jangama Reddy as his surviving legal heirs to succeed to his entire estate including the above said property.

Subsequent thereto, Mr.G.Rama Reddy, Mr.Chikkananjunda Reddy, Mr.Jangama Reddy children of Late Mr.Gurappa, entered into Panchayath Parikath as per the terms of the Panchayath Parikath northern portion of land bearing Survey Number 32 measuring 1 Acre 30 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be allotted the share of Mr.G.Rama Reddy son of Mr.Gurappa and thereafter the Revenue Records came to be transferred in the name of Mr.G.Rama Reddy, vide IHC 31/1991-1992.

Mr.G.Rama Reddy son of Late Mr.Gurappa conveyed the land bearing Survey Number 32 measuring 1 Acre 30 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr.N.K.Santhosh Reddy son of Mr.N.A.Krishna Reddy, vide Deed of Absolute Sale dated 30.06.2000, registered as Document No. 966/2000-2001, pages 11 to 14, Volume No. 2297, Book I, in the Office of Sub Registrar, Hoskote. Pursuant thereto the Revenue Records came to be transferred in the name of Mr.N.K.Santhosh Reddy, vide MR No. 13/1999-2000.

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Thereafter, the Land bearing Sy.No.32 situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be phoded into two Sub-Divisions i.e., Sy.No.32/1 and 32/2. The said land in Sy.No.32/2 measuring 1 Acre 30 guntas came to assigned in the name of Mr.N.K.Santhosh Reddy and the revenue records came to be transferred in his name vide MR T2/2021-2022.

The land bearing Sy.No.32/2 (Old No.32) measuring 1 Acre 30 guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, which property is hereinafter referred to as “ITEM I of SUBJECT PROPERTY”.

Pursuant thereto, Mr.N.K.Santhosh Reddy along with his wife Mrs. Padama N. and his children Mr.Srinivas S. and Ms.Bhavya had entered into the Joint Development Agreement dated 07.09.2022, with M/s. S.J. Construction, represented by it Partners Mr.Korlapati Suresh son of Mr.Kotaiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah (referred as Developer herein), registered as Document No.HSK-1-07961/2022-23, stored in CD No. HSKD1634, of Book – I, before the Office of the Sub-Registrar, Hoskote, to develop Item No.1 of the Subject Property for Group Housing/ Villa purpose. Pursuant to the terms thereof, the said Mr. N. K. Santhosh Reddy son of Mr. S. N. Krishna Reddy along with his wife Mrs. Padama N. and his children Mr.Srinivas S. and Ms.Bhavya had also executed the General Power of Attorney dated 07.09.2022, with the Developer herein, registered as Document No. HSK-4-00394/2022-23, stored in CD No. HSKD1634, of Book – IV, before the Office of the Sub-Registrar, Hoskote, to develop and to sell it's share in the said land for Group Housing/ Villa purpose.

However, during the subsistence of the registered Joint Development Agreement, the said Mr. N. K. Santhosh Reddy son of Mr. S. N. Krishna Reddy died intestate on 30.12.2023, leaving behind him, his wife Mrs. Padama N. and his children Mr.Srinivas S. and Ms.Bhavya as his legal heirs to succeed to his entire estate including the rights and obligation under the registered Joint Development Agreement and General Power of Attorney, both dated 07.09.2022.

IN RESPECT TO SURVEY NUMBER 42/1:

On perusal of the documents in respect to Survey No.42/1, one Mr.G.Sura Bhatta son of Mr. Narayana Bhatta was the absolute owner of agriculture land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, as could be evident from the revenue documents, i.e Kardha Nakalu and Tippani Nakalu.

Mr.G.Sura Bhatta son of Mr.Narayana Bhatta and his son Mr.G.S. Venkatachalaiah, conveyed the land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of

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Mr.Appaiah son of Mr.Venkatappa, vide Deed of Absolute Sale dated 27.08.1960, registered as Document No.1931/1960-1961, Pages 190 to 192, Volume 973, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration.

Thereafter, Mr. Appaiah son of Mr.Venkatappa died intestate leaving behind him his children Mr.Muni Reddy, Mr.M.A. Venkataswami Reddy, Mr.Ankanna, Mr.M.A.Narayana Reddy, to succeed his entire estate including the above said land.

Pursuant thereto, Mr.Muni Reddy, Mr.M.A. Venkataswami Reddy, Mr.Ankanna, Mr.M.A.Narayana Reddy all children of Late Mr. Appaiah, entered into Partition Deed dated 17.01.1968, registered as Document No. 3928/1967-1968, Pages 145 to 154, Volume No. 1208, Book I, in the Office of Sub-Registrar Hoskote, as per the terms of partition land bearing Survey number 42/1 measuring 35 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk came to be allotted to the share of Mr.Muni Reddy and land bearing Survey Number 42/1 measuring 2 Acres 26 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk came to be allotted the share of Mr. Ankanna.

Mr.Muni Reddy son of Late Mr. Appaiah, conveyed the land bearing Survey number 42/1 measuring 35 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr. M.A.Narayana Reddy son of Late Mr.Appaiah, vide Deed of Absolute Sale dated 22.10.1971 registered as Document No. 2535/1971-1972, Pages 144 to 145, Volume No.1313, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration, pursuant thereof the revenue records came to be transferred in the name of Mr. M.A.Narayana Reddy.

Subsequent thereto, Mr.M.A.Narayana Reddy son of Late Mr. Appaiah in turn conveyed the land bearing Survey number 42/1 measuring 35 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr.Shankarappa son of Mr. Munishamappa vide Deed of Absolute Sale dated 13.03.1979 registered as Document No. 3490/1978-1979, Pages 185 to 187, Volume No.1559, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration.

Thereafter, Mr.Ankanna son of Late Mr.Appaiah, conveyed the land bearing Survey Number 42/1 measuring 2 Acres 26 1/2 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr.M.Venkataswamy Reddy son of Late Mr. Dodda Abbaiah vide Deed of Absolute Sale dated 18.10.1974, registered as Document No.3768/1974-1975, Pages 74 to 77, Volume No.1415, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration.

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Mr.M.Venkataswamy Reddy son of Late Mr.Dodda Abbaiah, inturn conveyed the land bearing Survey Number 42/1 measuring 2 Acres 26 $\frac{1}{2}$ Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mrs. Lalitha Bhat wife of Mr. S.R.Bhat, vide Deed of Absolute Sale dated 21.06.1979, registered as Document No.476/1979-1980, Pages 91 to 93, Volume No. 1565, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration, pursuant thereof the revenue records came to be transferred in the name of Mrs. Lalitha Bhat.

Thus in the manner mentioned above Mr.Shankarappa son of Mr. Munishamappa and Mrs.Lalitha Bhat wife of Mr.S.R.Bhat, became the absolute the owners of land bearing Survey number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

Pursuant thereto , Mr.Shankarappa son of Mr. Munishamappa and Mrs. Lalitha Bhat wife of Mr. S.R.Bhat, conveyed the land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr.C.Abbu son of Mr.Chinnappa and Mr.B.Anand son of Mr.Buddanna vide Deed of Absolute Sale dated 14.05.1993, registered as Document No. 266/1993-1994, Pages 98 to 101, Volume No. 1955, Book I, in the Office of Sub Registrar Hoskote for valuable sale consideration, pursuant thereon the revenue records came to be transferred in the name of Mr.C.Abbu and Mr.B.Anand vide Mutation Registrar Extract bearing No. 4/1993-1994.

Following that, Mr.C.Abbu son of Mr.Chinnappa had executed a Release Deed dated 17.09.1993, registered as Document No.1167/1993-1994, Pages 74 to 76, Volume No. 1966, Book I, in the Office of Sub-Registrar Hoskote, in favour of Mr.B.Anand son of Mr.Buddanna, thereby releasing, renouncing and relinquishing his entire right, title, interest, claim and share in Survey number 42/1 measuring 1 Acres 34 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, pursuant thereon the revenue records came to be transferred in the name Mr.B.Anand vide Mutation Registrar Extract bearing No.7/1993-1994.

Subsequently , Mr.B.Anand son of Mr.Buddanna conveyed the land baring Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr.Muniraju A. son of Mr.B.Annayya, vide Deed of Absolute Sale dated 31.08.1994, registered as Document No. 1509/1994-1995, Pages 111 to 116, Volume No.1999, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration, pursuant thereon the revenue records came to be transferred in the name Sri.Muniraju. A vide Mutation Registrar Extract bearing No. 4/1994-1995.

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Thus in the manner mentioned above Mr.Muniraju.A son of Mr.B.Annaiyya, became the absolute owner of land bearing Survey Number 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas, kharab, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

Mr.Muniraju A. son of Mr.B.Annayya, gifted the portion of land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of his wife Mrs.Lakshmi vide Deed of Gift dated 29.09.2021, registered as Document No.HSK-1-06931/2021-2022, stored in CD No.HSKD138, Book I, in the Office Sub-Registrar Hoskote, pursuant thereof the revenue records came to be transferred in the name Mrs.Lakshmi vide Mutation Registrar Extract bearing No.H9/2021-2022.

Thereafter, the Land in Survey Number- 42/1 measuring 3 Acres 22 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be phoded and retained Survey Numbers 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab in the name of Mrs.Lakshmi wife Mr.Muniraju A. and the remaining portion measuring 10 Guntas assigned New Survey Numbers 42/4 measuring 10 Guntas in the name of Sri.M.Manjunath son of Mr. Muniraju A.

Thus Mrs.Lakshmi wife Mr.Muniraju A. became the absolute owner of the all that piece and parcel of the agriculture land bearing Survey Number 42/1 measuring 3 Acres 12 Guntas plus 6 Guntas kharab situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, which property is more fully referred to as the **ITEM NO. II OF THE SUBJECT PROPERTY**, for the sake of brevity and convenience.

IN RESPECT TO SURVEY NO.42/2, (NEW SY.NO. 42/3):

On perusal of the documents in respect to Survey No.42/2 (New Sy.No.42/3), one Mr.T.Narayana Reddy son Mr.Thimmaiah, was the owner in possession of all that piece and parcel of the Agricultural Land bearing Sy.No.42/2 measuring 2 Acres 28 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, he having been re-granted the same vide the Order dated 28.05.1963, in Case No.675/1963-1964, passed by the Special Deputy Commissioner for Abolition of Inams, Kolar Circle.

Mr.T.Narayana Reddy son Mr.Thimmaiah, conveyed the land bearing Survey Number 42/2 measuring 2 Acres 28 Guntas, sitauted at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mrs.Putamma wife of Late Mr.Munireddy vide Deed of Absolute Sale Dated 07.05.1972, registered as Document No. 590/1972-1973, Pages 104 to 106, Volume No.1327, Book I, in the Office of Sub-Registrar Hoskote, pursuant thereto the revenue records came to be transferred in the name Mrs.Putamma vide Mutation Registrar Extract bearing No.3/1972-1973.

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Thereafter, Mrs. Puttamma wife of Late Mr. Munireddy, and her children Mr. M. Ramaswamy, Mr. M. Babu Reddy, Mr. M. Venugopal Reddy, entered into Partition Deed dated 01.04.1990, as per terms of Partition land bearing Survey number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be allotted to the share of Mr. M. Babu Reddy, pursuant hereof the revenue records came to be transferred in his name vide Mutation Registrar Extract bearing No. 6/1992-1993.

Subsequent thereto, Mr. M. Babu Reddy son of Late Sri. Munireddy, conveyed the agriculture land in Survey number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr. C. Abbu son of Mr. Chinnappa and Mr. B. Anand son of Mr. Buddanna vide Deed of Absolute Sale dated 14.05.1993, registered as Document No. 265/1993-1994, Pages 7 to 9, Volume No. 1958, Book I, in the Office of Sub-Registrar Hoskote for valuable sale consideration, pursuant thereon the revenue records came to be transferred in the name of Mr. C. Abbu and Mr. B. Anand.

In furtherance thereto, Mr. C. Abbu son of Mr. Chinnappa executed a Release Deed dated 17.09.1993, registered as Document No. 1168/1993-1994, Pages 208 to 210, Volume No. 1966, Book I, in the Office of Sub-Registrar Hoskote, in favour of Mr. B. Anand son of Mr. Buddanna, thereby releasing, renouncing and relinquishing his entire right, title, interest, claim and share in Survey number 42/2 measuring 1 Acres 14 Guntas, situated at Gullakapura Village, Anugondanahalli Hobli, pursuant thereof the revenue records came to be transferred in the name Mr. B. Anand vide Mutation Registrar Extract bearing No. 6/1993-1994.

The said Mr. B. Anand son of Mr. Buddanna sold the land bearing Survey No. 42/2 measuring 2 Acres 28 Guntas, situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr. Muniraju A. son of Mr. B. Annaiah, vide Deed of Sale dated 31.08.1994 registered as Document No. 1509/1994-95, pages 111 to 116, Volume 1999 of Book-I in the Office of Sub-Registrar, Hoskote and the revenue records in respect of the said land came to be transferred in the name of Mr. Muniraju A. son of Mr. B. Annaiah, vide Mutation Registrar Extract bearing No. 4/1994-95.

Thus in the manner mentioned above, Mr. Muniraju A. son of Mr. B. Annaiah became the absolute owner of land bearing Survey No. 42/2 measuring 2 Acres 28 Guntas, situated at Gullakapura Village, Anugondanahalli Hobli, Hoskote Taluk.

Thereafter, Mrs. Lakshmi P. wife of Mr. Muniraju A., Mr. Akash M. Mr. Akshay M., Mr. Manjunath M., all sons of Mr. Muniraju A., executed a Release Deed dated 26.11.2020, registered document No. HSK-1-07238/2020-2021, stored in CD No. HSKD1147, Book-I, in the Office of Sub-Registrar Hoskote, in favour of Mr. Muniraju A. son of Sri. B. Annaiah,

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releasing, renouncing and relinquishing their entire right, title, interest, claim and share in Survey number 42/2 measuring 2 Acres 28 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

Pursuant thereto, Mr.Muniraju.A son of Mr.B.Annaiyya executed a Gift Deed dated 11.08.2021, registered as Document No.HSK-1-03667/2021-2022, stored in CD No.HSKD1318, Book I, in the Office of Sub-Registrar Hoskote in favour of his sons Mr.Akash.M and Mr. Akshay.M, in respect of portion of agriculture land bearing Survey number 42/2 measuring 18 Guntas, out of 2 Acres 28 gunats, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk.

The Land in Survey Number 42/2 measuring 18 Guntas, situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be phoded and assigned New Survey Numbers 42/3 measuring 18 Guntas in the name of Mr.Akash M. and Mr.Akshay M., and the remaining extent of 2 Acres 10 Guntas, retained as Survey Number 42/2.

Thus, Mr.Akash M. and Mr.Akshay M., became the absolute owners of the all that piece and parcel of the agriculture land bearing Survey number 42/3 measuring 18 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, which property is more fully referred to as the **ITEM NO. III OF THE SUBJECT PROPERTY**, for the sake of brevity and convenience.

Subsequently, Mr.Muniraju A. son of late Mr.B.Annaiyya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A., had entered into the Joint Development Agreement dated 12.05.2022, with M/s. S.J. Construction, represented by its Partners Mr.Korlapati Suresh son of Mr.Koraiiah Korlapti and Mr.Repala Srinivas son of Late Mr.Rangaiah (referred as Developer herein), registered as Document No.HSK-1-01995/2022-23, stored in CD No. HSKD1533, of Book – I, before the Office of the Sub-Registrar, Hoskote, to develop the Item No.3 and 4 of the Subject Property for Group Housing/ Villa purpose. Pursuant to the terms thereof, the said Mr.Muniraju A. son of late Mr.B.Annaiyya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A. had also executed the General Power of Attorney dated 12.05.2022, with the Developer herein, registered as Document No.HSK-4-00107/2022-23 stored in CD No. HSKD153 of Book – IV, before the Office of the Sub-Registrar, Hoskote, to develop the said land for Group Housing/ Villa purpose.

IN RESPECT TO SURVEY NO.43/2,

On perusal of the documents in respect to Survey No.43/2, one Mrs.Puttamma wife of Mr.Kannasamappa was the absolute owner of all that piece and parcel of land bearing Survey number 43/2 measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli

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Hobli, Hoskote Taluk, as evidenced from the revenue documents i.e. Hissa Survey Tippani Nakalu, Karda Nakalu, RR balabagada Nakalu etc.

Pursuant thereto, Mrs. Puttamma wife of Mr.Kannasamappa conveyed the land bearing Survey number 43/2 measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, in favour of Mr.S.L.Ramaswamy Reddy son of Mr.Linga Reddy, vide Deed of Absolute Sale dated 11.05.1962 registered as Document No. 489/1962-1963, pages 245 to 248, Volume No.1024, Book I, in the Office of Sub-Registrar Hoskote, for valuable sale consideration. Pursuant thereto the Revenue Records came to be transferred in the name of Mr.S.L.Ramaswamy Reddy son of Mr. Linga Reddy.

Thereafter, Mr.S.L.Ramaswamy Reddy and Mr.S.L.Venkatashami Reddy, both sons of Late Mr. Linga Reddy entered into Partition Deed dated 14.02.1978, registered as document No. 1356/1977-1978, pages 61 to 75, Volume No. 1314, Book 1, in the Office of the Sub-Registrar Hoskote, as per the terms of the partition land bearing Survey Number 43/2, measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, came to be allotted to the share of Mr.S.L.Venkatashami Reddy son of Late Mr. Linga Reddy. Pursuant thereto the Revenue Records came to be transferred in the name of Mr.S.L. Venkatashami Reddy, vide Mutation Registrar Extract bearing No.5/1984-1985.

Subsequent thereto, Mr.S.L. Venkatashami Reddy son of Late Mr.Linga Reddy and his first wife (late Mrs.T.Chikkathayamma) and her children Mr. S.V.Chandra Reddy, Mr. S.V.Gopala Reddy, and Mrs.M.A.Vimala wife of Sri. S.V.Gopala Reddy and Mrs. Lakshamma, second wife of Mr.S.L. Venkatashami Reddy, Mr.S.V.Vishwanatha Reddy son of Mr.S.L. Venkatashami Reddy, Mrs.Rajini wife of Mr.S.V.Vishwanatha Reddy, Mr.S.V.Ramesh son of Mr.S.L.Venkatashami Reddy, Mr.S.V.Umesh son of Mr.S.L. Venkatashami Reddy, entered into Panchayath Parikath/Partition Deed dated 19.09.1998, as per the terms of the panchayath partition land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk came to be allotted to the share of Mrs.H.Rajini wife of Mr.S.V.Vishwanatha Reddy. Pursuant thereto the Revenue Records came to be mutated in the name of Mrs.H.Rajini vide Mutation Register Extract No.3/1998-1999.

The said Mrs.S.V.Rathnamma along with Mrs.S.V.Padmamma, Mrs.S. V.Rukmini, Mrs.S.V.Nirmala all daughters of Mr.S.L. Venkatashami Reddy, released, relinquished and renounced their entire surviving right, title, interest, claim and share over the land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas and other Survey Number situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk in favour of Mrs. H Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. S.V. Vishwanatha Reddy, Mr.S.V.Ramesh, Mr. S.V.Umesh all sons of Late Mr.S.L. Venkatashami Reddy, vide Deed of Release dated 04.05.2017, registered as

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Document No. HSK-1-00927/2017-2018, stored in CD No. HSKD609, Book I, in the Office of Sub Registrar Hoskote.

The land bearing Survey Number 43/2 measuring 2 Acres 2 Guntas situated at Gullakaipura Village, Anugondanahalli Hobli, Hoskote Taluk, which property is more fully referred to as the **'ITEM NO.IV OF THE SUBJECT PROPERTY'**, for the sake of brevity and convenience.

Thereafter, Mr. S.V. Vishwanatha Reddy son of Late Mr.S.L. Venkatasamy Reddy, Mrs. H.Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. Vinith and Mr.Likith both sons of Mr. S.V. Vishwanatha Reddy entered into the Joint Development Agreement dated 05.09.2022, with M/s. S.J. Construction, represented by its Partners Mr.Korlapati Suresh son of Mr.Koraiah Korlapati and Mr.Repala Srinivas son of Late Mr.Rangaiah (referred as Developer herein), registered as Document No.HSK-1-07846/2022-23, stored in CD No. HSKD1632, of Book – I, before the Office of the Sub-Registrar, Hoskote, to develop the Item No.2 of the Subject Property for Group Housing/ Villa purpose. Pursuant to the terms thereof, the said Mr. S.V. Vishwanatha Reddy son of Late Mr.S.L. Venkatasamy Reddy, Mrs. H.Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. Vinith and Mr.Likith both sons of Mr. S.V. Vishwanatha Reddy had also executed a General Power of Attorney dated 05.09.2022, with the Developer herein, registered as Document No. HSK-4-00383/2022-23, stored in CD No. HSKD1632, of Book – IV, before the Office of the Sub-Registrar, Hoskote, to develop and to sell its share in the said land for Group Housing/ Villa purpose.

In continuation thereof, the Developer on behalf of the land owners of Item Nos. 1 to 4 of the Subject Property, obtained a change of land use from agricultural purposes to non-agricultural purposes issued by Hoskote Planning Authority bearing No.HPA/CLU /14/2022-23/2558, dated 31.12.2024.

The said lands described in Item No. I and IV of the Subject Properties are situated adjacent to each other is jointly hereafter referred to as the **SUBJECT PROPERTY** for the sake of brevity

In continuation thereof, the Developer on behalf of the land owners of Item Nos. 1 to 4 of the Subject Property, obtained a change of land use from agricultural purposes to non-agricultural purposes issued by Hoskote Planning Authority bearing No.HPA/CLU /14/2022-23/2558, dated 31.12.2024.

In due course of the above land use change, the Developer also secured conversion of Item Nos. 1 to 4 of the Subject Property from non-agricultural use to residential use vide:

Survey No.	Measuring	Official Memorandum Order	Dated
32/2	1 Acre 30 Guntas	bearing Reference No.747441 issued	24.02.2025

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		by Deputy Commissioner, Bangalore Rural District	
43/2	2 Acres 2 Guntas	bearing Reference No.747442 issued by Deputy Commissioner, Bangalore Rural District	24.02.2025
42/1	3 Acres 18 Guntas	bearing Reference No.747440 issued by Deputy Commissioner, Bangalore Rural District	24.02.2025
42/3	18 Guntas	bearing Reference No.747443 issued by Deputy Commissioner, Bangalore Rural District	24.02.2025

It is further noted that the Developer has submitted the application for plan sanction under the name and style 'SJ PARK VILLE' and is currently awaiting approval from the competent authority. The commencement of development activities shall be subject to receipt of such approval.

IV. ENCUMBRANCES:

- On the perusal of the Encumbrance Certificates, it would establish that there are no existing charges and mortgages on ITEM NO.1 OF SUBJECT PROPERTY for the period 01.04.1968 to 19.08.2021. However, it is advised to obtain Encumbrance Certificate from 20.08.2021 to till date.
- On the perusal of the Encumbrance Certificates, it would establish that there are no existing charges and mortgages on ITEM NO.2 OF SUBJECT PROPERTY for the period 01.04.1968 to 10.02.2025. However, it is advised to obtain Encumbrance Certificate from 10.02.2025 to till date.
- On the perusal of the Encumbrance Certificates, it would establish that there are no existing charges and mortgages on ITEM NO.3 OF SUBJECT PROPERTY for the period 01.04.1950 to 09.02.2025. However, it is advised to obtain Encumbrance Certificate from 10.02.2025 to till date.
- On the perusal of the Encumbrance Certificates, it would establish that there are no existing charges and mortgages on ITEM NO.4 OF SUBJECT PROPERTY for the period 01.04.2004 to 10.02.2025. However, it is advised to obtain Encumbrance Certificate from 10.02.2025 to till date.

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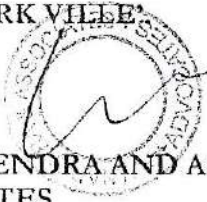


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V. CERTIFICATE:

We certify that:

- a) Mrs. Padama N. wife of late Mr.N.K.Santhosh Reddy, Mr.Srinivas S. and Ms.Bhavya, childrend of late Mr.N.K.Santhosh Reddy are the absolute owners of the 'ITEM No.1 of Subject Property' and their title over the same is clear, valid, good and marketable, subject to verification of EC for the period from 20.08.2021 to till date.
- b) Mr.Muniraju A. son of late Mr.B.Annaiyya, Mrs. Lakshmi P. wife of Mr.Muniraju A., Mr.Akash.M, Mr.Akshay.M, Mr.Manjunath.M, all sons of Mr. Muniraju A., are the absolute owners of the 'ITEM No.2 and ITEM No.3 of Subject Property' respectively and their title over the same is clear, valid, good and marketable, subject to verification of EC for the period from 10.02.2025 to till date
- c) Mr. S.V. Vishwanatha Reddy son of Late Mr.S.L. Venkarashamy Reddy, Mrs. H.Rajini wife of Mr. S.V. Vishwanatha Reddy, Mr. Vinith and Mr.Likith both sons of Mr. S.V. Vishwanatha Reddy are the absolute owners of the 'ITEM No.4 of Subject Property' and their title over the same is clear, valid, good and marketable, subject to verification of EC for the period from 10.02.2025 to till date.
- d) The Developer, M/s. S.J. Constructions, has entered into duly registered Joint Development Agreements and holds valid General Power of Attorneys from the respective landowners, thereby vesting it with legal authority to undertake development and to sell its share of the built-up area/Villa Plots in the proposed project titled 'SJ PARK VILLE'.



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