



SURIYA LAW ASSOCIATES

Flat No.303, 3rd Floor, Motati Meadows, Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191
M.9845087191/9686426282/9535397986

To,

Date.27.03.2026.

M/s. HABULUS HOMES PVT LTD, PAN. AAECH8481R,
A Company incorporated under the Companies Act, 1956,
A Registered Company having its office at
Site No. 1482, 1483, Sri Nilaya Residency - 2, Deccan
Palms Layout, Anantha Nagar, Electronic City Phase 2,
Bengaluru (Bangalore) Urban, Karnataka – 560100.

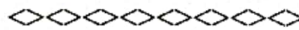
Represented by its Directors

1. Mr. R. VINOD KUMAR, aged about 33 years,
S/o Sri. R. Rajendra Prasad,
Aadhar No. 8346 8732 5962 & PAN. AIWPV8552A

2. Mr. GIDDALURU RAMESH BABU, aged about 38 years,
S/o Sri. Venkateswarlu Giddaluru,
Aadhar No. 6219 3237 0295 & PAN. BEYPG7640K

TITLE CLEARANCE CERTIFICATE

This Legal Opinion is given to **M/s. HABULUS HOMES PVT LTD** based on the photocopies of title documents provided by them.



SCHEDULE PROPERTY

RE:

Item No.I.

All that piece and parcel of property bearing **Converted New Survey No.69/1,** Old Survey No.69, (Converted agricultural to non- agricultural Hi-Tech purpose vide Conversion Order No.ALN (Jigani) SR:68/2016-17, dated:10.05.2017, and the same shall be changed to Residential purposes Vide Re-Conversion order Application No.35428, dated.25.04.2025, both issued by the Deputy Commissioner, Bangalore District, Bangalore) **measuring 2 Acre 20 Guntas,** situated at **MARAGONDANAHALLI VILLAGE,** Jigani Hobli, Anekal Taluk, Bangalore Urban District, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;





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East by : Panchayath Road;
West by : Land in Survey No.72, Presently New Sy No.72/1;
North by : Land in Survey No.70/3 and Private Property;
South by : Land in New Survey No.69/2, Old Survey No.69;

Item No.II

All that piece and parcel of property bearing **Converted New Survey No.70/4**, Old Survey No.70/3, (Converted agricultural to non- agricultural industrial purpose vide Conversion Order No. ALN (Jigani) SR:10/2018-19, Application No.LAND10018138, dated:12.11.2019, and the same shall be changed Residential purposes Vide Re-Conversion order Application No.35429, dated.25.04.2025, both issued by the Deputy Commissioner, Bangalore District, Bangalore) **measuring 20 Guntas**, situated at **MARAGONDANAHALLI VILLAGE**, Jigani Hobli, Anekal Taluk, Bangalore Urban District with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Road;
West by : Land in Survey No.71;
North by : Land in Survey No.70/3;
South by : Land in Survey No.69;

Item No.III

All that piece and parcel of property bearing **Converted Survey No.72/1**, assigned new **Hulimangala Gramapanchayath Katha No.12/72/1**, PID No. **150200102900723832**, (Conversion from agricultural land to non agricultural industrial purpose vide conversion Order No.BDS:ALN(AJ)SR:21/2021-22, dated:25.08.2021, issued by the Deputy Commissioner, Bangalore District, Bangalore), **measuring 2 Acres**, situated at **MARAGONDANAHALLI VILLAGE**, Jigani Hobli, Anekal Taluk, Bangalore Urban District, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Survey No.69 and Survey.No.68;
West by : Land in Survey No.72/2;
North by : Land in Survey No.71;
South by : Hulimangala Village Boundary;





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Item No.IV.

All that piece and parcel of property bearing **Converted Survey No.72/2**, (Converted agricultural to non- agricultural Hi-Tech Industrial (IT/BT) purpose vide Conversion Order No. ALN (AJ) SR:20/2021-22, Application No.242444, dated:25.08.2021, and the same shall be changed Residential purposes Vide Re-Conversion order Application No.35417, dated.25.04.2025, both issued by the Deputy Commissioner, Bangalore District, Bangalore) measuring **2 Acre 15 Guntas**, situated at **MARAGONDANAHALLI VILLAGE**, Jigani Hobli, Anekal Taluk, Bangalore Urban District, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Survey No.72/1;
West by : Land in Survey No.73;
North by : Land in Survey No.71;
South by : Hulimangala Village Boundary;

Item No.V.

All that piece and parcel of property bearing **Converted New Survey No.73/1**, Old Survey No.73, (Converted agricultural to non- agricultural Hi-Tech purpose vide Conversion Order No. ALN (Jigani) SR/54/2016-17, dated:01.03.2017, and the same shall be changed Residential purposes Vide Re-Conversion order Application No.35430, dated.25.04.2025, both issued by the Deputy Commissioner, Bangalore District, Bangalore) measuring **2 Acre 09 Guntas**, situated at **MARAGONDANAHALLI VILLAGE**, Jigani Hobli, Anekal Taluk, Bangalore Urban District, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the;

East by : Land in Survey No.72;
West by : Land in Survey No.74 and Hulimangala Village Boundary ;
North by : Land in Survey No.73/2;
South by : Hulimangala Village Boundary;





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I. LIST OF DOCUMENTS SCRUTINISED:

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
		Item No.I-Survey No.69/1	
01.	13.03.1959	Inam abolition order, Endorsement and form No.VIII in Case No.2 in the name of Sri.B.V.Narayana Iynger and Sri.B.V.Srinath in respect of the above said property.	Copy
02.		Village Map, Akarbandh Durasth, Karda Nakalu, Hissa Survey Tippani, RR balabagada nakalu Atlas in respect of the above said property.	Copy
03.		Record of Rights in respect of the above said property.	Copy
04.		Endorsement issued by the Thasildhar stating that Index of land and Preliminary records in respect of Sy.No.69 is not available.	Copy
05.		RTC Extracts from 1974-75 to 2023-24 in respect of Survey No.69/1 of Margondanahalli Village.	Copy
06.		MR.No.9/1979-80, 1/2007-08, 3/2007-08 and H52/2016-17 in respect of the above said property.	Copy
07.	24.08.1964	Sale deed executed by Sri.B.V.Narayana Iynger Son of Sri.B.Keshava Iynger and his son Sri.B.V.Srinath in favour of Smt.Venkatamma wife of Sri.Papanna registered vide document No.1627/1964-65, Book I, Volume 996, Pages 222 to 223 registered in the office of the Sub-registrar Anekal, measuring 3 Acres 14 Guntas.	Copy
08.	27.04.2000	Sale deed executed by Smt.Venkatamma wife of Sri.Papanna and her son Sri.P.Nagaraju in favour of Sri.Safeer Khan Son of Ahamadulla Khan registered vide document No.4617/2002-03, Book I, registered in the office of the Sub-registrar Anekal in respect of Sy.No.69 measuring 17.5 Guntas.	Copy





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09.	01.06.2002	Sale deed executed by Sri.P.Nagaraju Son of Papanna, Smt.Venkatamma Wife of Papanna and Kumari Kavya Daughter of Sri.P.Nagaraju in favour of Sri.Safeer Khan Son of Ahamadulla Khan, registered vide document No.1703/2002-03, Book I, registered in the office of the Sub-registrar Anekal in respect of Sy.No.69 measuring 2 Acres 2 ½ Guntas.	Copy
10.	17.03.2014	General Power of Attorney executed by Sri.Safeer Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.394/2013-14, Book IV, registered in the office of the Sub-registrar Basavanagudi Attibele. measuring 2 Acres 20 Guntas for the sale of the said property to the Prospective Purchaser/s	Copy
11.	05.12.2014	Sale deed executed by Sri.Safeer Khan Son of Ahamadulla Khan represented by his registered GPA Holder K.R.Sridhar in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.3841/2014-15, Book I, registered in the office of the Sub-registrar Basavanagudi (Jigani).	Copy
12.	30.03.2016	Agreement of Sale executed by Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy in favour of Sri.H.V.Dharmesh Son of Late Venkataramanappa registered vide document No.6295/2015-16, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy
13.	23.01.2017	Sale deed executed by Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy in favour of Sri.H.V.Dharmesh Son of Late Venkataramanappa registered vide document No.6346/2016-17, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy
14.	16.03.2017	48 A Endorsement issued by the Thasildhar in	Copy





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		respect of the above said property.	
15.	02.03.2017	PTCL Endorsement issued by the Assistant Commissioner.	Copy
16.	20.03.2017	NOC issued by Karnataka Industrial Area Development Board.	Copy
17.	07.04.2017	NOC issued by the Bangalore Development Authority.	Copy
18.		Conversion Charges and Conversion Sketch	Copy
19.	10.05.2017	Conversion order bearing No.ALN.(Jigani).SR:68/2016-17 issued by the Deputy Commissioner, Bangalore District, Bangalore in respect of the above said property. (Converted agricultural to non- agricultural Hi-Tech purpose)	Copy
20.	25.04.2025	Revised Conversion order Application No.35428, issued by the Deputy Commissioner, Bangalore District, Bangalore. (Converted agricultural to non- agricultural Hi-Tech purpose vide Conversion Order No.ALN (Jigani) SR:68/2016-17, dated:10.05.2017, and the same shall be changed to Residential purposes)	Copy
23.		E- Katha in the name of Sri.H.V.Dharmesh Son of Late Venkataramanappa in respect of the above said property.	Copy
21.	19.07.2024	Agreement of Sale executed by Sri.H.V.Dharmesh Son of Late Venkataramanappa in favour of M/s.Habulus Homes Pvt Ltd registered vide document No.5077/2024-25, Book I, registered in the office of the Sub-registrar Basavanagudi (Athibele) Anekal.	Copy
22.	01.09.2025	Sale deed executed by Sri.H.V.Dharmesh Son of Late Venkataramanappa in favour of M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru	Copy





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		Ramesh Babu registered vide document No.4085/2025-26, Book I, registered in the office of the Sub-registrar Anekal.	
24.		Encumbrance Certificate from 1.04.1940 to 31.03.2004, 1.04.2004 to 07.03.2026 in respect of the above said property.	Copy
		Item No.II-Survey No.70/4	
25.	13.03.1959	Inam abolition order, Endorsement and form No.VIII in Case No.2 in the name of Sri.B.V.Narayana Iynger and Sri.B.V.Srinath in respect of the above said property.	Copy
26.		Village Map, Akarbandh Durasth, Karda Nakalu, Hissa Survey Tippani, RR balabagada nakalu Atlas in respect of the above said property.	Copy
27.		Record of Rights in respect of the above said property.	Copy
28.		RTC Extracts from 1969-70 to 1983-84 1989-90 to 2008-09, 2010-11 to 2019-20 and 2023-2024 in respect of Survey No.70/4 of Margondanahalli Village.	Copy
29.		MR.No.9/1979-80, 3/2007-08, H69/2015-16, T8/2017-18 and H18/2017-18 in respect of the above said property.	Copy
30.	24.08.1964	Sale deed executed by Sri.B.V.Narayana Iynger Son of Sri.B.Keshava Iynger and his son Sri.B.V.Srinath in favour of Smt.Venkatamma wife of Sri.Papanna registered vide document No.1627/1964-65, Book I, Volume 996, Pages 222 to 223 registered in the office of the Sub-registrar Anekal.	Copy
31.	27.04.2000	Sale deed executed by Smt.Venkatamma wife of Sri.Papanna and her son Sri.P.Nagaraju in favour of Sri.Safeer Khan Son of Ahamadulla Khan registered vide document No.4617/2002-03, Book I, registered in the office of the Sub-registrar Anekal.	Copy





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32.	17.03.2014	General Power of Attorney executed by Sri.Safeer Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.394/2013-14, Book IV, registered in the office of the Sub-registrar Basavanagudi Attibele.	Copy
33.	05.12.2014	Sale deed executed by Sri.Safeer Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.3838/2014-15, Book I, registered in the office of the Sub-registrar Basavanagudi (Jigani).	Copy
34.		Order in RRT/J/CR/59/16-17 in the court of the Thashildhar.	Copy
35.	30.03.2016	Agreement of Sale executed by Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy in favour of Sri.H.V.Dharmesh Son of Late Venkataramanappa registered vide document No.6296/2015-16, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy
36.	20.11.2017	Sale deed executed by Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy in favour of Sri.H.V.Dharmesh Son of Late Venkataramanappa registered vide document No.4581/2017-18, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy
37.	13.05.2024	PTCL Endorsement issued by the Assistant Commissioner.	Copy
38.	26.02.2019	NOC issued by Karnataka Industrial Area Development Board.	Copy
39.	07.04.2017	NOC issued by the Bangalore Development Authority.	Copy
40.	16.03.2019	NOC issued by the Bangalore Development Authority.	
41.	10.10.2019	Conversion Intimation letter	Copy
42.	12.11.2019	Conversion Order No. ALN (Jigani) SR:10/2018-	Copy





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		19, Application No.LAND10018138, issued by the Deputy Commissioner, Bangalore District, Bangalore.	
43.	25.04.2025	Re-Conversion order Application No.35429, issued by the Deputy Commissioner, Bangalore District, Bangalore.	Copy
44.	01.09.2025	Sale deed executed by Sri.H.V.Dharmesh Son of Late Venkataramanappa in favour of M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu registered vide document No.4084/2025-26, Book I, registered in the office of the Sub-registrar Anekal.	Copy
45.		E Katha in the name of Sri.H.V.Dharmesh Son of Late Venkataramanappa in respect of the above said property.	Copy
46.		Encumbrance Certificate from 1.04.1940 to 31.03.2004 and 1.04.2004 to 07.03.2026 in respect of the above said property.	Copy
		Item No.III- Survey No.72/1	
47.		Village Map, Akarbandh Durasth, RR balabagada nakalu and Atlas in respect of the above said property.	Copy
48.		Endorsement issued by the Thasildhar stating that Index of land and Preliminary records in respect of Sy.No.72 is not available.	Copy
49.		RTC Extracts from 1969-70 to 2022-23 in respect of Survey No.72/1 of Margondanahalli Village.	Copy
50.		Mutation register Extract No.6/1981-82, 42/2002-03, H69/2015-16, H14/2016-17 and T14/2021-22.	Copy
51.		Endorsement issued by the Thasildhar stating that Inam order bearing Case No.3/1958-59 is not available.	Copy
52.		Form No.VIII in case No.3/1958-59 in the name of Sri.Angadi Narasimhaiah.	Copy





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53.	08.02.1957	Sale deed executed by Sri.Ramaiah Reddy and Sri.Angadi Narasimhaiah both Sons of Narappa Reddy in favour of Smt.Jaheera Beeamma Wife of Sri.Abdul Razack registered vide document No.2653/1956-57, Book I, Volume 779, pages 84 to 87 registered in the office of the Sub-registrar Anekal.	Copy
54.	07.07.1972	Sale deed executed by Smt.Jaheera Beeamma Wife of Sri.Abdul Razack and her children Mehaboob Jhan, Nawaz Jhan and others in favour of Sri.P.Lingappa Son of Sri.B.Papanna registered vide document No.1304/1972-73, Book I, pages 52 to 54, Volume 1179, registered in the office of the Sub-registrar Anekal.	Copy
55.	3.10.2002	Sale deed executed by Sri.P.Lingappa Son of B. Papanna and his son Sri.B.L.Lingaraju in favour of Sri.Safeer Khan Son of Ahamadulla Khan registered vide document No.7474/2002-03, Book I, registered in the office of the Sub-registrar Anekal in respect of Sy.No.72 measuring 2 Acres.	Copy
56.	11.04.2014	General Power of Attorney executed by Sri.Safeer Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.10/2014-15, Book IV, registered in the office of the Sub-registrar Basavanagudi Attibele.	Copy
57.	05.12.2014	Sale deed executed by Sri.Saffir Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.3837/2014-15, Book I, registered in the office of the Sub-registrar Basavanagudi (Jigani).	Copy
58.	30.03.2016	Agreement of Sale executed by Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy in favour of Smt.Nalini Dharmesh Wife of Sri.H.V.Dharnesh registered vide document No.6293/2015-16.	Copy





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		Book I, registered in the office of the Sub-Registrar Basavanagudi (Anekal) in respect of the above said property.	
59.	18.08.2016	Sale deed executed by Sri.K.S.Sridhara Son of Sri.K.Y.Rama Reddy in favour of Smt.Nalini Dharmesh Wife of Sri.H.V.Dharmesh registered vide document No.3056/2016-17, Book I, registered in the office of the Sub-registrar Basavanagudi (Jigani).	Copy
60.	20.12.2016	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
61.	08.08.2023	PTCL Endorsement issued by the Assistant Commissioner.	Copy
62.	12.01.2017	NOC issued by the Bangalore Development Authority.	Copy
63.	27.07.2021	NOC issued by Karnataka Housing Board in respect of the above said property.	Copy
64.	27.07.2021	NOC issued by the Karnataka Industrial Area development Board.	Copy
65.		Conversion Charges and Conversion Sketch	Copy
66.	25.08.2021	Conversion Order bearing No.BDS:ALN(AJ)SR:21/2021-22, issued by the Deputy Commissioner, Bangalore District, Bangalore.	Copy
67.	25.04.2025	Re-Conversion order Application No.35420 issued by the Deputy Commissioner, Bangalore District, Bangalore.	Copy
68.	27.02.2025	Sale deed executed by Smt.Nalini Dharmesh Wife of Sri.H.V.Dharmesh in favour of M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu, M/s.Sai Balaji Builders represented by its Managing partner Sri.M.Durgapathi Naidu Son of Sri.Veerawamy Naidu, registered vide document No.11136/2024-	Copy





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		25, Book I, registered in the office of the Sub-registrar Anekal.	
69.	11.12.2025	Joint Development Agreement entered between M/s.Sai Balaji Builders represented by its Managing partner Sri.M.Durgapathi Naidu Son of Sri.Veerawamy Naidu and M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu registered vide document No.9364/2025-26, Book I, registered in the office of the Sub-registrar Basavanagudi (Athibele) Anekal.	Copy
70.	11.12.2025	General Power of Attorney executed by M/s.Sai Balaji Builders represented by its Managing partner Sri.M.Durgapathi Naidu Son of Sri.Veerawamy Naidu in favour of M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu registered vide document No.610/2025-26, Book IV, registered in the office of the Sub-registrar Basavanagudi (Athibele) Anekal.	Copy
71.		Katha issued by Hulimangala Gramapanchayath bearing Katha No.12/72/1, PID No. 150200102900723832 in the name of Smt.Nalini Dharmesh.	Copy
72.		Encumbrance certificate from 1.04.1940 to 31.03.2004 and 1.04.2004 to 7.03.2026.	Copy
		Item No.IV- Survey No.72/2	
73.		Endorsement issued by the Thasildhar stating that Index of land and Preliminary records in respect of Sy.No.72 is not available.	Copy
74.		RTC Extracts from 2001-02 to 2022-2023 in respect of Survey No.72/2 of Margondanahalli Village.	Copy
75.		Mutation register Extract No.H60/2012-13, H69/2015-16, H15/2016-17 and T15/2021-22.	Copy
76.		Endorsement issued by the Thasildhar stating that Inam order bearing Case No.3/1958-59 is not	





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		available.	
77.		Form No.VIII in case No.3/1958-59 in the name of Sri.Angadi Narasimhaiah.	Copy
78.	08.02.1957	Sale deed executed by Sri.Ramaiah Reddy and Sri.Angadi Narasimhaiah both Sons of Narappa Reddy in favour of Smt.Jaheera Beeamma Wife of Sri.Abdul Razack registered vide document No.2653/1956-57, Book I, Volume 779, pages 84 to 87 registered in the office of the Sub-registrar Anekal.	Copy
79.	07.07.1972	Sale deed executed by Smt.Jaheera Beeamma Wife of Sri.Abdul Razack and her children Mehaboob Jhan, Nawaz Jhan and others in favour of Sri.P.Lingappa Son of Sri.B.Papanna registered vide document No.1304/1972-73, Book I, pages 52 to 54, Volume 1179, registered in the office of the Sub-registrar Anekal.	Copy
80.	28.02.2002	Sale deed executed by Sri.P.Lingappa Son of B. Papanna and his son Sri.B.L.Lingaraju in favour of Sri.Safeer Khan Son of Ahamadulla Khan registered on 29.08.2011 vide document No.2148/2011-12, Book I, registered in the office of the Sub-registrar Anekal in respect of Sy.No.72 measuring 2 Acres 15 Guntas.	Copy
81.	11.04.2014	General Power of Attorney executed by Sri.Safeer Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.10/2014-15, Book IV, registered in the office of the Sub-registrar Basavanagudi Attibele.	Copy
82.	05.12.2014	Sale deed executed by Sri.Saffir Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.3836/2014-15, Book I, registered in the office of the Sub-registrar Basavanagudi (Jigani).	Copy





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Old Madras Road, C.V.Raman Nagar Post, Bangalore-560 093, M: 9845087191
M.9845087191/9686426282/9535397986

83.	30.03.2016	Agreement of Sale executed by Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy in favour of Smt.Nalini Dharmesh Wife of Sri.H.V.Dharnesh registered vide document No.6297/2015-16, Book I, registered in the office of the Sub-Registrar Basavanagudi (Anekal) in respect of the above said property.	Copy
84.	18.08.2016	Sale deed executed by Sri.K.S.Sridhara Son of Sri.K.Y.Rama Reddy in favour of Smt.Nalini Dharmesh Wife of Sri.H.V.Dharnesh registered vide document No.3054/2016-17, Book I, registered in the office of the Sub-registrar Basavanagudi (Jigani).	Copy
85.	20.12.2016	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
86.	08.08.2023	PTCL Endorsement issued by the Assistant Commissioner.	Copy
87.	12.01.2017	NOC issued by the Bangalore Development Authority.	Copy
88.	27.07.2021	NOC issued by Karnataka Housing Board in respect of the above said property.	Copy
89.	27.07.2021	NOC issued by the Karnataka Industrial Area development Board.	Copy
90.		Conversion Charges and Conversion Sketch	Copy
91.	25.08.2021	Conversion Order bearing No.BDS:ALN(AJ)SR:20/2021-22, issued by the Deputy Commissioner, Bangalore District, Bangalore	Copy
92.	25.04.2025	Re-Conversion order Application No.35417 issued by the Deputy Commissioner, Bangalore District, Bangalore.	Copy
93.	01.09.2025	Sale deed executed by Smt.Nalini Dharmesh Wife of Sri.H.V.Dharnesh in favour of M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu, registered vide document No.4083/2025-26, Book I, registered in the office	Copy





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		of the Sub-registrar Anekal.	
94.		Katha issued by Hulimangala Gramapanchayath bearing Katha No.11/72/2, PID No. 150200102900723831 in the name of Smt.Nalini Dharmesh.	Copy
95.		Encumbrance certificate from 1.04.1940 to 31.03.2004 and 1.04.2004 to 07.03.2026.	Copy
		ITEM NO.V-Survey No.73/1	
96.		Village Map, Akarbandh Durasth, Karda Nakalu, Atlas and RR Balabagada Nakalu	Copy
97.		Endorsement issued by the Thasildhar stating that Index of land and Preliminary records in respect of Sy.No.73 is not available.	Copy
98.		Endorsement issued by the Thasildhar stating that MR.No.1/79-80 is not available.	Copy
99.		RTC Extracts from 1969-70 to 2022-2023 in respect of Survey No.73/1 of Margondanahalli Village.	Copy
100.		Mutation register Extract No.2/2007-08, H68/2015-16, and H83/2018-19.	Copy
101.	28.09.1949	Sale deed executed by Sri.B.V.Narayana Iynger in favour of Sri.Puttaiah Son of Sri.Venkatakrishnappa, Sri.Muniyappa registered vide document No.548/1949-50, Book I, Volume 622, pages 144 to 145, registered in the office of the Sub-Registrar Anekal.	Copy
102.	05.08.1957	Sale deed executed by Smt.Jayamma Wife of Puttaiah and Smt.Papamma Wife of Nanjappa in favour of Sri.Munivenkatappa Son of Hanumanthappa registered vide document No.1461/1957-58, Book I, Volume 793, pages 156 to 158, registered in the office of the Sub-Registrar Anekal.	Copy
103.	06.06.1958	Sale deed executed by Sri.Munivenkatappa Son of Hanumanthappa in favour of Smt.Jaheerabiamma Wife of Abdul Razack registered vide document No.1083/1958-59	Copy





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		Book I, pages 222 to 223, registered in the office of the Sub-Registrar Anekal.	
104.	07.07.1972	Sale deed executed by Smt.Jaheera Beeamma Wife of Sri.Abdul Razack and her children Mehaboob Jhan, Nawaz Jhan and others in favour of Sri.P.Lingappa Son of Sri.B.Papanna registered vide document No.1304/1972-73, Book I, pages 52 to 54, Volume 1179, registered in the office of the Sub-registrar Anekal.	Copy
105.	16.03.2000	Sale deed executed by Sri.P.Lingappa Son of B. Papanna and his son Sri.B.L.Lingaraju in favour of Sri.Safeer Khan Son of Ahamadulla Khan registered vide document No.3681/2000-01, Book I, Volume 2252, Pages 156 to 162, registered in the office of the Sub-registrar Anekal.	Copy
106.	17.03.2016	General Power of Attorney executed by Sri.Safeer Khan Son of Ahamadulla Khan in favour of Sri.K.R.Sridhara Son of Late K.Y.Rama Reddy registered vide document No.562/2015-16, Book IV, registered in the office of the Sub-registrar Basavanagudi Anekal.	Copy
107.	30.03.2016	Agreement of Sale executed by Sri.Safeer Khan Son of Ahamadulla Khan represented by his GPA Holder Sri.K.R.Sridhara in favour of Sri.H.V.Dharnesh registered vide document No.6294/2015-16, Book I, registered in the office of the Sub-Registrar Basavanagudi (Anekal) in respect of the above said property.	Copy
108.	22.06.2016	Sale deed executed by Sri.Safeer Khan Son of Ahamadulla Khan represented by his GPA Holder in favour of Sri.H.V.Dharnesh registered vide document No.1841/2016-17, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy





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109.	3.09.2021	Release deed executed by Sri.Ramu @ Ramaiah and his Wife Smt.Rathnamma and children R.Deepika and others in favour of Sri.H.V.Dharmesh registered vide document No.3449/2021-22, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy
110.	20.12.2016	48 A Endorsement issued by the Thasildhar in respect of the above said property.	Copy
111.	08.08.2023	PTCL Endorsement issued by the Assistant Commissioner.	Copy
112.	12.01.2017	NOC issued by the Bangalore Development Authority.	Copy
113.	17.01.2017	NOC issued by the Karnataka Industrial Area development Board.	Copy
114.		Conversion Charges and Conversion Sketch	Copy
115.	13.02.2017	Conversion Intimation Letter	Copy
116.	01.03.2017	Conversion Order bearing No.BDS:ALN(J)SR:54/2016-17, issued by the Deputy Commissioner, Bangalore District, Bangalore	Copy
117.	25.04.2025	Re-Conversion order Application No.35430 issued by the Deputy Commissioner, Bangalore District, Bangalore.	Copy
118.	22.08.2025	Confirmation deed executed by Sri.M.Chandradas Son of late Munivenkatappa in favour of Sri.H.V.Dharmesh Son of Late Sri.Venkataramanappa, registered vide document No.3902/2025-26, Book I, registered in the office of the Sub-registrar Basavanagudi (Anekal).	Copy
119.	01.09.2025	Joint Development Agreement entered between Sri.H.V.Dharmesh Son of Late Sri.Venkataramanappa and M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu registered vide document No.4082/2025-26, Book I, registered in the office of the Sub-registrar	Copy





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		Basavanagudi (Anekal).	
120.		General Power of Attorney executed by Sri.H.V.Dharmesh Son of Late Sri.Venkataramanappa in favour of M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu registered vide document No.392/2025-26, Book IV, registered in the office of the Sub-registrar Basavanagudi Anekal.	Copy
121.		Katha issued by Hulimangala Gramapanchayath bearing Katha No.9/73/1, PID No. 150200102900723829 in the name of Smt.Nalini Dharmesh.	Copy
122.		Encumbrance certificate from 1.04.1949 to 31.03.2004 and 1.04.2004 to 07.03.2026.	Copy
		Common Documents	
123.		AOA, MOA, Registration Certificate and Certificate of Incorporation of HABULUS HOMES PRIVATE LIMITED.	Copy
124.	08.12.2025	Relinquishment deed executed by Sri.H.V.Dharmesh Son of Late Sri.Venkataramanappa represented by his GPA holder M/s.Habulus Homes Pvt Ltd in favour of Government of Karnataka registered vide document No.7655/2025-26, Book I, registered in the office of the Sub-Registrar Basavanagudi (Sarjapura).	Copy
125.	05.01.2025	NOC issued by the Bharat Sanchar Nigam Limited	Copy
126.	21.01.2025	NOC issued by the Bangalore Electricity Supply Company Limited.	Copy
127.	06.08.2025	Residential development plan issued by the Bangalore Development Authority.	Copy
128.	08.12.2025	NOC issued by issued by Hulimangala Gramapanchayath for Water Supply and Road.	





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M.9845087191/9686426282/9535397986

129.	31.01.2026	NOC issued by the SEIAA in respect of the above said property.	Copy
130.	19.02.2026	NOC issued by the Karnataka State Pollution Control Board.	Copy
131.		Building Plan.	Copy
132.		Katha issued by Hulimangala Gramapanchayath bearing Katha No.42/69/1/70/4/72/1/72/2/73/1, PID No. 150200102900725802 in the names of M/s.Habulus Homes Pvt Ltd and others.	Copy

II. ENCUMBRANCES:

There are no encumbrances or minor claims over the subject property till date in respect of above said property, However it is advisable to verify encumbrance certificate till date, subject to which this legal opinion is given.

III. CERTIFICATE

Therefore I certify that M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu are the owners and they would derive marketable title to sell the Flats that has been allocated to Builder share under the joint development agreement, alongwith proportionate undivided share in the land over the Property described at Para in the project Known as "**HABULUS OASIS GROVE**" and M/s.Habulus Homes Pvt Ltd represented by its Directors Sri.R.Vinod Kumar and Giddalauru Ramesh Babu, M/s.Sai Balaji Builders represented by its Managing partner Sri.M.Durgapathi Naidu Son of Sri.Veerarwamy Naidu Sri.H.V.Dharmesh Son of Late Sri.Venkataramanappa the Owner would derive marketable title to sell the remaining flats in respect of Schedule property. There are no claims of minor or other persons/s and there are no charges, encumbrances or mortgages for the property described under Para.


(MURTHY. S)
ADVOCATE

S. MURTHY
Advocate

M/S SURIYA LAW ASSOCIATES

Flat No. 303, 3rd Floor, Motati Meadows,
Nagavarapalya Main Road, Benniganahalli,
Old Madras Road, C.V. Raman Nagar Post,
Bangalore - 560 093. Mob.98450 87191

