



16th MARCH, 2026

PROJECT TITLE SCRUTINY REPORT

FOR

**HAVEN BY
M/s. KSR BUILDER & DEVELOPERS,
BENGALURU.**

Privileged & Confidential



Bengaluru,
Date: 16.03.2026.

To,
M/s. KSR BUILDER & DEVELOPERS,
Bengaluru.
Sir,

Sub: Title Scrutiny Report-reg.

I have pursued the Photocopies of documents furnished for the title opinion and herewith furnishing my Legal Scrutiny Report in respect of the Residential Apartment Building constructed over the Residentially converted land bearing Survey No.21/3 (Old No.21/1), measuring Plot area 8242.20 sq.mtrs & Road 863.10 sq.mtrs out of 2 Acres 10 Guntas (9105.30 sq. mtrs), having Khatha bearing No.1524/21/3, PID No. 150200203100520870, in the Project known as "HAVEN", situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District.

NAME OF THE PRESENT OWNER/S	Sri.M.Rama Rangeswar Reddy
PROJECT PROPERTY DETAILS	Sy.No.21/3 (Old No.21/1), measuring 2 Acres 10 Guntas, situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District
PROJECT EXTENT	Plot area 8242.20 sq.mtrs & Road 863.10 sq.mtrs out of 2 Acres 10 Guntas (9105.30 sq. mtrs)
LAND CONVERSION DETAILS	Official Memorandum, dated 20.02.2023, bearing No. 431246, issued by the Deputy Commissioner, Bengaluru District, Bengaluru (Layout-Residential).
LAND PROPERTY TAX DETAILS	2024-25
LAND KHATHA DETAILS	1524/21/3, PID No. 150200203100520870
TYPE OF DEVELOPMENT	Residential Apartment (BF+GF+04 Upper Floor: 136 Units)
NAME OF THE BUILDER/DEVELOPER	M/s. KSR BUILDER & DEVELOPERS
SHARING RATIO	35%:65%
PROJECT NAME	HAVEN
APPROVED PLAN	BIAAP/TP/CC/294/2025-26, BIAAPA, Devanahalli (BF+GF+04UF with 136 units (Block-A,B), dated 12.03.2026. (Validity: 12.03.2026 to 11.03.2028)
COMMENCEMENT CERTIFICATE	BIAAP/TP/CC/294/2025-26/3446 issued by the Joint Director and Member Secretary, Urban and Urban Development, BIAAPA, Devanahalli, dated 12.03.2026.

I. DESCRIPTION OF THE SCHEDULE PROPERTY

All that piece and parcel of the Residentially converted land bearing Survey No.21/3 (Old No.21/1), measuring 2 Acres 10 Guntas, having E-Khatha bearing No. 150200203100520870 (1524/21/3) (Form -9,11A) issued by the PDO, Meenanukunte, measuring 8242.200000 sq.mtrs & 150200203100520860 (21/3/ROAD) (Form -9,11A) issued by the PDO, Meenanukunte, measuring 863.100000 sq.mtrs for road purpose, converted from agricultural purpose to non-agricultural Layout-Residential purpose vide Official Memorandum, dated 20.02.2023, bearing No. 431246, issued by the Deputy Commissioner, Bengaluru District, Bengaluru, situated at



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Baiyyannahalli Village, Jala Hobli, Bengaluru North (Additional) Taluk, Bengaluru Urban District and bounded on the;

East by : Sy.No.21 belongs to M/s. India Packaging Products Pvt Ltd;
West by : Sy.No.21 belongs to Smt.Sagi Surya Kumari @ Sunitha;
North by : Public Road;
South by : Sy.No.57 of Bayannahalli Village.

II. DESCRIPTION OF LIST OF DOCUMENTS SCRUTINISED BY ME:

SL. NO.	DATE OF DOCUMENT	NAME AND DESCRIPTION OF DOCUMENT
1.	08.03.1961	Partition Deed executed between Smt.Akkayamm, w/o. Late Bhajanamane Anjinappa, Master.Ramanjanappa, s/o. Late Bhajanamane Anjinappa as a minor he is represented by his mother & natural guardian Smt.Akkayamma & Sri.C.N.Hanumantharayappa, s/o.Narayanappa (his 1 st wife son), Smt.Ramakka, w/o. Narayanappa, Master.Nagaraju, Master.Ramakrishnappa both are children of Narayanappa (his 2 nd wife) both are minors since represented by their mother & natural guardian Smt.Ramakka, registered as Document bearing No.3295/1960-61, Book 1, Volume 806, at pages 60 to 73, registered in the office of the Sub-Registrar, Devanahalli Town as per said partition deed the land bearing Sy.No.21, measuring 2 Acres 10 Guntas got allotted to the share of Sri.C.N.Hanumantharayappa, s/o.Narayanappa (his 1 st wife son), Smt.Ramakka, w/o. Narayanappa, Master.Nagaraju, Master.Ramakrishnappa.
2.	13.11.1961	Sale Deed executed by Sri.C.N.Hanumantharayappa and his minor brothers Master Nagaaj, Master Ramakrishna represented by their mother & natural guardian Smt.Ramakka in favour of Sri.Munishamappa, registered as Document bearing No.2156/1961-62, Book 1, Volume 832, at pages 224 to 227, registered in the office of the Sub-Registrar, Devanahalli Town in respect of the land bearing Sy. No. 21, measuring 1 Acres 5 Guntas.
3.	13.11.1961	Sale Deed executed by Sri.C.N.Hanumantharayappa and his minor brothers Master Nagaaj, Master Ramakrishna represented by their mother & natural guardian Smt.Ramakka in favour of Sri.G.P.Patalappa, registered as Document bearing No.2157/1961-62, Book 1, Volume 833, at pages 53 to 56, registered in the office of the Sub-Registrar, Devanahalli Town in respect of the land bearing Sy. No. 21, measuring 1 Acres 5 Guntas.
4.	19.05.1966	Sale Deed executed by Sri.G.P.Patalappa, Sri.Munishamappa in favour of Sri.D.Annayappa, registered as Document bearing No.364/1966-67, Book 1, Volume 957, at pages 80 to 82, registered in the office of the Sub-Registrar, Devanahalli Town in respect of the land bearing Sy. No. 21, measuring 2 Acres 10 Guntas.
5.	10.03.1975	Sale Deed executed by Sri.D.Annayappa in favour of Sri.Muninanjappa, registered as Document bearing No.5388/1974-75, Book 1, registered in the office of the Sub-Registrar, Devanahalli Town in respect of the land bearing Sy. No. 21, measuring 2 Acres 10 Guntas.
6.	09.06.1986	Sale Deed executed by Sri.Muninanjappa in favour of Smt.Lakshamma, w/o. Munianjinappa (D/o. Giddappa), registered as Document bearing



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		No.469/1986-87, Book 1, Volume 1330, at pages 20 to 22, registered in the office of the Sub-Registrar, Devanahalli Town in respect of the land bearing Sy. No. 21, measuring 2 Acres 10 Guntas.
7.	29.12.2000	Mortgage Deed executed by Smt.Lakshamma, Sri.Munianjinappa, Sri.Madhusekhar in favour of Prathamika Sahakara Krushi Grameena Bank (Primary Cooperative Agriculture and Rural Bank), Bengaluru North, registered as Document bearing Sl.No.73/2000-01, Part IV, Volume SF113 at page 113, registered in the office of the Sub-Registrar, Yelahanka in respect of property bearing Sy.No.21, measuring 2 Acres 10 Guntas.
8.	04.04.2007	Loan Payment Clearance Letter Prathamika Sahakara Krushi Grameena Bank (Primary Cooperative Agriculture and Rural Bank), Bengaluru North
9.	02.06.2007	MR.No.50-2006-07 (RRTCR-2006-07, dated 04.04.2007).
10.	04.10.2008	Mortgage Deed executed by Smt.Lakshamma in favour of Sericulture cum Farmers Services co-operative Bank, registered as Document bearing No.JAL-1-1764-2008.09, Book 1, stored in C.D.No. JALD29, registered in the office of the Sub-Registrar, Jala, Bengaluru in respect of Property bearing Sy.No.21, measuring 2 Acres 10 Guntas.
11.	24.11.2008	MR.No.8-2008.09.
12.	07.02.2025	Discharge Deed executed between Sericulture cum Farmers Services co-operative Bank and Sri.M.Rama Rangeswar Reddy, s/o. Late Prasad Reddy Molkala, registered as Document bearing No.HBB-1-02515/2024-25, Book 1, registered in the office of the Sub-Registrar, Gandhinagar (Hebbala), Bengaluru in respect of the property bearing Sy.No.21/3, measuring 2 Acres 10 Guntas.
13.	28.11.2019	Sale Agreement executed between Smt.Lakshamma and Sri.N.Ramesh Babu, registered as Document bearing No.GNR-1-03746/2019-20, Book 1, stored in C.D.No.GNRD389, registered in the office of the Sub-Registrar, Gandhi Nagar (Ganaga Nagar), Bengaluru to sold the property bearing Sy.No.21, measuring 30 Guntas
14.	15.11.2021	Cancellation Deed executed by Sri.N.Ramesh Babu, s/o. R.Narayanappa in favour of Smt.Lakshamma and others, registered as Document bearing No.BYP-1-05529/2021-22, Book 1, stored in C.D.No.BYPD978, registered in the office of the Sub-Registrar, Byataranapura in respect of the property bearing Sy.No.21, measuring 30 Guntas.
15.	05.08.2021	MR.No.H8/2020-21.
16.	11.02.2021	Genealogical Tree of Smt.Lakshamma issued by the Tahsildar, Jala 2 Hobli.
17.	03.09.2014	Death Certificate bearing No.07/2014 of Sri.Munianjinappa issued by the Village Accountant, Tarabanahalli circle, Jala Hobli.
18.	07.10.2014	Death Certificate bearing No.10/2014 of Sri.Prakash issued by the Village Accountant, Tarabanahalli circle, Jala Hobli.
19.	12.11.2020	Death Certificate of Smt.Lakshamma issued by Health Inspector/Officer, Devanahalli (TMC), Devanahalli Taluk, Bengaluru Rural District.
20.	28.04.2022	MR.No.T14/2021-22 for phodi of Sy.No.21, measuring 6 Acres 31 Guntas into; Sy.No.21/1, measuring 2 Acres 10 Guntas (Swapna.C.R, Sujatha, Mohan Kumar.C.M). Sy.No.21/1, measuring 2 Acres 10 Guntas (Sagi Suryakumari @ Sunitha) Sy.No.21/1, measuring 01 Gunta (Bhajanamane Narayanappa) Sy.No.21/2, measuring 2 Acres 10 Guntas (S.Kannan).



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21.	16.05.2022	MR.No.T16/2021-22 for phodi of Sy.No.21/1, measuring 4 Acres 21 Guntas into; Sy.No.21/1, measuring 2 Acres 10 Guntas (Sagi Suryakumari @ Sunitha) Sy.No.21/3, measuring 2 Acres 10 Guntas (Swapna.C.R, Sujatha, Mohan Kumar.C.M). Sy.No.21/4, measuring 01 Gunta (Bhajanamane Narayanappa)
22.	17.05.2022	Sale Deed executed by (1) Smt.R.Swapna, w/o. Late Madhusekher, (2) Sri.C.M.Akash, s/o. Late Madhusekher, (3) Si.C.M.Mohan kumar, s/o. Late Nunianjanappa and Lakshamma, (4) Smt.C.V.Kaveri, w/o. C.M.Mohan Kumar, (5) Kum.M.Prarthana, (6) Master.Ahal Nayak both are children of C.M.Mohan Kumar and both are minors since they are represented by their father and natural guardian Sri.C.M.Mohan Kumar, (7), Smt.Sujata, d/o.Munianjanappa and Lakshmma, (8) Sri.Chindu, (9) Sri.R.Muni Kumar both are children of Smt.Sujatha, in favour of Sri.M.Rama Rangeswar Reddy , registered as Document bearing No.BYP-1-01287/2022-23, Book 1, stored in C.D.No.BYPD1116, registered in the office of the Sub-Registrar, Byatarayanapura, Bengaluru in respect of the Property bearing Sy.No.21, measuring 2 Acres 10 Guntas.
23.	15.09.2022	Order in RRT(Vivada)CR/119/2022-23 passed by the Special Tahsildar court, Yelahanka Taluk, Bengaluru for transferring of Khatha in the name of Sri.M.Rama Rangeswar Reddy.
24.	02.09.2024	MR.No.T6/2022-23.
25.	15.10.2025	Joint Development Agreement executed between Sri.M.Rama Rangeswar Reddy and M/s. KSR Builders & Developers represented by its Managing partner U.A.Eresha, registered as Document bearing No.HBB-1-01646/2025-26, Book 1, registered in the office of the Sub-Registrar, Gandhinagar (Hebbal), Bengaluru in respect of Property bearing Sy.No.21/3, measuring 2 Acres 10 Guntas.
26.	15.10.2025	General Power of Attorney executed by Sri.M.Rama Rangeswar Reddy in favour of M/s. KSR Builders & Developers represented by its Managing partner U.A.Eresha, registered as Document bearing No.HBB-4-01646/2025-26, Book 4, registered in the office of the Sub-Registrar, Gandhinagar (Hebbal), Bengaluru in respect of Property bearing Sy.No.21/3, measuring 2 Acres 10 Guntas.
27.	02.04.2026	Un-Registered Sharing Agreement executed between Sri.M.Rama Rangeswar Reddy and M/s. KSR Builders & Developers represented by its Managing partner U.A.Eresha for the sharing of flats/apartments constructed over the Property bearing Sy.No.21/3, measuring 2 Acres 10 Guntas in the project known as "HAVEN".
28.		RTC extracts for the period from 1968-69 to 1972-73 in respect of Sy.No.21, measuring 6 Acres 30 Guntas and 1 Gunta Kharab.
29.	13.09.2021	Endorsement bearing No.R.K/CR/335/21-22 issued by the Sirasthedar on behalf of Tahsildar, Yelahanka Taluk, Yelahanka stating that non-availability of RTC for the period from 1973-74 to 1978-80 in respect of Sy.No.21.
30.		RTC extracts for the period from 1980-81 to 1983-84 in respect of Sy.No.21, measuring 6 Acres 30 Guntas and 1 Gunta Kharab.



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31.	18.09.2021	Endorsement bearing No.R.K/CR/375/21-22 issued by the Sirasthedar on behalf of Tahsildar, Yelahanka Taluk, Yelahanka stating that non-availability of RTC for the period from 1985-86 to 1987-88 in respect of Sy.No.21.
32.		RTC extracts for the period from 1988-89 to 2021-22 in respect of Sy.No.21, measuring 6 Acres 31 Guntas.
33.		RTC extracts for the period from 2022-23 to 2025-26 in respect of Sy.No.21/3, measuring 2 Acres 10 Guntas.
34.	14.02.2023	Challan for conversion charges paid.
35.	20.02.2023	Official Memorandum bearing No.431246, issued by the Deputy Commissioner, Bengaluru Urban District converted from agricultural to non-agricultural Layout-Residential purposes in respect of the property bearing Sy. No. 21/3, measuring 2 Acres 10 Guntas.
36.		Conversion Sketch.
37.	08.11.2021	Endorsement bearing No. PTCL/YLK/188/2021-22, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending against Sy.No.21, measuring 2 Acres 10 Guntas under PTCL Act.
38.	17.09.2021	Nil Tenancy/Non-Tenancy Certificate bearing No. RD0039274077646, issued by the Tahsildar, Bengaluru North (Addl.) Taluk, Bengaluru District denoting that there are no applications filed or pending in Form-2,7,7A under section 48(1) of the Karnataka Land Reforms Act, claiming tenancy rights in respect of the property bearing Sy. No.21, measuring 2 Acres 10 Guntas.
39.	14.11.2024	Nil Tenancy/Non-Tenancy Certificate bearing No. RD1219274009909, issued by the Tahsildar, Bengaluru North (Addl.) Taluk, Bengaluru District denoting that there are no applications filed or pending in Form-2,7,7A under section 48(1) of the Karnataka Land Reforms Act, claiming tenancy rights in respect of the property bearing Sy. No.21/3, measuring 2 Acres 10 Guntas.
40.	28.02.2025	Property Tax Receipt for the year of 2024-25 issued by Bommasandra Village Pachayath in the name of the Sri.M.Rama Rangeswar Reddy in respect of Khatha bearing No.1524/21/3 (as per PID No. 150200203100520850_11B).
41.	17.09.2025	E-Khatha bearing No.150200203100520860 (21/3/ROAD) (Form -9,11A) issued by the PDO, Meenanukunte in the name of Sri.Rama Rangeswar Reddy in respect of the Property bearing Sy.No.21/3, measuring 863.100000 sq.mtrs for road purpose.
42.	17.09.2025	E-Khatha bearing No.150200203100520870 (1524/21/3) (Form -9,11A) issued by the PDO, Meenanukunte in the name of Sri.Rama Rangeswar Reddy in respect of the Property bearing Sy.No.21/3, measuring 8242.200000 sq.mtrs.
43.		IL, RR in respect of Sy.No.21. Endorsement, dated 28.09.2021 bearing No.R.K/CR/394/21-22 issued by the Tahsildar, Yelahanka Taluk, Yelahanka stating that non-availability of Preliminary Records and Mysore Settlement Register in respect of Sy.No.21.
44.		Akarbandh, Tippani, Village Pakka Book (Hissa survey Babattu) in respect of Sy.No.21/1.
45.		Atlas, Akarbandh, Tippani, Village Pakka Book in respect of Sy.No.21/3.



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46.	13.09.2019	Encumbrance Certificate for the period from 01.04.1950 to 31.07.1986, issued by the Senior Sub-Registrar, Devanahalli in respect of Sy.No.21.
47.	21.01.2026	Nil Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 issued by the Sub-Registrar, Peenya, Bengaluru in respect of Sy.No.21, measuring 2 Acres 10 Guntas.
48.	0.09.2019	Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 issued by the Senior Sub-Registrar, Yelahanka in respect of Sy.No.21.
49.	02.04.2019	Encumbrance Certificate for the period from 01.04.2004 to 31.03.2019 issued by the Senior Sub-Registrar, Yelahanka in respect of Sy.No.21.
50.	05.11.2024	Encumbrance Certificate for the period from 01.01.2019 to 05.11.2024, issued by the Sub-Registrar, Jala, Bengaluru in respect of Sy.No.21/3.
51.	06.12.2025	Encumbrance Certificate for the period from 01.04.2004 to 04.12.2025, issued by the Sub-Registrar, Jala, Bengaluru in respect of Sy.No's..21 & 21/3.

PROJECT DOCUMENTS:

52.	01.01.2020	NOC bearing No. BIAL/SOUTH/B/122119/436293, issued by the GM (CIC) Airports Authority of India, Bengaluru International Airport in the name of Madh Kumar.N.P to construction of the proposed structure in Sy.No.21/3.
53.	09.06.2025	NOC bearing No. KSFES/NOC/205/2025, issued by the Office of the Director General of Police and Director, Karnataka State Fire & Emergency Services, Bengaluru in the name of Sri.M.Rama Rangeswar Reddy to construct Proposed Residential Apartment comprised Block-A,B each with common basement, Ground Floor, 4 Upper Floors with One Club House comprising of Ground Floor, 2 Upper Floors over the Sy. No.21/3.
54.	21.02.2025	NOC bearing No. EEE/HKTD/AEE(O)/AE-1/2024-25/3252, issued by the Executive Engineer, EI., (C,O&M), BESCO, Hosakote Division in the name of Sri.M.Rama Rangeswar Reddy to construct Proposed Residential Apartment with Club House over the Sy. No.21/3.
55.	15.05.2025	NOC bearing No. DGM (CM) BGTD/NOC for High rise/2025-26/25 issued by the Asst. General Manager IPCM/EMF, BSNL, BGTD, Bengaluru in the name Sri.M.Rama Rangeswar Reddy to construct Proposed Residential Apartment with Club House over the Sy. No.21/3.
56.	31.05.2025	NOC bearing No. SEIAA 104 CON 2025 issued by the Member Secretary, SEIAA, Karnataka in the name of Sri.M.Rama Rangeswar Reddy TO Development of Residential Apartment with Club House over the Sy. No.21/3.
57.	10.03.2025	NOC (CFE) bearing No.CTE-347999 (PCB ID-256324) issued by the Senior Environmental Officer, Zonal Office, Bengaluru North in the name of Sri.M.Rama Rangeswar Reddy to Development of Residential Apartment with Club House comprising of 140 Units over the Sy. No.21/3.
58.	10.06.2025	Relinquishment Deed executed by Sri.M.Rama Rangeswar Reddy in favour of PDO, Meenanukunte Village Panchayath, Bengaluru North (Addl.) Taluk, registered as Document bearing No.HBB-1-00465/2025-26, Book 1, registered in the office of the Sub-Registrar, Gandhinagar (Hebbal), Bengaluru for relinquishing of 863.10 sq.mtrs of land for road purpose in property bearing Sy.No.21/3.
59.	30.12.2025	Modified Residential Single Site Plan & Licence to construction bearing No. BIAAPA/TP/LAO/VNI/124/2024-25/25-26/2695, issued by the Joint



		Director and Member Secretary, Urban and Urban Development, BIAAPA, Devanahalli at Sy.No.21/3 of Bayyanahalli Village.
60.	12.03.2026	Approved Plan bearing No. BIAAP/TP/CC/294/2025-26, BIAAPA, Devanahalli to construct Residential Apartment Building consisting of Basement+GF+04UF with 136 units at Sy.No.21/3 of Bayyanahalli Village (Validity: 12.03.2026 to 11.03.2028) (Block-A,B).
61.	12.03.2026	Commencement Certificate bearing NO. BIAAP/TP/CC/294/2025-26/3446 issued by the Joint Director and Member Secretary, Urban and Urban Development, BIAAPA, Devanahalli to construct Residential Building consisting of Basement+GF+04UF with 136 units at Sy.No.21/3 of Bayyanahalli Village.
62.	11.11.2024	Partnership Deed of KSR Builders and Developers.
63.	21.11.2024	Form C (10A-Rule 3(5)) Acknowledgement of Registration of Firm bearing No.SJN-F860-2024-25 issued by the Registrar of Firms, Shivajinagar in the name of KSR Builders and Developers.

CHAIN OF TITLE:

The Land bearing Sy.No.21, measuring 6 Acres 31 Guntas, situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North (Additional) Taluk, Bengaluru Urban District was belongs to ancestors of Sri.C.N.Hanumantharayappa and others.

Subsequently, Smt.Akkayamma, w/o. Late Bhajanamane Anjinappa, Master.Ramanjanappa, s/o. Late Bhajanamane Anjinappa as a minor he is represented by his mother & natural guardian Smt.Akkayamma & Sri.C.N.Hanumantharayappa, s/o.Narayanappa (his 1st wife son), Smt.Ramakka, w/o. Narayanappa, Master.Nagaraju, Master.Ramakrishnappa both are children of Narayanappa (his 2nd wife) both are minors since represented by their mother & natural guardian Smt.Ramakka have entered into Partition Deed, dated 08.03.1961, registered as Document bearing No.3295/1960-61, Book 1, Volume 806, at pages 60 to 73, registered in the office of the Sub-Registrar, Devanahalli Town as per said partition deed

Subsequently, said Sri. Sri.C.N.Hanumantharayappa and his minor brothers Master Nagaaj, Master Ramakrishna represented by their mother & natural guardian Smt.Ramakka had sold the land bearing Sy. No. 21, measuring 1 Acres 5 Guntas in favour of Sri.Munishamappa under a registered sale deed dated 13.11.1961, vide document bearing No. 2156/1961-62, Book 1, Volume 832, at pages 224 to 227, registered in the office of the Sub-Registrar, Devanahalli Town.

Subsequently, said Sri. Sri.C.N.Hanumantharayappa and his minor brothers Master Nagaaj, Master Ramakrishna represented by their mother & natural guardian Smt.Ramakka had sold the land bearing Sy. No. 21, measuring 1 Acres 5 Guntas in favour of Sri. G P Patalappa under a registered sale deed dated 13.11.1961, vide document bearing No. 2157/1961-62, Book 1, Volume 833, at pages 53 to 56, registered in the office of the Sub-Registrar, Devanahalli Town

Subsequently, said Sri.G.P.Patalappa, Sri.Munishamappa have sold the land bearing Sy. No. 21/1, measuring 2 Acres 10 Guntas in favour of Sri.D.Annayappa through Sale Deed, dated 19.05.1966, registered as Document bearing No.364/1966-67, Book 1, Volume 957, at pages 80 to 82, registered in the office of the Sub-Registrar, Devanahalli Town.



Subsequently, said Sri.D.Annayappa has sold the land bearing Sy. No. 21/1, measuring 2 Acres 10 Guntas in favour of Sri.Muninanjappa through Sale Deed, dated 10.03.1975, registered as Document bearing No.5388/1974-75, Book 1, registered in the office of the Sub-Registrar, Devanahalli Town.

Subsequently, said Sri.Muninanjappa has sold the land bearing Sy. No. 21/1, measuring 2 Acres 10 Guntas in favour of Smt.Lakshmamma through Sale Deed, dated 09.06.1986, registered as Document bearing No.469/1986-87, Book 1, Volume 1330, at pages 20 to 22, registered in the office of the Sub-Registrar, Devanahalli Town.

Subsequently, said Smt.Lakshmamma has entered into sale agreement, dated 28.11.2019 with Sri.N.Ramesh Babu, registered as Document bearing No.GNR-1-03746/2019-20, Book 1, stored in C.D.No.GNRD389, registered in the office of the Sub-Registrar, Gandhi Nagar (Ganaga Nagar), Bengaluru to sold the property bearing Sy.No.21, measuring 30 Guntas.

Later, Smt.Lakshmamma got demised on 04.08.2020, death certificate issued by Health Inspector/Officer, Devanahalli (TMC), Devanahalli Taluk, Bengaluru Rural District, dated 12.11.2020.

As per provided family tree, dated 11.02.2021, issued by the Tahsildar, Jala 2 Hobli, Smt.Lakshmamma got married Sri.Munianjinappa (he is died on 30.08.2014), she has 4 children namely (1) Sri.Madhusekhar.C.M (died), (2) Sujatha, (3) Prakash (died on 26.09.2014), (4) Sri.Mohan Kumar.C.M.

Subsequently, the property bearing Sy.No.21, measuring 6 Acres 31 Guntas got phoded and assigned with new survey numbers vide MR.No.T14/2021-22, dated 28.04.2022 i.e;
Sy.No.21/1, measuring 2 Acres 10 Guntas (Swapna.C.R, Sujatha, Mohan Kumar.C.M).
Sy.No.21/1, measuring 2 Acres 10 Guntas (Sagi Suryakumari @ Sunitha)
Sy.No.21/1, measuring 01 Gunta (Bhajanamane Narayanappa)
Sy.No.21/2, measuring 2 Acres 10 Guntas (S.Kannan).

Subsequently, the property bearing Sy.No.21/1, measuring 4 Acres 21 Guntas got phoded and assigned with new survey numbers vide MR.No.T16/2021-22, dated 16.05.2022 i.e;
Sy.No.21/1, measuring 2 Acres 10 Guntas (Sagi Suryakumari @ Sunitha)
Sy.No.21/3, measuring 2 Acres 10 Guntas (Swapna.C.R, Sujatha, Mohan Kumar.C.M).
Sy.No.21/4, measuring 01 Gunta (Bhajanamane Narayanappa).

Subsequently, Smt.R.Swapna & 8 others along with Sri.N.Ramesh Babu (Consenting witness) have sold the Property bearing Sy.No.21, measuring 2 Acres 10 Guntas in favour of Sri.M.Rama Rangeswar Reddy through Sale Deed, dated 17.05.2022, registered as Document bearing No.BYP-1-01287/2022-23, Book 1, stored in C.D.No.BYPD1116, registered in the office of the Sub-Registrar, Byatarayanapura, Bengaluru.

Subsequently, said Sri.M.Rama Rangeswar Reddy being owner of the property bearing Sy. No. 21/3 (Old No.21/1), measuring 2 Acres 10 Guntas, situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District with an intention to develop the said property



into Multi-storied Residential Apartment has entered into Joint Development Agreement, dated 15.10.2025 with M/s. KSR Builders & Developers represented by its Managing partner U.A.Eresha, registered as Document bearing No.HBB-1-01646/2025-26, Book 1, registered in the office of the Sub-Registrar, Gandhinagar (Hebbal), Bengaluru, in terms of the said agreement agreeing to share the development in the ration of 35:65, which means the Owner shall be entitled to 35 % of development and the Developer shall be entitled to 65 % of development and in pursuance thereof said Sri.M.Rama Rangeswar Reddy executed General Power of Attorney, dated 15.10.2025 in favour of registered as Document bearing No.HBB-4-01646/2025-26, Book 4, registered in the office of the Sub-Registrar, Gandhinagar (Hebbal), Bengaluru to deal with the Schedule Property for project related approvals, etc., and developer share.

Subsequently, said Sri.M.Rama Rangeswar Reddy has executed the Relinquishment Deed, dated 10.06.2025 in favour of PDO, Meenanukunte Village Panchayath, Bengaluru North (Addl.) Taluk, registered as Document bearing No.HBB-1-00465/2025-26, Book 1, registered in the office of the Sub-Registrar, Gandhinagar (Hebbal), Bengaluru for relinquishing of 863.10 sq.mtrs of land for road purpose in property bearing Sy.No.21/3.

Subsequently, said Sri. Madhu Kumar.N.P & Sri.M.Rama Rangeswar Reddy has obtained NOC's from various departments for the purpose of construction of Residential Apartment Building over the schedule property as mentioned below:

- a) NOC bearing No. BIAL/SOUTH/B/122119/436293, issued by the GM (CIC) Airports Authority of India, Bengaluru International Airport in the name of Madhu Kumar.N.P to construction of the proposed structure in Sy.No.21/3, dated 01.01.2020.
- b) NOC bearing No. KSFES/NOC/205/2025, issued by the Office of the Director General of Police and Director, Karnataka State Fire & Emergency Services, Bengaluru in the name of Sri.M.Rama Rangeswar Reddy to construct Proposed Residential Apartment comprised Block-A,B each with common basement, Ground Floor, 4 Upper Floors with One Club House comprising of Ground Floor, 2 Upper Floors over the Sy. No.21/3, dated 09.06.2025.
- c) NOC bearing No. EEE/HKTD/AEE(O)/AE-1/2024-25/3252, issued by the Executive Engineer, EI., (C,O&M), BESCOM, Hosakote Division in the name of Sri.M.Rama Rangeswar Reddy to construct Proposed Residential Apartment with Club House over the Sy. No.21/3, dated 21.02.2025.
- d) NOC bearing No. DGM (CM) BGTD/NOC for High rise/2025-26/25 issued by the Asst. General Manager IPCM/EMF, BSNL, BGTD, Bengaluru in the name Sri.M.Rama Rangeswar Reddy to construct Proposed Residential Apartment with Club House over the Sy. No.21/3, dated 15.05.2025.
- e) NOC bearing No. SEIAA 104 CON 2025 issued by the Member Secretary, SEIAA, Karnataka in the name of Sri.M.Rama Rangeswar Reddy TO Development of Residential Apartment with Club House over the Sy. No.21/3, dated 31.05.2025.
- f) NOC (CFE) bearing No.CTE-347999 (PCB ID-256324) issued by the Senior Environmental Officer, Zonal Office, Bengaluru North in the name of Sri.M.Rama Rangeswar Reddy to Development of Residential Apartment with Club House comprising of 140 Units over the Sy. No.21/3, dated 10.03.2025.

Subsequently, said Sri.M.Rama Rangeswar Reddy has obtained Residential Single Site Plan & Licence to construction, dated 14.07.2025 bearing No. BIAAPA/TP/LAO/VNI/124/2024-25/25-26/1152, issued by the Joint Director and Member Secretary, Urban and Urban Development, BIAAPA, Devanahalli at Sy.No.21/3 of Bayyanahalli Village later said Sri.M.Rama Rangeswar Reddy has obtained Modified Residential Single Site Plan & Licence to construction, dated 30.12.2025 bearing No. BIAAPA/TP/LAO/VNI/124/2024-25/25-26/2695, issued by the Joint Director and Member Secretary, Urban and Urban Development, BIAAPA, Devanahalli at Sy.No.21/3 of Bayyanahalli Village.

Subsequently, said Sri.M.Rama Rangeswar Reddy has obtained Residential Plan, dated 12.03.2026, bearing No. BIAAP/TP/CC/294/2025-26, BIAAPA, Devanahalli to construct Residential Building consisting of Basement+GF+04UF with 136 units at Sy.No.21/3 of Bayyanahalli Village (Validity: 12.03.2026 to 11.03.2028) (Block-A,B).

Subsequently, said Sri.M.Rama Rangeswar Reddy has obtained Commencement Certificate, dated 12.03.2026 bearing No. BIAAP/TP/CC/294/2025-26/3446 issued by the Joint Director and Member Secretary, Urban and Urban Development, BIAAPA, Devanahalli to commence the construction of Residential Apartment Building consisting of Basement+GF+04UF with 136 units at Sy.No.21/3 of Bayyanahalli Village.

Subsequently, said Sri.M.Rama Rangeswar Reddy and M/s. KSR Builders & Developers represented by its Managing partner U.A.Eresha have entered into Unregistered Allocation/Supplementary Agreement, dated 02.04.2026 for sharing of units/flats as per terms and conditions mentioned in Joint Development Agreement along with proportionate share in the undivided share, interest in the land and common amenities project constructed over the land bearing Sy.No.21/3 as per the said Allocation/Supplementary Agreement M/s. KSR Builders & Developers has allotted with 88 Units along with proportionate share in the common areas and car parking & Sri.M.Rama Rangeswar Reddy has allotted with 48 Units along with proportionate share in the common areas and car parking in the Residential Apartment Building constructed over the land bearing Survey No.21/3 (Old No.21/1), measuring Plot area 8242.20 sq.mtrs & Road 863.10 sq.mtrs out of 2 Acres 10 Guntas (9105.30 sq. mtrs), having Khatha bearing No.1524/21/3, PID No. 150200203100520870, in the Project known as "HAVEN", situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District.

CERTIFICATE OF TITLE

On perusal of the documents referred above, I am of the opinion that **Sri.M.Rama Rangeswar Reddy** is the absolute of the property bearing Sy. No. 21/3 (Old No.21/1), measuring 2 Acres 10 Guntas, situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District and I have verified the Photo copies of title deeds of Schedule Property as referred above, and they having clear and marketable title to the same, that the documents of title referred above to in this opinion are valid evidence of right, title and interest of **Sri.M.Rama Rangeswar Reddy**.

And said **Sri.M.Rama Rangeswar Reddy** has entered into Joint Development Agreement with **M/s. KSR Builders & Developers** to Develop the schedule Property into Multi-storied Residential Apartment. Accordingly, terms and conditions mentioned in the said Agreement as a Landowner **Sri.M.Rama Rangeswar Reddy** is entitled to hold their 35 % and as developers



**S. NAGATHRIJALA, M.B.A., L.L.B,
ADVOCATE**

M/s. KSR Builders & Developers is entitled to hold their share of **65%** undivided share in the right, title and interest in the property bearing Sy. No. 21/3 (Old No.21/1), measuring 2 Acres 10 Guntas, situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District.

The project is coming up in the total land measuring 2 Acres 10 Guntas.

- **M/s. KSR Builders & Developers**, is lawfully entitled to enter into sale and construction agreements with prospective purchaser/s to deal with the units allotted to their share as per Sharing Agreement, dated 02.04.2026 (an extent of **65%** of the undivided share in the land together with proportionate super built-up area with car parking) in the property bearing Sy.No.21/3 (Old No.21/1), measuring 2 Acres 10 Guntas, situated at Baiyyannahalli Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District.



**S. NAGATHRIJALA, M.B.A., L.L.B
Advocate**

Disclaimer: This report is generated based on an examination of photocopies of various documents denoted herein and does not certify as to the authenticity of such documents. The report is limited to certifying the legal right, title and interest of the present owner based on the representation of the owner and does not in any way certify the physical location, topography and other physical encumbrances upon the property.