

Sub: Legal Opinion in respect of Sy.No.99/1, measuring 2-03 Guntas, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

LEGAL OPINION

SCHEDULE PROPERTY

All that piece and parcel of converted land property bearing Sy.No.99/1, measuring 2-03 Guntas, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted for non-agricultural residential purposes vide conversion order No. ALN (EB)SR70/2008-09 dated 02.12.2009 and which is bounded on:

East by : Lake and Sy.No.98.

West by : Kittaganur Village Boundary.

North by : Sy.No.100.

South by : Sy.No.97.

OWNER

SRI.M. R. SHIVAKUMAR
S/o Late. Rangappa,
Aged about 62 years,

PAN AVKPS7926C
Aadhar 2654 2524 2308

Residing at No.125, 3rd Floor, Karnasree Point,
Anand Nagar, Marathahalli Ring Road, Marathahalli Post,
Bangalore – 560 037.

DEVELOPER

M/S. REDDY STRUCTURES PVT LTD,
A Company registered under Companies Act, 1956
having its registered Office at

K. Senthon

No.133/1, 2nd Floor, The Residency,
Residency Road, Bangalore-560025.
Represented by its Managing Director
Sri. K Praveen.

DESCRIPTION OF THE DOCUMENTS PERUSED :

1. Index of Lands.
2. Records of Rights.
3. Endorsement dated 19.02.2026 stating that MR 1/42-43 and MR 3/48-49 are not available.
4. Endorsement dated 19.02.2026 stating that RR No's.200 & 436 are not available.
5. Discharge Deed dated 13.02.1976, doc.No.4022/1975-76.
6. Sale Deed dated 07.02.1977, doc.No.3165/1976-77.
7. Sale Deed dated 28.10.1992, doc.No.4994/1992-93.
8. Sale Deed dated 10.03.2008, doc.No.3544/2007-08.
9. Conversion Order No. ALN (EB)SR70/2008-09 dated 02.12.2009.
10. RTC from 1968-69 to 2001-02.
11. RTC from 2001-02 to 2025-26.
12. MR No's.6/1992-93, 1/1993-94, 64/2007-08.
13. Re-Survey Tippani, Hissa Tippani, Atlas, Akarbandh.
14. Nil Tenancy Certificate dated 03.10.2008.
15. EC from 01.01.1940 to 31.07.1986.
16. EC from 01.08.1986 to 31.05.1989.
17. EC from 01.06.1989 to 31.03.2004.
18. EC from 01.04.2004 to 03.10.2024.
19. EC from 01.04.2024 to 11.02.2026.

ACQUISITION OF TITLE REGARDING

Originally the property bearing Sy.No.99/1, measuring 1-39 Guntas and 0-04 Guntas of Kharab belonged to K Venkatappa S/o Lakshmaiah from time immemorial.

K. Santhi

The said K Venkatappa S/o Lakshmaiah had conveyed the property bearing Sy.No.99/1, measuring 1-39 Guntas and 0-04 Guntas of Kharab in favour of Mallappa as per the terms of the sale deed dated 07.02.1977 vide registration No.3165/1976-77. Katha was made out in the name of Mallappa vide RR No.919 and RTC also stood in his name.

Whereas the said Mallappa died on 29.11.1990 intestate leaving behind him his wife Smt. Pillamma. Katha was made out in the name of Pillamma W/o Late. Mallappa vide MR No.6/1992-93. RTC also stands in her name.

Subsequently the said Pillamma W/o Late. Mallappa and her children had conveyed the property bearing Sy.No.99/1, measuring 1-39 Guntas and 0-04 Guntas of Kharab in favour of N Kodanda Reddy as per the terms of sale deed dated 28.10.1992, doc.No.4994/1992-93. Katha was made out in his name vide MR No.1/1993-94.

Subsequently the said N Kodanda Reddy and his family members had conveyed the property bearing Sy.No.99/1, measuring 1-39 Guntas and 0-04 Guntas of Kharab in favour of M R Shivakumar as per the terms of sale deed dated 10.03.2008, doc.No. 3544/2007-08. Katha was made out in the name of M R Shivakumar vide MR No.64/2007-08. RTC also stands in his name.

Subsequently the M R Shivakumar obtained conversion order with respect to Sy.No.99/1, measuring 2-03 Guntas including 0-04 Guntas of Kharab regularized vide conversion order No. ALN(EB)SR70/2008-09 dated 02.12.2009.

In the above said manner M R Shivakumar acquired absolute right, title and interest over the schedule property.

Subsequently M R Shivakumar had executed Joint Development Agreement in favour of M/s. Reddy Structures Pvt Ltd (Developer) as per the Joint Development Agreement dated 26.07.2013, registered as doc.No. 3305/2013-14 and also executed General Power of Attorney dated 26.07.2013, registered as doc.No.386/2013-14 in favour of M/s. Reddy Structures Pvt Ltd (Developer) with respect to the Schedule Property.

SUGGESTION

To produce EC from 12.02.2026 to till date.

K. Santhi

Sub: Legal Opinion in respect of Sy.No.99/2, measuring 1-31 Guntas, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

LEGAL OPINION

SCHEDULE PROPERTY

All that piece and parcel of converted land property bearing Sy.No.99/2, measuring 1-31 Guntas, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted for non-agricultural residential purposes vide conversion order No. ALN (EB)SR70/2008-09 dated 02.12.2009 and which is bounded on:

East by : Sy.No.99/4.

West by : Sy.No.99/1.

North by : Lake.

South by : Sy.No.99/3.

OWNER

SRI.M. R. SHIVAKUMAR
S/o Late. Rangappa,
Aged about 62 years,

PAN AVKPS7926C
Aadhar 2654 2524 2308

Residing at No.125, 3rd Floor, Karnasree Point,
Anand Nagar, Marathahalli Ring Road, Marathahalli Post,
Bangalore – 560 037.

DEVELOPER

M/S. REDDY STRUCTURES PVT LTD,
A Company registered under Companies Act, 1956
having its registered Office at

K. Santhosh L

No.133/1, 2nd Floor, The Residency,
Residency Road, Bangalore-560025.
Represented by its Managing Director
Sri. K Praveen.

DESCRIPTION OF THE DOCUMENTS PERUSED :

1. Index of Lands.
2. Endorsement dated 19.02.2026 stating that RR No's.201 & 459 are not available.
3. Sale Deed dated 07.12.1960, doc.No.2945/1960-61.
4. Sale Deed dated 30.04.1969, doc.No.406/1969-70.
5. Sale Deed dated 24.04.1973, doc.No.338/1973-74.
6. Mortgage Deed dated 14.11.1975, doc.No.2798/1975-76.
7. Discharge Certificate from RSSN Bank, dated 24.06.2013.
8. Sale Deed dated 03.03.1982, doc.No.2118/1981-82.
9. Sale Deed dated 09.08.1995, doc.No.4430/1995-96.
10. Sale Deed dated 04.10.2000, doc.No.6425/2000-01.
11. Sale Deed dated 10.03.2008, doc.No.3545/2007-08.
12. Conversion Order No. ALN (EB)SR70/2008-09 dated 02.12.2009.
13. RTC from 1968-69 to 2001-02.
14. RTC from 2001-02 to 2025-26.
15. MR No's.3/1987-88, 67/2002-03, 66/2002-03, 65/2007-08.
16. Re-Survey Tippani, Hissa Tippani, Atlas, Akarbandh.
17. EC from 01.04.1930 to 31.07.1986.
18. EC from 01.08.1986 to 31.05.1989.
19. EC from 01.06.1989 to 31.03.2004.
20. EC from 01.04.2004 to 03.10.2024.
21. EC from 01.04.2024 to 11.02.2026.

ACQUISITION OF TITLE REGARDING

Originally the property bearing Sy.No.99/2, measuring 1-31 Guntas belonged to Kondappa S/o Kyathappa from time immemorial.

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Whereas the said Kondappa died and his son Lakshmaiah had conveyed the said property in two bits (0-36½ Guntas and 0-36½ Guntas) in favour of Jacob as per the terms of sale deed dated 07.12.1960, doc.No.2945/1960-61.

Subsequently Jacob and his son Rayappa had conveyed the property in two bits (0-36½ Guntas and 0-36½ Guntas) in favour of Janakamma W/o T V Govindarayya and her minor children Vijayalakshmi, Sudhadevi, Raghunathan as per the terms of sale deed dated 30.04.1969, doc.No.406/1969-70.

Subsequently the said Smt. Janakamma and her children Vijayalakshmi, Sudhadevi, Raghunathan had conveyed the property in Sy.No.99/2, measuring 1-31 Guntas in favour of Smt. Motamma W/o Kalappa as per the terms of sale deed dated 24.04.1973, doc.No.338/1973-74.

Subsequently the said Smt. Motamma W/o Late.Kalappa and her son Narasimhaiah had conveyed the property in Sy.No.99/2, measuring 1-31 Guntas in favour of Smt. Venkatamma W/o Rama Reddy and Smt. Thimmakka W/o N Gopalappa as per the terms of sale deed dated 03.03.1982, doc.No.2118/1981-82. Katha was made out in their joint names vide MR No.3/1987-88. RTC also stood in their joint names.

Subsequently the said Smt. Thimmakka had conveyed the property in Sy.No.99/2, measuring 0-35½ Guntas in favour of N Kodanda Reddy as per sale deed dated 09.08.1995, doc.No.4430/1995-96. Katha was also made out in the name of N Kodanda Reddy vide MR No.66/2002-03.

Similarly Smt.Venkatamma had conveyed the property in Sy.No.99/2, measuring 0-35½ Guntas in favour of N Kodanda Reddy as per sale deed dated 04.10.2000, doc.No.6425/2000-01. Katha was also made out in the name of N Kodanda Reddy vide MR No.67/2002-03.

Hence in the above said manner Kodanda Reddy acquired absolute right, title and interest over the Sy.No.99/2, measuring 1-31 Guntas.

Subsequently N Kodanda Reddy and his family members had conveyed the said property Sy.No.99/2, measuring 1-31 Guntas in favour of M R Shivakumar as per the terms of sale

deed dated 10.03.2008, doc.No.3545/2007-08. Katha was made out in the name of M R Shivakumar vide MR No.65/2007-08 and RTC stands in his name.

Subsequently the M R Shivakumar obtained conversion order with respect to Sy.No.99/2, measuring 1-31 Guntas vide conversion order No. ALN(EB)SR70/2008-09 dated 02.12.2009.

In the above said manner M R Shivakumar acquired absolute right, title and interest over the Sy.No.99/2, measuring 1-31 Guntas.

Subsequently M R Shivakumar had executed Joint Development Agreement in favour of M/s. Reddy Structures Pvt Ltd (Developer) as per the Joint Development Agreement dated 26.07.2013, registered as doc.No. 3305/2013-14 and also executed General Power of Attorney dated 26.07.2013,, registered as doc.No. 386/2013-14 in favour of M/s. Reddy Structures Pvt Ltd (Developer) with respect to the Schedule Property.

SUGGESTION

To produce EC from 12.02.2026 to till date.

K. Sankar _____

Sub: Legal Opinion in respect of Sy.No.100/1, measuring 3-00 Acres & Sy.No.100/2, measuring 1-38 Guntas, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.

LEGAL OPINION

SCHEDULE PROPERTY

ITEM NO.1

All that piece and parcel of converted land property bearing Sy.No.100/1, measuring 3-00 Acres, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted for non-agricultural residential purposes vide conversion order No. ALN (EBB)SR183/2014-15 dated 18.03.2015 and which is bounded on:

East by : Sy.No.99.

West by : Sy.No.100/2.

North by : Sy.No.95 Kere.

South by : Kithaganur Village Boundary and Road.

OWNERS

(KODANDA REDDY)

1. SMT. K. PADMAVATHI @ K. PADMA
2. SRI. K. MADHU
3. SMT. K. MALA
4. SMT. PUSHPA
5. SMT. BHARATHI
6. SMT. K. SUNITHA

K. Santos —

All are residing at No.222, B-Narayanapura,
Udaya Nagar, D.V. Nagar Post, Bangalore – 560016.

ITEM NO.2

All that piece and parcel of converted land property bearing Sy.No.100/2, measuring 1-38 Guntas, situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted for non-agricultural residential purposes vide conversion order No. ALN (EB)SR149/2007-08 dated 30.09.2009 and which is bounded on:

East by : Sy.No.95 Kere.

West by : Kithaganur Village Boundary.

North by : Sy.No.95 Kere.

South by : Sy.No.100/1.

OWNER

SMT. K. MALANI

W/o Sri. M. R. Shivakumar,
Residing at No.125, 3rd Floor, Karnasree Point,
Anand Nagar, Marathahalli Ring Road, Marathahalli Post,
Bangalore – 560 037.

DEVELOPER

M/S. REDDY STRUCTURES PVT LTD,
A Company registered under Companies Act, 1956
having its registered Office at
No.133/1, 2nd Floor, The Residency,
Residency Road, Bangalore-560025.
Represented by its Managing Director
Sri. K Praveen.

DESCRIPTION OF THE DOCUMENTS PERUSED FOR SY.NO.100, 100/1 & 100/2:

1. Index of Lands.
2. Sale Deed dated 22.04.1943, doc.No.1782/1942-43 with respect to Sy.No.100, measuring 4-38 Guntas.

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3. Sale Deed dated 06.06.1951, doc.No.784/1951-52 with respect to Sy.No.100, measuring 4-38 Guntas.
4. Sale Deed dated 30.08.1957, doc.No.1899/1957-58 with respect to Sy.No.100, measuring 1-00 Acre.
5. Sale Deed dated 30.08.1957, doc.No.1900/1957-58 with respect to Sy.No.100, measuring 3-38 Guntas.
6. Mortgage Deed dated 23.08.1975, doc.No.1856/1975-76 with respect to Sy.No.100/1, measuring 4-38 Guntas.
7. Sale Deed dated 16.02.1955, doc.No.11296/1955-56 with respect to Sy.No.100, measuring 1-00 Acre.
8. Sale Deed dated 16.02.1955, doc.No.11297/1955-56. with respect to Sy.No.100, measuring 1-00 Acre.
9. Sale Deed dated 29.12.2000, doc.No.9415/2000-01 with respect to Sy.No.100, measuring 1-00 Acre.
10. Sale Agreement dated 02.12.2014, doc.No.2842/2014-15 with respect to New Sy.No.100/1 (Old Sy.No.100), measuring 3-00 Acres.
11. Cancellation of Sale Agreement dated 13.05.2015, doc.No.2227/2015-16 with respect to New Sy.No.100/1 (Old Sy.No.100), measuring 3-00 Acres.
12. Conversion Order No. ALN (EBB)SR183/2014-15 dated 18.03.2015 with respect to Sy.No.100/1, measuring 3-00 Acres.
13. Gift Deed dated 25.01.2005, doc.No.29562/2004-05 with respect to Sy.No.100/2, measuring 1-38 Guntas.
14. Sale Deed dated 29.03.2006, doc.No.25707/2005-06 with respect to Sy.No.100/2, measuring 1-38 Guntas.
15. Sale Deed dated 11.08.2006, doc.No.15899/2006-07 with respect to Sy.No.100/2, measuring 1-38 Guntas.
16. Conversion Order No. ALN (EB)SR149/2007-08 dated 30.09.2009 with respect to Sy.No.100/2, measuring 1-38 Guntas.
17. RTC for Sy.No.100 from 1968-69 to 1994-95.
18. Endorsement dated 19.02.2026 stating that RTC with respect to Sy.No.100 for the years 1995 to 2000 are not available.

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19. RTC for Sy.No.100/1 from 2000-01 to 2001-02.
20. RTC for Sy.No.100/1 from 2002-03 to 2025-26.
21. Endorsement dated 19.02.2026 stating that MR No's.19/42-43, 2/1942-43, 3/1994-95 are not available.
22. MR No.19/2001-02 with respect to Sy.No.100.
23. MR No.10/1997-98 with respect to Sy.No.100/1.
24. MR No.14/1995-96 with respect to Sy.No.100.
25. MR No.10 & 11/1997-98 with respect to Sy.No.100.
26. MR No.5/2000-01 with respect to Sy.No.100.
27. MR No.86/2007-08 with respect to Sy.No.100/1.
28. MR No.H41/2012-13 with respect to Sy.No.100/1.
29. MR No.H50/2012-13 with respect to Sy.No.100/1.
30. MR No.T41/2014-15 with respect to Sy.No.100/1.
31. MR No.94/2004-05 with respect to Sy.No.100/2.
32. MR No.22/2006-07 with respect to Sy.No.100/2.
33. Re-Survey Tippani, Bala Bagadha Nakalu, Hissa Survey Tippani, Atlas, Akarbandh.
34. EC from 01.01.1940 to 31.07.1986 for Sy.No.100.
35. EC from 01.06.1989 to 31.03.2004 for Sy.No.100.
36. EC from 01.04.2004 to 03.10.2024 for Sy.No.100/1.
37. EC from 01.04.2024 to 11.02.2026 for Sy.No.100/1.
38. EC from 01.04.2004 to 03.10.2024 for Sy.No.100/2.
39. EC from 01.04.2024 to 11.02.2026 for Sy.No.100/2.

ACQUISITION OF TITLE REGARDING

Originally the property bearing Sy.No.100, measuring 4-38 Guntas belonged to Katappa S/o Muniyappa @ Cheti Galappa.

The said Katappa had conveyed the property in Sy.No.100, measuring 4-38 Guntas in favour of K T Venkatappa as per the terms of sale deed dated 22.04.1943, doc.No.7182/1942-43.

K. Sauter

Subsequently the said K T Venkatappa re-conveyed the property in Sy.No.100, measuring 4-38 Guntas in favour of Katappa S/o Muniyappa @ Cheti Galappa as per the terms of sale deed dated 06.06.1951, doc.No.7184/1951-52. The said Katappa died in the property was succeeded by his wife Thayamma.

Subsequently the said Thayamma W/o Late. Katappa conveyed an extent of 1-00 Acre out of Sy.No.100 in favour of Munishamappa S/o Muniyappa as per the terms of sale deed dated 30.08.1957, doc.No.1899/1957-58. The remaining extent of 3-38 Guntas was conveyed by Thayamma W/o Late. Katappa in favour of Munishamappa and his minor grand-daughters by names Munilakshamma and Jayalakshamma jointly as per sale deed dated 30.08.1957, doc.No.1900/1957-58. Hence Munishamappa, Munilakshamma and Jayalakshamma jointly acquired entire extent of 4-38 Guntas in Sy.No.100. It is clear that the property measuring 3-38 Guntas in Sy.No.100 was purchased for the benefit of minors Munilakshamma and Jayalakshamma.

Whereas the Munishamappa had three children by names Anjinappa, Ramanjinappa and Narayanaswamy. The said Munilakshamma was given in marriage to Anjinappa S/o Munishamappa and the said Jayalakshamma was given in marriage to Ramanjinappa. However there was a family arrangement for partition of 1-00 Acre belonged to Munishamappa was allotted to the joint names of Anjinappa, Ramanjinappa and Narayanaswamy. The remaining extent of 3-38 Guntas exclusively allotted to the share of Munilakshamma and Jayalakshamma, because the said property bearing Sy.No.100, measuring 3-38 Guntas was purchased for the benefit of minors Munilakshamma and Jayalakshamma under sale deed dated 30.08.1957, doc.No.1900/1957-58. Hence, Katha was made out to an extent of 1-00 Acre in favour of Anjanappa, Ramanjanappa and Narayanaswamy.

The said Munilakshamma and Jayalakshamma conveyed an extent of 1-00 Acre out of 3-38 Guntas in favour of Kodanda Reddy and Padmavathi as per the terms of sale deed dated 16.02.1995, doc.No.11296/1994-95. Katha was made out in the name of Kodana Reddy and Padmavathi vide MR No.14/1995-96.

Similarly another extent of 1-00 Acre was conveyed by Munilakshamma and Jayalakshamma in favour of Kodanda Reddy and Padmavathi as per the terms of sale

K. Santhi

deed dated 16.02.1995, doc.No.11297/1994-95. Though the said Anjanappa, Ramanjanappa and Narayanaswamy had no right with respect to the said property conveyed in favour of Kodanda Reddy and Padmavathi, they have also executed the said sale deed as consenting witnesses by confirming and affirming that Munilakshamma and Jayalakshamma are the absolute owners of the said property conveyed under the two deeds of sale.

Subsequently Anjanappa and Ramanjanappa died. The said Anjanappa died issueless leaving behind him his wife Munilakshamma and Ramanjanappa died leaving behind him his wife Jayalakshamma and his son Kanthraj. One Smt. Narayanamma also married to Ramanjanappa, but since the first wife Jayalakshamma was alive, the said Narayanamma did not enjoy the status of wife. However, the katha was made out in the names of Munilakshamma, Jayalakshamma and Narayanamma with respect to Sy.No.100, measuring 1-00 Acre.

Subsequently Smt. Munilakshamma, Smt. Jayalakshamma, Smt. Narayanamma, Sri. Narayanaswamy, Sri. Kanthraj and Others who had conveyed the property for the legal necessities of the family in favour of Kodanda Reddy as per the terms of sale deed dated 29.12.200, doc.No.9415/2000-01. Katha was made out in the name of Kodanda Reddy vide MR No.H50/2012-13.

Hence, Munilakshamma and Jayalakshamma jointly retained 1-38 Guntas in Sy.No.100 and the same was also confirmed by Narayanamma and Narayanaswamy while executing the sale deed dated 29.12.2000 by confirming that the remaining portion of 1-38 Guntas belongs to Munilakshamma and Jayalakshamma is situated on the western side of the property in Sy.No.100, measuring 1-00 Acre which was conveyed in favour of Kodanda Reddy as per the terms of sale deed dated 29.12.2000, doc.No.9415/2000-01.

The Sy.No.100 was phodied and Sy.No.100/1, measuring 3-00 Acres was assigned to the property purchased by Kodanda Reddy and Padmavathi. The said property is converted for non-agricultural residential purpose vide ALN(EBB) SR183/2014-15 dated 18.03.2015. Remaining extent of 1-38 Guntas retained by Munilakshamma and Jayalakshamma was assigned with Sy.No.100/2.

K. Santia

Subsequently Munilakshmamma and Jayalakshmamma gifted an extent of 1-38 Guntas in Sy.No.100/2 in favour of Kanthraj and Jagadamba vide Gift Deed dated 25.01.2005, doc.No.29562/2004-05. Katha was made out in the name of Kanthraj and Jagadamba vide MR No.94/2004-05. Further, the said Kanthraj and Jagadamba conveyed the said property in Sy.No.100/2, measuring 1-38 Guntas in favour of Basavaraju as per the terms of sale deed dated 29.03.2006, doc.No.25707/2005-06.

Subsequently the said Basavaraju conveyed the said property bearing Sy.No.100/2, measuring 1-38 Guntas in favour of K Malini as per the terms of sale deed dated 11.08.2006, doc.No.15899/2006-07. Katha was made out in her name vide MR No.22/2006-07.

The said property is converted for non-agricultural residential purpose vide ALN (EB)SR149/2007-08 dated 30.09.2009.

Whereas the said M R Shivakumar and Smt. K Malini had executed Joint Development Agreement dated 26.07.2013, vide registration No.3305/2013-14 in favour of M/s. Reddy Structures Pvt Ltd (Developer) with respect to Sy.No.99/1, measuring 2-03 Guntas, Sy.No.99/2, measuring 1-31 Guntas and Sy.No.100/2, measuring 1-38 Guntas and also executed General Power of Attorney dated 26.07.2013, vide registration No.386/2013-14 in favour of M/s. Reddy Structures Pvt Ltd (Developer).

Whereas the said N Kodanda Reddy, K Padmavathi and Others had executed Joint Development Agreement dated 13.05.2015, vide registration No.2231/2015-16 in favour of M/s. Reddy Structures Pvt Ltd (Developer) with respect to Sy.No.100/1, measuring 3-00 Acres and also executed General Power of Attorney dated 13.05.2015, vide registration No.106/2015-16 in favour of M/s. Reddy Structures Pvt Ltd (Developer).

Whereas the Developer obtained Development Plan from Bangalore Development Authority vide Development Plan Order No. BDA/TPM/DLP-34/2024-25/1024/2025-26, dated 29.05.2025.

Whereas the Developer had executed relinquishment deed in favour of PDO, Bidarahalli Gram Panchayath, Bidarahalli with respect to 3440 Sq.mtrs for parks and open spaces

K. Saanthu

and 1095.38 Sq.mtrs for road widening as per relinquishment deed dated 09.09.2025, doc.No.4570/2025-26.

Subsequently the Developer obtained Plan Approval from Bangalore Development Authority for construction of Multi-storied residential apartment building comprising of Basement, Ground and Four Upper Floors and Terrace Floor consisting of 520 No's of Apartments vide LP No.BDA/NAMA/A SA/AA-2/TASA-3-U/2028/2025-26, dated 07.11.2025

Whereas the said M R Shivakumar and K Malini entered into sharing agreement with M/s. Reddy Structures Pvt Ltd vide sharing agreement dated 17.07.2025 by identifying their respective share of super built up area falling to their respective share as per the terms of Joint Development Agreement dated 26.07.2013

Whereas the said N Kodanda Reddy died. Subsequently Smt. K Padmavathi and Others entered into sharing agreement with M/s. Reddy Structures Pvt Ltd vide sharing agreement dated 17.07.2025 by identifying their respective share of super built up area falling to their respective share as per the terms of Joint Development Agreement dated 13.05.2015.

SUGGESTION

To produce EC from 12.02.2026 to till date.

K. Sankar