



K.V. NARENDRA & ASSOCIATES
ADVOCATES AND LEGAL CONSULTANTS

Bangalore
30.07.2025

LEGAL OPINION

We are required to give a legal opinion to Mr. BVS Reddy son of Mr.Somi Reddy in respect of converted lands bearing (i) Survey No.324/1 (Old Survey No.324) measuring 15 Guntas, (ii) Survey No.325/1, (Old Survey No.325) measuring 1 Acre 1 Gunta, both converted from agricultural purpose to non-agricultural residential purpose vide Official Memorandum dated 29.01.2015, bearing No.ALN (EVH) SR/260/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, which Properties is more fully described in the Schedule hereunder and hereinafter referred to as the '**Subject Property**', for brevity. In this regard we are furnished with the photo copies of the below mentioned documents for opinion and scrutiny 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 by the sub-registrar in relation to the Schedule 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 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

OFFICE: No.557, 2nd Floor, 9th A Main, Indiranagar, Bangalore 560 038
PHONE: 9945109229/ 080-25293778 - **EMAIL:** info@kvnarendraassociates.com
EMAIL: legal.kvnassociates@gmail.com - **WEBSITE:** kvnarendraassociates.com



K.V. NARENDRA & ASSOCIATES
ADVOCATES AND LEGAL CONSULTANTS

proceeding/s or acquisition proceeding's initiated or pending in respect of the Property or any portion thereof.

II. LIST OF DOCUMENTS SCRUTINIZED (PHOTOCOPIES)

1. Village Map of Amani Bellandur Khane.
2. Moola Tippani in respect of Survey No.324, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk.
3. Survey Original Tippani/Resurvey Tippani dated 23.01.1904, in the name of Mr.Gurumurthaiah, in respect of Survey No.324, measuring 1 Acre 10 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk.
4. Moola Tippani in respect of Survey No.325, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk.
5. Survey Original Tippani/Resurvey Tippani dated 23.01.1904, in the name of Mr.Gurumurthaiah, in respect of Survey No.325, measuring 2 Acre 14 Guntas plus 4 Guntas of Kharab, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk.
6. Sale Deed dated 04.12.1939, executed by Mr.B.K.Gurumurthy, Mr.B.K.Venkatashubbaiah and Master.B.K.Venkateshaiah (minor represented by his brother elder Mr.B.K.Gurumurthy), all children of Mr.B.K.Subba Rao, in favour of Mr.Abbaiiah Reddy son of Mr.Chowdappa, registered as Document No.1978, Volume 490, at Pages 154-155 of Book I, registered before the office of the Sub-Registrar, Bangalore Taluk, in respect of land bearing Survey No. 324 measuring 1 Acre 10 Guntas and Survey No. 325 measuring 2 Acre 14 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore.
7. Death Certificate of Mr.Abbaiiah Reddy son of Mr.Chowdappa. Date of Death 11.08.1977.
8. Family Tree of Mr.Abbaiiah Reddy son of Mr.Chowdappa.
9. Family Tree of Mr.K.A.Ramaiah Reddy son of Mr.Abbaiiah Reddy, showing his wife and Children.



K.V. NARENDRA & ASSOCIATES
ADVOCATES AND LEGAL CONSULTANTS

10. Family Tree of Mr.Chowdappa Reddy son of Mr.Abbaiiah Reddy. Showing his wife and Children.
11. Family Tree of Mr.Balakrishna Reddy son of Mr.Abbaiiah Reddy. Showing his wife and Children.
12. Family Tree of Mr.Narayana Reddy son of Late Mr.Abbaiiah Reddy. Showing his wife and Children.
13. Endorsement dated 27.11.2008 bearing No. issued by Deputy commissioner Bangalore , stating that there is no cases pending under Form 79 (a)(b) of KLR Act 1961 in respect of Survey No.324 measuring 15 Guntas, Survey No.325/1, measuring 31 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk.
14. Release Deed dated 25.09.2004, executed by Mrs.R.Padhmavathi wife of Mr.Nagaraja Reddy & Daughter of Mr.K.A.Ramaiah in favour of her father Mr.K.A.Ramaiah Reddy son of Late Mr.Abbaiiah Reddy, and her brothers Children Mr.R.Shrinivas Reddy, Mr.R.Venugopal Reddy, and Mr. R Harish Kumar, registered as Document No.KRI-1-8284-2004-05, sored in CD No.KRID74 of Book-I, before the Office of the Sub-Registrar KR Puram Bangalore, by virtue of the said Release Deed, Mrs. R. Padhmavathi relinquished and released all her right, title, and interest in the joint family properties in favour of the releasors therein, except in respect of portion of Sy. No. 106/2, measuring 7 Guntas, situated at Kundalahalli Village, which she expressly retained unto herself.
15. Release Deed dated 25.09.2004, executed by Mrs.C.Pushpa wife of Mr.Sampath and daughter of Mr.K.Chowdappa Reddy, in favour of her father Mr.K.Chowdappa Reddy son of Late Mr.Abbaiiah, and her brothers Mr.C.Rajashekar Reddy, Mr.C.Vasu Reddy registered as Document No.KRI-1-8286-2004-05, sored in CD No.KRID74 of Book-I, before the Office of the Sub-Registrar KR Puram Bangalore, by virtue of the said Release Deed, Mrs. R. Mrs.C.Pushpa relinquished and released all her right, title, and interest in the joint family properties in favour of the releasors therein, except in respect of portion of Sy. No. 106/2, measuring 7 Guntas, situated at Kundalahalli Village, which she expressly retained unto herself.



K.V. NARENDRA & ASSOCIATES **ADVOCATES AND LEGAL CONSULTANTS**

16. Release Deed dated 25.09.2004, executed by Mrs.B.Hemavathi wife of Mr.Umashankar and daughter of Mr.Balakrishna Reddy, in favour of her father Mr.Balakrishna Reddy son of Late Mr.Abbaiiah, and her brothers Mr.B.Ananth and Mr.B.Dilip, registered as Document No.KRI-1-8267-2004-05, sored in CD No.KRID74 of Book-I, before the Office of the Sub-Registrar KR Puram Bangalore, by virtue of the said Release Deed, Mrs.B.Hemavathi relinquished and released all her right, title, and interest in the joint family properties in favour of the releasors therein, except in respect of portion of Sy. No. 106/2, measuring 7 Guntas, situated at Kundalahalli Village, which she expressly retained unto herself.
17. RR Balabagada Nakalu/Hissa in respect to land in Survey No. 324, measuring 1 Acre 10 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, showing 2 bifurcations i.e., Sy No.324/1 and Sy No.324/2.
 - Portion of Sy No. 324/1 measuring 15 Guntas made out in the name of Mr.Abbaih Reddy.
18. Atlas in respect to land in Survey No. 324, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, showing 2 bifurcations i.e., Sy No.324/1 and Sy No.324/2.
19. RR Balabagada Nakalu/Hissa in respect to land in Survey No. 325, measuring 2 Acres 4 Guntas, plus 4 Guntas of Kharab, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, showing 2 bifurcations i.e., Sy No.325/1 and Sy No.325/2.
 - Portion of Sy No. 325/1 measuring 1 Acre 1 Gunta made out in the name of Mr.Abbaih Reddy.
20. Atlas in respect to land in Survey No. 325 situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, showing 2 bifurcations i.e., Sy No.325/1 and Sy No.325/2.
21. Mutation Registrar Extract bearing No.H15/2014-15 made out in the name of (i) Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiiah Reddy, in respect of (i) Survey No.324/1 measuring 15 Guntas, (ii) Survey No.325/1, measuring 1 Acre 1 Gunta, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk pursuant to the Death of Mr.Abbaiiah Reddy.



K.V. NARENDRA & ASSOCIATES
ADVOCATES AND LEGAL CONSULTANTS

22. Official Memorandum dated 29.01.2015, bearing No.ALN (EVH) SR/ 260/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore in respect of i) Survey No.324/1 measuring 15 Guntas, (ii) Survey No.325/1, measuring 1 Acre 1 Gunta, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, converted from agricultural purpose to non-agricultural residential purpose.
23. Conversion Sketch in respect of i) Survey No.324/1 measuring 15 Guntas, (ii) Survey No.325/1, measuring 1 Acre 1 Gunta, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk.
24. Mutation Registrar Extract bearing No.T63/2020-21 made out in the name of (i) Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiiah Reddy, in respect of (i) Survey No.324/1 measuring 15 Guntas situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk pursuant to the Phodi.
25. Mutation Registrar Extract bearing No.T64/2020-21 made out in the name of (i) Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiiah Reddy, in respect of (i) Survey No.325/1 measuring 1 Acre 1 Gunta situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk pursuant to the Phodi.
26. Joint Development Agreement dated 17.08.2022, entered between Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiiah Reddy, along with respective legal heirs AND M/s. Maithri Developers, Represented by its Proprietor Mr. B.V.S.Reddy Son of Mr. Somi Reddy, registered as Document No.BNS-1-09790-2022-23, stored in CD No.BNSD1607, of Book-I, before the Office of the Sub-Registrar, Banasawadi Bangalore, in respect of undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 1 Gunta, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore. Accordingly the Owners will only be entitled to 38% percent of super built up area in the form of apartments and the Developer will be entitled to the remaining 62% percent of super built up area in the form of apartments.



K.V. NARENDRA & ASSOCIATES ADVOCATES AND LEGAL CONSULTANTS

27. General Power of Attorney dated 17.08.2022, executed by Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiiah Reddy, along with respective legal heirs in favour of M/s. Maithri Developers, Represented by its Proprietor Mr. B.V.S.Reddy Son of Mr. Somi Reddy, registered as Document No.BNS-4-00577-2022-23, stored in CD No.BNSD1607, of Book-IV, before the Office of the Sub-Registrar, Banasawadi Bangalore, in respect of undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 1 Gunta, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.
28. Partition Deed dated 12.08.2024, entered between Mr.K.Chowdappa Reddy son of Late Mr.Abbaiiah Reddy and his children Mr.Rajashekar C Reddy, Dr.Vasu C Reddy and Mrs.C Pushpa, registered as Document No.VRT-1-04490-2024-25, of Book-I, before the Office of the Sub-Registrar Varthur, Bangalore.
- In terms of Partition 1/12th Share in the undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 02.12 Guntas, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was **allotted to the share of Mr.Rajashekar C Reddy.**
 - In terms of Partition 1/12th Share in the undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 02.12 Guntas, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was **allotted to the share of Dr.Vasu C Reddy.**



K.V. NARENDRA & ASSOCIATES ADVOCATES AND LEGAL CONSULTANTS

- In terms of Partition 1/12th Share in the undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 02.12 Guntas, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was **allotted to the share of Mrs.C Pushpa.**
- 29. Death Certificate of Mr.K.A.Ramaiah Reddy son of Late Mr.K.Abbaiah Reddy. Date of Death 13.06.2024.
- 30. Death Certificate of Mr K.Chowdappa Reddy son of Late Mr.K.Abbaiah Reddy. Date of Death 11.04.2025.
- 31. Karnataka Revision Settlement Akbarabad Registrar in respect of Sy.No.324/1 and Sy.No.325/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore.
- 32. RTC from 1967 to 1972, 1973 to 1976, 1977 to 2002, 2002 to 2006, 2009-2012, 2013-14 to 2015, 2016 to 2020 2021, from 2021 to 2025 in respect of Sy.No.325/1, (old Sy No.325) situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
- 33. RTC from 1967 to 1972, 1973 to 1976, 1977 to 2002, 2002 to 2006, 2009-2012, 2013-14 to 2015, 2016 to 2020 2021, from 2021 to 2025 in respect of Sy.No.324/1, (old Sy No.324) situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, Bangalore.
- 34. Endorsement bearing No.RK/ CR/775/2025-26, issued by Thasildar for non-availability of RTC from 1973 to 1976, in respect of Sy.No.324, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore.
- 35. Endorsement bearing No.RK/ CR/776/2025-26, issued by Thasildar for non-availability of RTC from 1973 to 1976, in respect of Sy.No.325, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore.



K.V. NARENDRA & ASSOCIATES
ADVOCATES AND LEGAL CONSULTANTS

36. Encumbrance Certificate in respect of Sy No.324 situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.
- From 01.04.1995 to 31.03.2004.
 - From 01.04.2004 to 28.02.2008.
 - From 28.02.2008 to 26.06.2014.
 - From 01.04.2014 to 17.09.2019.
37. Encumbrance Certificate in respect of Sy No.325 situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.
- From 01.04.1995 to 31.03.2004.
38. Encumbrance Certificate in respect of Sy No.324/1 and Sy No.325/1 situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore.
- From 01.04.2004 to 14.03.2025
 - From 01.04.2004 to 26.06.2025.
39. EC from in respect of Sy.No.324/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore.
- From 01.04.1995 to 31.03.2004.
 - From 01.04.2004 to 14.03.2025.
40. Khatha Certificate dated 20.09.2024, issued by BBMP, in the names of (i) Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy, in respect of Sy No.324/1 and Sy No.325/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore, bearing No.4714/Sy No. 324/1 and Sy No.325/1/4714.
41. Khatha Extract 20.09.2024, issued by BBMP, in the names of (i) Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy, in respect of Sy No.324/1 and Sy No.325/1, measuring 15 Guntas and 1 Acre 01 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore, bearing Khatha Sl No.4714, Sy No. 324/1 and Sy No.325/1/4714.



K.V. NARENDRA & ASSOCIATES **ADVOCATES AND LEGAL CONSULTANTS**

42. Confirmation Deed to the Joint Development Agreement dated 15.07.2025, executed by Mr. Deepak Reddy son of Mr. Narayana Reddy, in favour of M/s. Maithri Developers represented by its Proprietor Mr. B.V.S. Reddy, son of Mr. Somi Reddy, registered as Document No. BNS-1-05769-2025-26, of Book-I, before the Office of the Sub-Registrar Banasawadi Bangalore in respect of Subject Property. Confirming the Joint Development Agreement, dated 17.08.2022, registered as Document No. BNS-1-09790-2022-23, stored in CD No. BNSD1607, of Book-I, before the Office of the Sub-Registrar, Banasawadi Bangalore, AND General Power of Attorney dated 17.08.2022, registered as Document No. BNS-4-00577-2022-23, stored in CD No. BNSD1607, of Book-IV, before the Office of the Sub-Registrar, Banasawadi Bangalore.

II) DESCRIPTION OF THE PROPERTY

ITEM No. I

All that piece and parcel of converted land bearing **Survey No.324/1 (Old Survey No.324) measuring 15 Guntas**, converted from agricultural purpose to non-agricultural residential purpose vide the Order dated 29.01.2015, in Official Memorandum bearing No. ALN (EVH) SR/ 260/2014-15, passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk and bounded on the;

East by : Remaining Land in Sy No.324/1,
West by : Land in Sy No.322 and Sy No.476.
North by : Road and Sy No.323.
South by : Land in Sy No.325/1.

ITEM No. II

All that piece and parcel of converted land bearing **Survey No.325/1, (Old Survey No.325) measuring 1 Acre 1 Gunta**, converted from agricultural purpose to non-agricultural residential purpose vide the Order dated 29.01.2015, in Official Memorandum bearing No. ALN (EVH) SR/ 260/2014-15, passed by the Deputy Commissioner, Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk and bounded on the;

East by : Remaining Land in Sy No.325/1,
West by : Land in Sy No.476.



K.V. NARENDRA & ASSOCIATES
ADVOCATES AND LEGAL CONSULTANTS

North by : Land in Sy No.324/1.
South by : Land in Sy No.319.

III) GENESIS OF TITLE

Originally one Mr.Abbaiah Reddy, son of Mr.Chowdappa, was the owner of the land bearing Survey Number 324 measuring 1 Acre 10 Guntas, and Survey Number 325 measuring 2 Acres 14 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, then Bangalore South Taluk, Bangalore, he having purchased the same vide the Deed of Absolute Sale dated 04/12/1939, registered as Document No 1978, at pages 154-155. Volume 490, Book I. registered before the office of the Sub-Registrar. Bangalore Taluk, Bangalore.

The said Mr.Abbaiah Reddy, son of Mr.Chowdappa, had sold portion of land bearing Survey Number 324 measuring 17 Guntas, and Survey Number 325 measuring 31 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, then Bangalore South Taluk, Bangalore, in favour of Mr.Channappa, vide a registered Deed of Absolute Sale.

AND Mr.Abbaiah Reddy, son of Mr.Chowdappa, had sold portion of land bearing Survey Number 324 measuring 18 Guntas, and Survey Number 325 measuring 22 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore South Taluk, Bangalore.

AND Mr.Abbaiah Reddy, son of Mr.Chowdappa, had retained for himself portion of the land bearing Survey Number 324- measuring 15 Guntas, and Survey Number 325- measuring Acre 1 Gunta, situated at Amani Bellandur Khane Village, Varthur Hobli, then Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, and was in peaceful possession and enjoyment of the same.

Mr. Abbaiah Reddy son of Mr. Chowdappa, died intestate leaving behind him his four sons namely Mr.K.A.Ramaiah Reddy. Mr.K.Chowdappa Reddy. Mr.K.Balakrishna Reddy and Mr. K.A.Narayana Reddy, to succeed to his entire estate.

Mr.K.A.Ramaiah Reddy, is survived by his three sons Mr.Srinivas R. Reddy. Mr R. Venugopal Reddy and Mr.Harish Kumar.R. and one daughter Mrs.R.Padmavathy Reddy.



K.V. NARENDRA & ASSOCIATES ADVOCATES AND LEGAL CONSULTANTS

Mrs.R.Padmavathy Reddy daughter of Mr.K.A.Ramaiah Reddy, has executed a registered Release Deed dated 29/04/2004, registered as Document No.KRI-1-18284-2004- 05, stored in CD No.KRID74, Book I, registered before the office of the Sub-Registrar. K.R.Puram, Bangalore, by taking one property at Kundalahalli for herself and releasing all her rights in the remaining family properties, in favour her father and brothers.

Mr.K.Chowdappa Reddy is survived by his two sons Mr.Rajashekar C.Reddy, Mr. Vasu C.Reddy and one daughter Mrs.C Pushpa.

Mrs.C.Pushpa, daughter of Mr.K.Chowdappa Reddy, has executed a registered Release Deed dated 25/09/2004, registered as Document No. KRI-1-18286-2004-05, stored in CD No.KRID74, Book 1, registered before the office of the Sub-Registrar, K.R.Puram, Bangalore, by taking one property at Kundalahalli for herself and releasing all her rights in the remaining family properties, in favour her father and brothers.

Mr.K.Balakrishna Reddy is survived by his two sons Mr.Ananth B.Reddy and Mr.B. Dilip Bhaskar and one daughter Mrs.B.Hemavathi.

Mrs.B.Hemavathi, daughter of Mr.K.Balakrishna Reddy, has executed a registered Release Deed dated 25/09/2004. registered as Document No. KRI-1-18267-2004- 05, stored in CD No.KRID74, Book 1 registered before the office of the Sub-Registrar, K.R.Puram. Bangalore, by taking one property at Kundalahalli for herself and releasing all her rights in the remaining family properties, in favour her father and brothers.

Land bearing Survey Number 324 came to be phoded and assigned Survey Number 324/1- measuring 33 Guntas and Survey Number 324/2- measuring 17 Guntas and similarly the land bearing Survey Number 325 came to be phoded and assigned Survey Number 325/1-measuring 1 Acre 23 Guntas and 325/2- measuring 31 Guntas, initially.

Land bearing Survey Number 324 further came to be phoded and assigned Survey Number 324/1 measuring 15 Guntas, Survey Number 324/3- measuring 10 Guntas, and Survey Number 324/4- measuring 8 Guntas.

Land bearing Survey Number 325 further came to be phoded and assigned Survey Number 325/1 measuring 1 Acre 1 Gunta, Survey Number 325/3- measuring 10 Guntas and Survey Number 325/4- measuring 12 Guntas.



K.V. NARENDRA & ASSOCIATES **ADVOCATES AND LEGAL CONSULTANTS**

Land bearing Survey Number 324/1 measuring 15 Guntas and Survey Number 325/1-measuring 1 Acre 1 Gunta, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, came to be converted from agricultural purpose to non-agricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14- 15. passed by the Deputy Commissioner. Bangalore District, Bangalore.

(i)Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiah Reddy, along with respective legal heirs entered into Joint Development Agreement dated 17.08.2022, registered as Document No.BNS-1-09790-2022-23, stored in CD No.BNSD1607, of Book-I, before the Office of the Sub-Registrar, Banasawadi Bangalore, has also executed a registered General Power of Attorney dated 17.08.2022, registered as Document No.BNS-4-00577-2022-23, stored in CD No.BNSD1607, of Book-IV, before the Office of the Sub-Registrar, Banasawadi Bangalore, in favour of /s. Maithri Developers, Represented by its Proprietor Mr. B.V.S.Reddy Son of Mr. Somi Reddy, , interalia authorizing him to develop the Survey Number 324/1-measuring 15 Guntas, AND Sy no/ 325/1 measuring 1 Acre 1 Gunta, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore. Accordingly the Owners will only be entitled to 38% percent of super built up area in the form of apartments and the Developer will be entitled to the remaining 62% percent of super built up area in the form of apartments.

Mr.K.Chowdappa Reddy son of Late Mr.Abbaiah Reddy and his children Mr.Rajashekar C Reddy, Dr.Vasu C Reddy and Mrs.C Pushpa, entered into Partition Deed dated 12.08.2024, registered as Document No.VRT-1-04490-2024-25, of Book-I, before the Office of the Sub-Registrar Varthur, Bangalore.

- In terms of Partition 1/12th Share in the undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 02.12 Guntas, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane



K.V. NARENDRA & ASSOCIATES ADVOCATES AND LEGAL CONSULTANTS

Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was **allotted to the share of Mr.Rajashekar C Reddy**.

- In terms of Partition 1/12th Share in the undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 02.12 Guntas, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was **allotted to the share of Dr.Vasu C Reddy**.
- In terms of Partition 1/12th Share in the undeveloped residentially converted land bearing Survey Number 324/1-measuring 15 Guntas, AND Sy No. 325/1 measuring 1 Acre 02.12 Guntas, converted from agricultural purpose to nonagricultural residential purpose vide the Order dated 29/01/2015, in Official Memorandum bearing No.ALN (EVH) SR/260/14-15, passed by the Deputy Commissioner. Bangalore District, Bangalore, situated at Amani Bellandur Khane Village, Varthur Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore was **allotted to the share of Mrs.C Pushpa**.

Mr.Deepak Reddy, son of Mr.Narayana Reddy had executed Confirmation Deed to the Joint Development Agreement dated 15.07.2025, in favour of M/s. Maithri Developers, represented by its Proprietor Mr. B.V.S.Reddy, son of Mr. Somi Reddy, registered as Document No.BNS-1-05769-2025-26, of Book-I, before the Office of the Sub-Registrar Banasawadi Bangalore in respect of Subject Property. Confirming the Joint Development Agreement, dated 17.08.2022, registered as Document No.BNS-1-09790-2022-23, stored in CD No.BNSD1607, of Book-I, before the Office of the Sub-Registrar, Banasawadi Bangalore, AND General Power of Attorney dated 17.08.2022, registered as Document No.BNS-4-00577-2022-23, stored in CD No.BNSD1607, of Book-IV, before the Office of the Sub-Registrar, Banasawadi Bangalore.



K.V. NARENDRA & ASSOCIATES **ADVOCATES AND LEGAL CONSULTANTS**

IV) ENCUMBRANCES:

The Encumbrance Certificates furnished to us would establish that there are no existing charges or mortgages in respect of the subject property for the period 01.04.1995 to 26.06.2025.

V) CERTIFICATE:

We certify that (i) Mr.K.A.Ramaiah Reddy (ii) Mr.K.Chowdappa Reddy (iii) Mr.K.Balakrishna Reddy (iv) Mr.K.Narayan Reddy all Children of Late Mr.Abbaiiah Reddy, along with respective legal heirs are the absolute Owners of the Subject Property and M/s. Maithri Developers, Represented by its Proprietor Mr. B.V.S.Reddy Son of Mr. Somi Reddy is the JDA and GPA holder and owners title is good and marketable subject to.

- Confirmation Deed from Mrs.Thimmakka daughter of Mr.Abbaiih Reddy.
- Settlement dated 16.07.2024, registered as Document No.KLR-1-Part-I-00025/2024-25.
- Latest E Aasthi Khatha in the name of Present owner in respect of Sy.No.324/1, measuring 15 Guntas and Sy.No.325/1, measuring 1 Acre 1 Gunta, situated at Amaani Bellandur Khane Village, Varthur 1 Hobli, Bangalore East Taluk, Bangalore.
- Encumbrance Certificate from 1938 to 01.04.1995 and from 26.06.2025 till date in respect of Sy.No.324/1, measuring 15 Guntas and Sy.No.325/1, measuring 1 Acre 1 Gunta, situated at Amaani Bellandur Khane Village, Varthur 1 Hobli, Bangalore East Taluk, Bangalore.
- Latest Tax paid Receipt.

K.V.Narendra and Associates
Advocates

