

To,

Date: 15/05/2026

M/s. VAINAVI DEVELOPERS LLP,
Registered Office at No.540, 10th Main,
38th Cross, Jayanagar 5th Block,
Bengaluru - 560 041.

Sir,

Sub: Legal report with respect to the Immovable Property being Residentially Converted Land bearing Sy.No.231 measuring 2 Acres 04 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District.

List of the copies of the below mentioned documents furnished for the scrutiny and verification of the marketable right, title and interest of the owner to the Schedule Property;

Sl. No.	DETAILS OF DOCUMENTS
1.	Order passed in Case No.107/1956-57 dated 26/06/1959 by the Special Deputy Commissioner for Abolition of Inams, Bangalore, Kolar and Tumkur Districts
2.	Endorsement dated 23/08/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore
3.	Form VIII
4.	Mutation Register Extract No.195/1982-83
5.	IHC No.2/1991-92
6.	Order passed in Case No.153 dated 14/08/1958 by the Special Deputy Commissioner for Abolition of Inams, Bangalore, Kolar and Tumkur Districts
7.	Endorsement dated 23/08/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore
8.	Form VIII
9.	Mutation Register Extract No.109/1982-83
10.	Sale deed dated 01/02/1993, registered as Document No.8379/1992-93, Book-I, Volume 659, Pages 71 to 75, in the office of Sub-registrar, Kengeri
11.	Mutation Register Extract No.31/1993-94.

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12.	Sale deed dated 16/09/1995, registered as Document No.7270/1995-96, Book-I, Volume 1361, Pages 108 to 111, in the office of Sub-registrar, Kengeri.
13.	Mutation Register Extract No.45/1995-96
14.	Mutation Register Extract No.65/1998-99
15.	Munishamaiah's Family tree Certificate bearing No.RD0038211476626 dated 19/10/2023 issued by Deputy Tahsildar, Bengaluru South Taluk
16.	Death certificate of Smt.Shanthamma
17.	Mortgage deed dated 19/03/2010, registered as Document No.BSK-1-07721-2009-10, stored in CD No.BSKD65, in the office of Sub-registrar, Banashankari.
18.	Joint Development Agreement dated 20/02/2025, registered as Document No.BSK-1-13649-2024-25, in the Office of Sub-registrar, Basavanagudi (Banashankari).
19.	General Power of Attorney dated 20/02/2025, registered as Document No.BSK-4-00743-2024-25, in the Office of Sub-registrar, Basavanagudi (Banashankari).
20.	Conversion Certificate / Official Memorandum bearing No.746312 dated 01/03/2025 issued by the Special Deputy Commissioner, Bangalore District
21.	Mutation Registrar No.T82/2024-25
22.	Mastaiah's Family tree certificate bearing No.RD0038211329967 dated 13/02/2020 issued by the Deputy Tahsildar, Bengaluru South Taluk
23.	Death certificate of Sri.Venkatesh
24.	Family tee of late.Venkatesh
25.	Death certificate of Sri.Bhadrappa
26.	Family tee of late.Bhadrappa
27.	Entire order sheet, Complaint, Memo dated 24/02/2025 in O.S.398/2020 on the file of Principal Senior Civil Judge, Bengaluru Rural District
28.	Entire order sheet, Complaint, Memo dated 22/02/2025 in O.S.323/2024 on the file of Principal Senior Civil Judge, Bengaluru Rural District
29.	Confirmation deed dated 20/02/2025, registered as Document No.BSK-1-13645/2024-25, in the office of Sub-registrar, Basavanagudi (Banashankari).
30.	Affidavit dated 29/04/2024 duly sworn by Smt.Padma

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31.	Entire order sheet, Complaint, Memo dated 26/03/2025 in O.S.1692/2014 on the file of Principal Senior Civil Judge, Bengaluru Rural District
32.	Confirmation deed dated 04/03/2025, registered as Document No.BSK-1-14135/2024-25, in the office of Sub-registrar, Basavanagudi (Banashankari).
33.	Release deed dated 02/04/2026, registered as Document No.BSK-1-00069/2026-27, in the office of Sub-registrar, Basavanagudi (Banashankari).
34.	RTC extracts of Sy.No.231
35.	Encumbrance Certificate for the period 01/06/1989 to 31/03/2004
36.	Encumbrance Certificate for the period 01/01/2004 to 20/08/2025
37.	Endorsement dated 16/05/2024 bearing No.RD1218211026923 issued by the Tahsildar, Bengaluru South Taluk, Bengaluru District
38.	Endorsement dated 18/11/2013 bearing No.PTCL/CR (S)/608/2013-14 issued by the Assistant Commissioner, Bengaluru South Division, Bengaluru District
39.	Akarbhand of Sy.No.231
40.	Survey sketch and tippany of Sy.No.231
41.	Kaggalipura Village map
42.	Consent To Establishment to constructed residential apartment vide Consent Order No.CTE-130814 dated 09/04/2025 issued by the Karnataka State Pollution Control Board
43.	No Objection Certificate No.08/25-26 dated 08/09/2025 issued by the Superintending Engineer (Ele), C, O& M, West Circle, BESCOM Bengaluru.
44.	No Objection Certificate No.KVP/KPA/NOC/2025-26/181 dated 30/08/2025 issued by the Kaggalipura Grama Panchayath
45.	Relinquishment Deed dated 04/05/2025, registered as Document No.BSK-1-05094-2025-26 in the office of Sub-registrar, Basavanagudi (Banashankari).
46.	Relinquishment Deed dated 25/06/2025, registered as Document No.BSK-1-05095-2025-26 in the office of Sub-registrar, Basavanagudi (Banashankari).
47.	Development Plan bearing No.KPA/LAO/258/2024-25/1608 dated 07/08/2025.
48.	Sanction Plan/Commencement Certificate dated 09/02/2026 bearing No.KPA/CCL/53/2025-26/3856 issued by the Kanakapura Planning Authority with fee paid challan and building plan
49.	Sharing Agreement dated 03/12/2025

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FLOW OF TITLE

1. On perusal of Order passed in Case No.107/1956-57 dated 26/06/1959 by the Special Deputy Commissioner for Abolition of Inams, Bangalore, Kolar and Tumkur Districts, it is observed that the occupancy certificate with respect to the portion of land bearing Sy.No.231 measuring 1 Acre 2 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District was registered in the name of Sri.Mastaiah S/o. Muneerappa, under the provisions of the Mysore (Personal and Miscellaneous) Inams Abolitions Act. Subsequently an Endorsement dated 23/08/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore and Form VIII has been issued by the Tahsildar, confirming the grant of occupancy rights in favour Sri.Mastaiah S/o. Muneerappa. Pursuant to said grant, the khatha of the aforesaid land was mutated in the name of Sri.Mastaiah vide. Mutation Register Extract No.195/1982-83. The copies of the Order passed in Case No.107/56-57, Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Form VIII and Mutation Register Extract No.195/1982-83 could be evidenced from **Document Nos. 1 to 4.**
2. After the demise of Sri.Mastaiah, the khatha of the land bearing Sy.No.231 measuring 1 Acre 2 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District was mutated in the name of Sri.Muniyappa S/o. late.Mastaiah and Smt.Venkatamma W/o. late.Venkatappa (daughter-in-law of late.Mastaiah) vide. IHC No.2/1991-92. The copies of The copy of IHC No.2/1991-92 could be evidenced from **Document No.5**
3. On perusal of Order passed in Case No.153 dated 14/08/1958 by the Special Deputy Commissioner for Abolition of Inams, Bangalore, Kolar and Tumkur Districts, it is observed that the Occupancy Certificate with respect to the portion of land bearing Sy.No.231 measuring 1 Acre 2 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District was registered in the name of Sri.Bhadraiah S/o. Muneerappa, under the provisions of the Mysore (Personal and Miscellaneous) Inams Abolitions Act. Subsequently an Endorsement dated 23/08/1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore and

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Form VIII has been issued by the Tahsildar, confirming the grant of occupancy rights in favour Sri.Bhadraiah S/o. Muneerappa. Pursuant to said grant, the khatha of the aforesaid land was mutated in the name of Sri.Bhadraiah vide. Mutation Register Extract No.109/1982-83. The copies of the Order passed in Case No.107/56-57, Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Form VIII and Mutation Register Extract No.109/1982-83 could be evidenced from **Document Nos. 6 to 9.**

4. By virtue of the Sale deed dated 01/02/1993, Sri.Muniyappa S/o. late.Mastaiah along with his children namely Sri.Venkateshaiah, Sri.Eranna, Sri.Rajanna, Sri.Seenappa alias Srinivas, Sri.Venakteshaiah and legal heirs of late.Venkatappa namely Smt.Venkatamma, Sri.Jayanna and Sri.Raja, conveyed the land bearing Sy.No.231 measuring 1 Acre 2 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Munishamaiah alias Muniswamaiah S/o. Arasappa. The said Sale deed is registered as Document No.8379/1992-93, Book-I, Volume 659, Pages 71 to 75, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the aforesaid portion of land was mutated in the name of Sri.Munishamiah vide. Mutation Register Extract No.31/1993-94. The copies of Sale Deed dated 01/02/1993 and Mutation Registrar Extract No.31/1993-94 could be evidenced from **Document No.10 and 11.**
5. By virtue of the Sale deed dated 16/09/1995, Sri.Bhadraiah S/o. late.Muneeraiah along with his son Sri.Rudrappa conveyed the land bearing Sy.No.231 measuring 1 Acre 2 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Munishamaiah alias Muniswamaiah S/o. Arasappa. The Sale deed is registered as Document No.7270/1995-96, Book-I, Volume 1361, Pages 108 to 111, in the office of Sub-registrar, Kengeri. Pursuant to said Sale deed, the khatha of the aforesaid portion of land mutated in the name of Sri.Munishamiah vide. Mutation Register Extract No.45/1995-96. The copies of Sale Deed dated 16/09/1995 and Mutation Registrar Extract No.45/1995-96 could be evidenced from **Document No.12 and 13.**

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6. After the demise of Sri.Munishamaiah alias Muniswamaiah, the khatha of the Land bearing Sy.No.231 measuring 2 Acres 04 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District was mutated in the name of his son Sri.M.Mahadevaiah vide. Mutation Register Extract No.65/1998-99. The copy of Mutation Register Extract No.65/1998-99 could be evidenced from **Document No.14.**
7. On perusal of Family tree Certificate bearing No.RD0038211476626 dated 19/10/2023 issued by Deputy Tahsildar, Bengaluru South Taluk, it is observed that Sri.Munishamaiah and his wife Smt.Venkatamma died leaving behind their children Smt.Susheela.M, Smt.Shanthamma and Sri.M.Mahadevaiah. Further states that Smt.Shanthamma died on 10/08/2021 leaving behind her children Smt.Jayamala.C and Sri.Ganesh.C. The copy of Family tree Certificate of late.Munishamaiah and death certificate of Smt.Shanthamma could be evidenced from **Document No.15 and 16.**
8. By virtue of the Mortgage deed dated 19/03/2010, it is observed that, Sri.M.Mahadevaiah mortgaged the agricultural land bearing Sy.No.231 measuring 2 Acres 4 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, in favour of Ravugodlu Vyavasaya Seva Sahakara Bank Niyamitha, Uttarahalli Hobli, Bengaluru South Taluk. The said Mortgage deed is registered as Document No.BSK-1-07721-2009-10, stored in CD No.BSKD65, in the office of Sub-registrar, Banashankari. The copy of the Mortgage deed dated 19/03/2010 could be evidenced from **Document No.17.**
9. By virtue of the Joint Development Agreement dated 20/02/2025, Sri.M.Mahadevaiah, his wife Smt.N.Padmavathi and their children Smt.Archana.M, Smt.Monika.M, Smt.Spandana.M and Sri.M.Harshith entered into a development agreement with M/s.Vainavi Developers LLP, a limited liability Partnership firm in respect of agricultural land bearing Sy.No.231 measuring 2 Acres 4 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District. The said Joint Development Agreement is registered as Document No.BSK-1-13649-2024-25, in the Office of Sub-registrar, Basavanagudi (Banashankari). The copy of the Joint Development Agreement dated 20/02/2025 could be evidenced from **Document No.18.**

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10. Pursuant to the said Joint Development Agreement, Sri.M.Mahadevaiah, his wife Smt.N.Padmavathi and their children Smt.Archana.M, Smt.Monika.M, Smt.Spandana.M and Sri.M.Harshith have executed a General Power of Attorney dated 20/02/2025, in favour of M/s.Vainavi Developers LLP, a limited liability Partnership firm. The said General Power of Attorney is registered as Document No.BSK-4-00743-2024-25, in the Office of Sub-registrar, Basavanagudi (Banashankari). The copy of the said General Power of Attorney dated 20/02/2025 could be evidenced from **Document No.19.**
11. Sri.M.Mahadevaiah applied and obtained conversion of the portion of land measuring to an extent of 2 Acres 4 Guntas in Sy.No.231, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District from agricultural purposes to non-agricultural residential purposes Conversion Certificate / Official Memorandum bearing No.746312 dated 01/03/2025 issued by the Special Deputy Commissioner, Bangalore District. The copies of Conversion Certificate / Official Memorandum bearing No.746312 dated 01/03/2025 along with Mutation Registrar No.T82/2024-25 could be evidenced from **Document No.20 and 21.**
12. On perusal of Family tree certificate bearing No.RD0038211329967 dated 13/02/2020 issued by the Deputy Tahsildar, Bengaluru South Taluk, it is observed that Sri.Mastaiah and his wife Akkayamma died leaving behind their children Sri.Muniyappa and Sri.Venkatappa. Further bears out that Sri.Muniyappa S/o. Sri.Mastaiah and his wives Smt.Thimmakka and Smt.Lakshamma died leaving behind their children namely Sri.Venkatesh, Sri.Raju, Sri.Veerabhadra, Smt.Aluvelamma, Sri.Seenappa, Smt.Bhagya alias Eramma, Sri.Venkatappa, Sri.Bhadrappa and Mastaiah. Further bears out that Sri.Venkatappa S/o. Mastaiah and his wife Smt.Venkatamma died leaving behind their children Sri.Jayanna, Sri.Raja and Smt.Vasanthamma. The copy of Family tree certificate of late.Mastaiah could be evidenced from **Document No.22.**
13. Sri.Venkatesh S/o. late.Muniyappa died on 16/06/2022 leaving behind his wife Smt.Amaravathi and children namely Smt.Rukmini, Sri.Manjunath.S.V and Sri.Jagadish.S.V. The copy of Death certificate

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of Sri.Venkatesh and Family tee of late.Venkatesh could be evidenced from **Document No.23 and 24.**

14. Sri.Bhadrappa S/o. late.Muniyappa died on 03/11/2023 leaving behind his wife behind his wife Smt.Shyla and only son Sri.Narayana.R. The copy of Death certificate of Sri.Bhadrappa and Family tee of late.Bhadrappa could be evidenced from **Document No.25 and 26.**
15. Smt.Aluvelamma and Smt.Eramma alias Bhagya both are daughters of late.Muniyappa have filed a partition suit in O.S.398/2020 on the file of Principal Senior Civil Judge, Bengaluru Rural District, against their brothers and Sri.Madhadevaiah with respect to the land bearing Sy.No.231 measuring 1 Acre 2 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and other lands. The disputes with respect to the land bearing Sy.No.231 measuring 1 Acre 2 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District has been settled between the parties to the suit. By virtue of Memo dated 24/02/2025 filed by the plaintiffs, the aforesaid land and the claims against Sri.Mahadevaiah has been deleted from the suit. The copy of entire order sheet, Plaint, Memo dated 24/02/2025 in O.S.398/2020 on the file of Principal Senior Civil Judge, Bengaluru Rural District, could be evidenced from **Document No.27.**
16. Smt.Vasantha D/o. Venkatesh has filed a partition suit in O.S.323/2024 on the file of Principal Senior Civil Judge, Bengaluru Rural District, against Smt.Venkatamma and others with respect to the land bearing Sy.No.231 measuring 21 Guntas out of 2 Acres 04 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and other lands. The disputes with respect to the land bearing Sy.No.231, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District has been settled between the parties to the suit. By virtue of Memo dated 22/02/2025 filed by the plaintiff, the aforesaid land and the claims against Sri.Mahadevaiah has been deleted from the suit. The copy of entire order sheet, Plaint, Memo dated 22/02/2025 in O.S.323/2024 on the file of Principal Senior Civil Judge, Bengaluru Rural District, could be evidenced from **Document No.28.**

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17. By virtue of the Confirmation deed dated 20/02/2025, the children and grandchildren of late.Mastaiah have confirmed the right, title and interest of the Land bearing Sy.No.231 measuring 2 Acres 04 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.M.Mahadevaiah S/o. Late.Munishamaiah. The said Confirmation deed is registered as Document No.BSK-1-13645/2024-25, in the office of Sub-registrar, Basavanagudi (Banashankari). The copy of the Confirmation Deed dated 20/02/2025 could be evidenced from **Document No.29.**
18. On perusal of Affidavit dated 29/04/2024 duly sworn by Smt.Padma D/o. late.Rudrappa, grand-daughter of late.Bhadraiah, it is observed that Sri.Rudrappa died leaving his wife Smt.Rathnamma and children Smt. Rathnamma and children namely Smt.Bhagyamma Smt.Padma, Sri.Srinivasa, Smt.Kamalamma, Smt.Kavitha, Sri.Sathish.R. and Sri.R.Saritha. The copy of Affidavit dated 29/04/2024 could be evidenced from **Document No.30.**
19. Smt.Bhagyamma, Smt.Padmavathi, Sri.Srinivasa, Smt.Kamalamma, Smt.Kavitha, Sri.Sathish, Smt.Saritha all are children of late.Rudrappa have filed a partition suit in O.S.1692/2014 on the file of Principal Senior Civil Judge, Bengaluru Rural District, against Smt.Kabbalamma and others with respect to the land bearing Sy.No.231 measuring 1 Acre 2 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and other lands. The disputes with respect to the land bearing Sy.No.231 measuring 1 Acre 2 guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District has been settled between the parties to the suit. By virtue of Memo dated 26/03/2025 filed by the plaintiffs, the aforesaid land and the claims against Sri.Mahadevaiah has been deleted from the suit. The copy of entire order sheet, Plaint, Memo dated 26/03/2025 in O.S.1692/2014 on the file of Principal Senior Civil Judge, Bengaluru Rural District, could be evidenced from **Document No.31.**
20. By virtue of the Confirmation deed dated 04/03/2025, the children and grandchildren of late.Bhadraiah have confirmed the right, title and interest of the Land bearing Sy.No.231 measuring 2 Acres 04 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.M.Mahadevaiah S/o.

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Late.Munishamaiah. The said Confirmation deed is registered as Document No.BSK-1-14135/2024-25, in the office of Sub-registrar, Basavanagudi (Banashankari). The copy of the Confirmation Deed dated 04/03/2025 could be evidenced from **Document No.32**

21. By virtue of Release deed dated 02/04/2026, Smt.Chinnamma alias Susheela.M. D/o. late.Munishamaiah, Smt.Jayamala.C. D/o. late.Shanthamma and Sri.Ganesh.C. S/o. late.Shanthamma have relinquished all their right, title and interest in the Land bearing Sy.No.231 measuring 2 Acres 04 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.M.Mahadevaiah S/o. Late.Munishamaiah. The said Release deed is registered as Document No.BSK-1-00069/2026-27, in the office of Sub-registrar, Basavanagudi (Banashankari). The copy of the Release deed dated 02/04/2026 could be evidenced from **Document No.33.**
22. On perusal of the RTC extracts for the period 1970-71 to 2025-26 it is observed that land bearing Sy.No.231, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District totally measures 02 Acres 21 guntas including 17 guntas of Kharab. For the period 1970-71 to 1980-81 bears out the name of Subba is shown as the owner in column no.9 and the names of Muniyappa and Bhadrappa as occupants in column no.12. For the period 1980-81 to 1992-93 bears out the names of Bhadraiah and Mastaiah as the owner in column no.9. For the period 1992-93 to 2001-02 bears out the names of Muniyappa, Venkatamma and Munishamaiah as the owners in column no.9. For the period 2001-02 to 2025-26 bears out the name of M.Mahadevaiah as the owner in column no.9. The copy of the RTC extracts of Sy.No.231 could be evidenced from **Document No.34.**
23. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out (a) the registration of Sale deed dated 01/02/1993 executed by Muniyappa and others to Munishamaiah (b) the registration of Sale deed dated 16/09/1995 executed by Bhadraiah and Rudrappa to Munishamaiah and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.231 measuring 02 Acres 4 Guntas situated at Kaggalipura Village, Uttarahalli Hobli,

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Bangalore South Taluk, Bangalore District. The copy of the Encumbrance certificate could be evidenced from **Document No.35**.

24. The Encumbrance Certificate for the period 01/01/2004 to 20/08/2025 bears out the following registrations with respect to land bearing Sy.No.231 measuring 02 Acres 4 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District:-
- Mortgage Deed dated 19/03/2010, Document No.7721/2009-10
 - Joint Development Agreement dated 18/02/2025, Document No.13649/2024-25
 - Confirmation deed dated 19/02/2025, Document No.14135/2024-25
 - Release deed dated 03/07/2025, Document No.5095/2025-26
 - Release deed dated 03/07/2025, Document no.5094/2025-26

The copy of the Encumbrance certificate could be evidenced from **Document No.36**

50. The Endorsement dated 16/05/2024 bearing No.RD1218211026923 issued by the Tahsildar, Bengaluru South Taluk, Bengaluru District, bears out that there are no tenancy claims registered with respect to the land bearing Sy.No.231 measuring 02 Acres 4 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 16/05/2024 could be evidenced from **Document No.37**.

51. The Endorsement dated 18/11/2013 bearing No.PTCL/CR (S)/608/2013-14 issued by the Assistant Commissioner, Bengaluru South Division, Bengaluru District, bears out that there are no cases registered under Section PTCL Act with respect to the land bearing Sy.No.231 measuring 02 Acres 4 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of the Endorsement dated 18/11/2013 issued by the Assistant Commissioner, Bengaluru South Division, Bengaluru, could be evidenced from **Document No.38**.

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52. The Akarbhand in respect of Sy.No.231 situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District bears out that said land totally measures to an extent of 2 Acres 21 Guntas including 3 guntas of 'A' kharab and 14 guntas of 'B' kharab. The copy of the Akarbhand of Sy.No.231 could be evidenced from **Document No.39.**
53. On perusal of the Kharda it is observed that Sy.No.231 of Kaggalipura village totally measures 2 Acres 21 Guntas including 17 guntas of kharab and further bears out that the said land has been divided into two portions i.e. as Sy.No.231/1 and 231/2. The copy of the survey sketch and tippany could be evidenced from **Document No.40.**
54. On perusal of the Village Map of Kaggalipura Village, it is observed that the land bearing Sy.No.231 finds place in the map. The copy of the Village map could be evidenced from **Document No.41.**
55. M/s.Vainavi Developers LLP, have applied and procured all the required Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the Schedule Property and the particulars Permits/NOCs/Consent etc., are as follows:
- a) Consent To Establishment to constructed residential apartment vide Consent Order No.CTE-130814 dated 09/04/2025 issued by the Karnataka State Pollution Control Board.
 - b) No Objection Certificate No.08/25-26 dated 08/09/2025 issued by the Superintending Engineer (Ele), C, O& M, West Circle, BESCOM Bengaluru.
 - c) No Objection Certificate No.KVP/KPA/NOC/2025-26/181 dated 30/08/2025 issued by the Kaggalipura Grama Panchayath
- The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.42 to 44.**
56. By virtue of Relinquishment Deed dated 04/05/2025, Sri.M.Mahadevaiah and others represented by their GPA Holder M/s.Vainavi Developers LLP, has relinquished parks in the layout formed in Sy.Nos.231, 225/8, 225/11, 225/12, 225/13, situated at

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Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Kaggalipura Village Panchayth, Kaggalipura. The said Relinquishment Deed registered as Document No.BSK-1-05094-2025-26 in the office of Sub-registrar, Basavanagudi (Banashankari). The said Relinquishment deed dated 25/06/2025 could be evidenced from **Document No.45.**

57. By virtue of Relinquishment Deed dated 25/06/2025, Sri.M.Mahadevaiah and others represented by their GPA Holder M/s.Vainavi Developers LLP, has relinquished CA in the layout formed in Sy.Nos.231, 225/8, 225/11, 225/12, 225/13, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, in favour of Kanakapura Town Planning. The said Relinquishment Deed registered as Document No.BSK-1-05095-2025-26 in the office of Sub-registrar, Basavanagudi (Banashankari). The said Relinquishment deed dated 25/06/2025 could be evidenced from **Document No.46.**
58. On relinquishment of CA and parks, residential development plan to be formed in land bearing Sy.Nos.231, 225/8, 225/11, 225/12, 225/13, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, has been approved by the Kanakapura Development Authority, vide. Development Plan bearing No.KPA/LAO/258/2024-25/1608 dated 07/08/2025. The copy of Development Plan along with sketch could be evidenced from **Document No.47.**
59. By virtue of Sanction Plan/Commencement Certificate dated 09/02/2026 bearing No.KPA/CCL/53/2025-26/3856 issued by the Kanakapura Planning Authority, it is observed that said authority approved to construct Residential Group Housing building in the land bearing Sy.Nos.231, 225/8, 225/11, 225/12, 225/13, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District. The copy of Sanction Plan/Commencement Certificate dated 09/02/2026 with fee paid challan and building plan could be evidenced from **Document No.48.**

Sudhakar G.V.



GVS LAW CHAMBERS

60. As per the Joint Development Agreement and in proportion to the Schedule Property described therein, Sri.M.Mahadevaiah and M/s. Vainavi Developers LLP have apportioned the residential units proposed to be constructed on the residentially converted land bearing Sy.Nos.231, 225/8, 225/11, 225/12 and 225/13, situated at Kaggalipura Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru District, by virtue of the Sharing Agreement dated 03/12/2025. The copy of the Sharing Agreement dated 03/12/2025 could be evidenced from **Document No.49**.

SCHEDULE PROPERTY

All that piece and parcel of Converted Immovable Property being Agricultural Dry Land bearing Sy.No.231 measuring 2 Acres 04 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District, and bounded on:-

East by : Kaluve;
West by : Sy.No.225;
North by : Sy.No.210;
South by : Sy.No.230 and 232.

CERTIFICATE

I hereby certify that on perusal of the photocopies of documents furnished to me and information furnished, it is observed that Sri.M.Mahadevaiah is the absolute owner of the aforesaid Schedule Property, having a valid and marketable title to the Schedule Property and M/s.VAINAVI DEVELOPERS LLP, A partnership firm is having development rights on the Schedule Property,

G.V.Sudhakar