

Bangalore District, Bangalore, bearing No. ALN(A)(S)SR:65/2020-21 dated 16/01/2021; and

5) Survey No. 113/6, measuring 08.08 Guntas, duly converted for agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(A)(S)SR:67/2020-21 dated 16/01/2021;

All the above mentioned land earlier bearing Sy.No.113 and situated at ChambenahalliVillage, SarjapuraHobli, AnekalTaluk, Bangalore Urban District.

I am furnished with the photocopies of the following documents and my opinion is as follows:-

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.		Copy of the Index of the Land in respect of Sy. No.113;
2.	04/06/2019	Endorsement issued by the Tahsildar, Anekal Taluk, for non-availability of Record of Rights in respect of Sy. No.113;
3.	30/01/2009	Endorsement issued by the Special Tahsildar, Anekal Taluk, for non-availability of Preliminary records in respect of Sy. No.113;
4.	15/12/1927	Copy of Sale Deed executed by Sri. Munishami @ Chinnannain in favour of Sri.Pillappa, registered as Document No.712/1927-28 in Book -I Volume 322 pages at 322 to 325 in the office of the Sub-Registrar, Anekal.

  
RAGHUVEEERA R  
ADVOCATE  
KAR/644/12

TITLE OPINION

Bangalore,  
Dt : 02/04/2021.

To.  
**M/s. JHANAVI HEIGHTS PVT. LTD.,**  
 Plot No.1, 83/1, Maragondanahalli Village,  
 Jigani Hobli, Anekal Taluk,  
 Bangalore District.

Sir,

Sub : Title Opinion in respect of the below mentioned property bearing:

SY NO	EXTENT	LOCATION
113/3	00 ACRES 29.08 GUNTAS	
113/2	00 ACRES 07 GUNTAS	
113/4	00 ACRES 07 GUNTAS	
113/5	00 ACRES 07 GUNTAS	
113/6	00 ACRES 08.08 GUNTAS	CHAMBENAHALLI VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK.

1) Survey No. 113/3, measuring 29.08 Guntas, duly converted for agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(A)(S)SR:42/2020-21 dated 16/01/2021;

2) Survey No.113/2, measuring 07 Guntas, duly converted for agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(A)(S)SR:68/2020-21 dated 16/01/2021;

3) Survey No. 113/4, measuring 07 Guntas, duly converted for agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(A)(S)SR:66/2020-21 dated 16/01/2021;

4) Survey No. 113/5, measuring 07 Guntas duly converted for agricultural to non-agricultural Residential purposes vide Order of The Deputy Commissioner,



5.	16/12/1927	Copy of Sale Deed executed by Sri.Pillappa in favour of Sri.AbdulWazid Khan,registered as Document No.714/1927-28 in Book - I Volume 322 pages at 324 to 327 in the office of the Sub-Registrar, Anekal.
6.	03/05/1928	Copy of Sale Deed executed by Sri.AbdulWazid Khan in favour of Sri.ChikkaBangi @ Andappa, registered as Document No.1459/1928-29 in Book-I Volume 327 pages at 166 to 169 in the office of the Sub-Registrar, Aneka.
7.	26/03/1930	Copy of Sale Deed executed by Sri.Pillappain favour of Sri.Perumaiah, registered as Document No.1347/1930-31 in Book-I Volume 356 pages at 84 to 85 in the office of the Sub-Registrar, Bangalore City.
8.	12/01/1984	Copy of Mortgage Deed executed by Sri.Devappain favour of State Bank of Mysore, Dommasandra, registered as Document SL No.44/1984-85 in Book-I Part-5 in the office of the Sub-Registrar, Anekal.
9.	25/08/2016	Copy of Partition Deed effected among Mariyappa, Srinivas, Praveen, Sujatha and Muniyamma.
10.	16/11/2019	Copy of Genealogical tree of Sri.Andappa @ chikkaBangi
11.	25/05/1998	Copy of Death Certificate of Smt.Ayamma W/o. Andeppa @ ChikkaBangi;
12.	21/06/2017	Copy of Death Certificate of Smt.Muniyamma W/o.Sitappa;
13.	15/03/2004	Copy of Death Certificate of Sri.Venkatesh;
14.	25/04/2016	Copy of Death Certificate of Sri.Nagaraju S/o. Sitappa;
15.	25/11/1995	Copy of Death Certificate of Sri.Doremani;
16.	11/07/2018	Copy of Death Certificate of Smt.Savithramma D/o. Sitappa;
17.	05/04// 2019	Copy of Genealogical tree of Sri.Perumaiah @ Abbaiah;
18.	12/10/1993	Copy of Death Certificate of Smt.P.Mani S/o. Late.Perumaiah;
19.	04/03/2015	Copy of Death Certificate of Smt.Perumaiah.CS/o. Late.Chennappa;
20.	23/12/2016	Order of the Deputy Tasildar, Anekal has registered dispute under case NO.RRT (D) CR 537/2016-17.
21.	27/01/2017	Copy of mutation register vide MR No.H27/2016-17
22.	21/08/2017	Copy of mutation register bearing MR No.T2/2017-18
23.	15/09/2019	Copy of Partition Deed effected among Mariyappa, Srinivas, Padma, Praveen, Sujatha.
24.	10/08/2018	Copy of the Assistant Commissioner: Bengaluru South Sub-Division at Bengaluru has registered case under case No.RA (A) 472/2017-18.
25.	19/09/2018	Copy of mutation register bearing MR. No.H14/2018-19;
26.	05/11/2018	Copy of mutation register bearing MR. No.H18/2018-19;
27.	21/01/2019	Copy of mutation register bearing MR. No.H48/2018-19;
28.	31/01/2019	Copy of mutation register bearing MR. No.T15/2018-19;

29.	06/03/2020	Copy of Agreement of Sale bearing document No.SRJ-1-06363-2020-21 of Book-I, stored in CD No.SRJD579 in the office of the Sub-Registrar, Sarjapura;
30.	14/08/2020	Copy of Agreement of Sale bearing document No.SRJ-1-01265-2020-21 of Book-I, stored in CD No.SRJD666 in the office of the Sub-Registrar, Sarjapura;
31.	15/12/2020	Copy of the Order sheet in O.S. No.919/2020;
32.	01/01/2021	Copy of the Decree registered as document No.ANK-1-05446/2020-21 in Book-I stored in CD No.ANKD947 in the office of the Sub-Registrar, Bsavanagudi (Anekal);
33.	16/01/2021	Copy of Official Memorandum bearing No. ALN(A)(S)SR:42/2020-21 dated 16/01/2021 for Sy. No.113/3 measuring 29.08 Guntas issued by the District Commissioner, Bangalore District, Bangalore;
34.		Copy of Conversion Sketch in respect of Sy. No.113/3
35.	12/01/2021	Copy of Conversion Fee paid Receipt in respect of Sy. No.113/3;
36.	16/01/2021	Copy of Official Memorandum bearing No. ALN(A)(S)SR:68/2020-21 dated 16/01/2021 for Sy. No.113/2 measuring 07 Guntas issued by the District Commissioner, Bangalore District, Bangalore;
37.		Copy of Conversion Sketch in respect of Sy. No.113/2
38.	12/01/2021	Copy of Conversion Fee paid Receipt in respect of Sy. No.113/2;
39.	16/01/2021	Copy of Official Memorandum bearing No. ALN(A)(S)SR:66/2020-21 dated 16/01/2021 for Sy. No.113/4 measuring 07 Guntas issued by the District Commissioner, Bangalore District, Bangalore;
40.		Copy of Conversion Sketch in respect of Sy. No.113/4
41.	12/01/2021	Copy of Conversion Fee paid Receipt in respect of Sy. No.113/4;
42.	16/01/2021	Copy of Official Memorandum bearing No. ALN(A)(S)SR:65/2020-21 dated 16/01/2021 for Sy. No.113/5 measuring 07 Guntas issued by the District Commissioner, Bangalore District, Bangalore;
43.		Copy of Conversion Sketch in respect of Sy. No.113/5
44.	12/01/2021	Copy of Conversion Fee paid Receipt in respect of Sy. No.113/5;
45.	16/01/2021	Copy of Official Memorandum bearing No. ALN(A)(S)SR:67/2020-21 dated 16/01/2021 for Sy. No.113/6 measuring 08.08 Guntas issued by the District Commissioner, Bangalore District, Bangalore;
46.		Copy of Conversion Sketch in respect of Sy. No.113/6
47.	12/01/2021	Copy of Conversion Fee paid Receipt in respect of Sy. No.113/6;
48.	11/02/2021	Copy of the Order sheet in O.S. No.147/2021;
49.	19/02/2021	Copy of the Decree registered as document No.SRJ-1-04998/2020-21 in Book-I stored in CD No.SRJD804 in the office of the Sub-Registrar, Bsavanagudi (Sarjapura);
50.	19/02/2021	Copy of the Decree registered as document No.SRJ-1-05000/2020-21 in Book-I stored in CD No.SRJD804 in the office of the Sub-Registrar,

		Bsavanagudi (Sarjapura);
51.	19/02/2021	Copy of the Decree registered as document No.SRJ-1-05001/2020-21 in Book-I stored in CD No.SRJD804 in the office of the Sub-Registrar, Bsavanagudi (Sarjapura);
52.	22/02/2021	Copy of the Decree registered as document No.SRJ-1-05048/2020-21 in Book-I stored in CD No.SRJD804 in the office of the Sub-Registrar, Bsavanagudi (Sarjapura);
53.	24/02/2021	Copy of the Decree registered as document No.SRJ-1-05116/2020-21 in Book-I stored in CD No.SRJD804 in the office of the Sub-Registrar, Bsavanagudi (Sarjapura);
54.	25/02/2021	Copy of Sale Deed bearing document No.SRJ-1-06017-20-21 of Book-I, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021 in respect of Sy. No.113/3;
55.	25/02/2021	Copy of Sale Deed bearing document No.SRJ-1-06022-20-21 of Book-I, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021 in respect of Sy. No.113/2, 113/4, 113/5 & 113/6;
56.	25/01/2021	Copy of Joint Development Agreement registered as Document No.SRJ-1-06026-20-21 of Book-I, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021;
57.	25/02/2021	General Power of Attorney dated 25/02/2021 registered as Document No.SRJ-4-00368-20-21 of Book-IV, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021
58.	21/12/2019	Copy of the Nil Tenancy Certificate, Form No.2,7,7A issued by the Tasildar stating that there are no tenancy claims pending in respect of the Sy.No.113/2.
59.	21/12/2019	Copy of the Nil Tenancy Certificate, Form No.2,7,7A issued by the Tasildar stating that there are no tenancy claims pending in respect of the Sy.No.113/3.
60.	21/12/2019	Copy of the Nil Tenancy Certificate, Form No.2,7,7A issued by the Tasildar stating that there are no tenancy claims pending in respect of the Sy.No.113/4.
61.	21/12/2019	Copy of the Nil Tenancy Certificate, Form No.2,7,7A issued by the Tasildar stating that there are no tenancy claims pending in respect of the Sy.No.113/5.
62.	21/12/2019	Copy of the Nil Tenancy Certificate, Form No.2,7,7A issued by the Tasildar stating that there are no tenancy claims pending in respect of the Sy.No.113/6.
63.	04/11/2020	Copy of Endorsement under Sections 79 (A) & (B) of the Karnataka Land Reforms Act, 1961 and Endorsement for no proceedings initiated under PTCL Act in respect of Sy. No.113/3

64.	20/10/2020	Copy of NOC issued by the (KHB) Karnataka Housing Board in respect of Sy. No.113/3;
65.	20/10/2020	Copy of NOC issued by the (KIADB) Karnataka Industrial Area Development Board in respect of Sy. No.113/3;
66.	22/10/2020	Copy of NOC issued by the Anekal Town Planning Authority in respect of Sy. No.113/3;
67.	29/10/2020	Copy of NOC issued by the Special Land Acquisition Officer, Bangalore in respect of Sy. No.113/3;
68.	04/11/2020	Copy of Endorsement under Sections 79 (A) & (B) of the Karnataka Land Reforms Act, 1961 and Endorsement for no proceedings initiated under PTCL Act in respect of Sy. No.113/3;
69.	20/10/2020	Copy of NOC issued by the (KHB) Karnataka Housing Board in respect of Sy. No.113/2;
70.	20/10/2020	Copy of NOC issued by the (KIADB) Karnataka Industrial Area Development Board in respect of Sy. No.113/2;
71.	22/10/2020	Copy of NOC issued by the Anekal Town Planning Authority in respect of Sy. No.113/2;
72.	29/10/2020	Copy of NOC issued by the Special Land Acquisition Officer, Bangalore in respect of Sy. No.113/2;
73.	04/11/2020	Copy of Endorsement under Sections 79 (A) & (B) of the Karnataka Land Reforms Act, 1961 and Endorsement for no proceedings initiated under PTCL Act in respect of Sy. No.113/4;
74.	20/10/2020	Copy of NOC issued by the (KHB) Karnataka Housing Board in respect of Sy. No.113/4;
75.	20/10/2020	Copy of NOC issued by the (KIADB) Karnataka Industrial Area Development Board in respect of Sy. No.113/4;
76.	22/10/2020	Copy of NOC issued by the Anekal Town Planning Authority in respect of Sy. No.113/4;
77.	29/10/2020	Copy of NOC issued by the Special Land Acquisition Officer, Bangalore in respect of Sy. No.113/4;
78.	04/11/2020	Copy of Endorsement under Sections 79 (A) & (B) of the Karnataka Land Reforms Act, 1961 and Endorsement for no proceedings initiated under PTCL Act in respect of Sy. No.113/5
79.	20/10/2020	Copy of NOC issued by the (KHB) Karnataka Housing Board in respect of Sy. No.113/5;
80.	20/10/2020	Copy of NOC issued by the (KIADB) Karnataka Industrial Area Development Board in respect of Sy. No.113/5;
81.	22/10/2020	Copy of NOC issued by the Anekal Town Planning Authority in respect of Sy. No.113/5;
82.	29/10/2020	Copy of NOC issued by the Special Land Acquisition Officer, Bangalore in respect of Sy. No.113/5;
83.	04/11/2020	Copy of Endorsement under Sections 79 (A) & (B) of the Karnataka Land Reforms Act, 1961 and Endorsement for no proceedings initiated under PTCL Act in respect of Sy. No.113/6
84.	20/10/2020	Copy of NOC issued by the (KHB) Karnataka Housing Board in respect of Sy. No.113/6;

85.	20/10/2020	Copy of NOC issued by the (KIADB) Karnataka Industrial Area Development Board in respect of Sy. No.113/6;
86.	22/10/2020	Copy of NOC issued by the Anekal Town Planning Authority in respect of Sy. No.113/6;
87.	29/10/2020	Copy of NOC issued by the Special Land Acquisition Officer, Bangalore in respect of Sy. No.113/6;
88.		Copy of Pahanies for the period between 1969 to 2000-01 issued by the Revenue Authorities with respect to Sy. No.113 of Chambenahalli.
89.		Copy of Pahanies for the period between 2001-02 to 2016 -2017 issued by the Revenue Authorities with respect to Sy. No.113 of Chambenahalli.
90.		Copy of Pahanies for the period between 2017-18 to 2020-21 issued by the Revenue Authorities with respect to Sy. No.113/1, 2, 3, 4, 5 & 6 of Chambenahalli.
91.	12/22/2020	Copies of Agriculture certificate in respect of the Sy. No.113/3, 2, 4, 5 & 6 of Chambenahalli.
92.		Copy of the Akarbandh in respect of the Sy. No.113/3, 2, 4, 5 & 6 of Chambenahalli.
93.		Copy of the Tippani, Hissa Tippani in respect of the Sy. No.113/3, 2, 4, 5 & 6 of Chambenahalli;
94.		Copy of the village map of Chambenahalli Village, issued by the Survey Department.
95.	28/07/2020	Encumbrance Certificates covering the period between 01/04/1920 to 31/03/2004 in respect of Sy. No.113 of Chambenahalli.
96.	25/02/2020	Copy of the Nil Encumbrance Certificates covering the period between 01/04/2004 to 25/02/2019 in Sy. No.113 of Chambenahalli.
97.	09/04/2019	Copy of the Nil Encumbrance Certificates covering the period between 01/04/2004 to 08/04/2019 in Sy. No.113/3, 113/2, 113/4, 113/5 & 113/6 of Chambenahalli.
98.	10/11/2020	Encumbrance Certificates covering the period between 01/04/2019 to 10/11/2020 in Sy. No.113/3, 113/2, 113/4, 113/5 & 113/6 of Chambenahalli.
99.		Property Tax paid Receipts in Sy. No.113/3, 113/2, 113/4, 113/5 & 113/6 of Chambenahalli.

**:DESCRIPTION OF THE PROPERTY:**

**Item No.1**

ALL THAT PIECE AND PARCEL of property bearing residentially converted undeveloped land in Survey No.113/3, measuring 29.08 (Twenty Nine point zero Eight) Guntas of land situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District (converted vide Official Memorandum bearing No. ALN(A)(S)SR:42/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore), together with all rights, appurtenances whatsoever whether underneath or above the surface and the property being bounded:

East	:	V.Kallahalli Village Border & Ferns Layout;
West	:	Property bearing Sy No.39;
North	:	Property bearing Sy. No.113/2, 4, 5 & 6; and
South	:	Property bearing Sy. No.42, 43 & 44.

**Item No.2**

ALL THAT PIECE AND PARCEL of property bearing residentially converted undeveloped land in Survey No.113/2, measuring 07 (Seven) Guntas of land situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District (converted vide Official Memorandum bearing No. ALN(A)(S)SR:68/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore), together with all rights, appurtenances whatsoever whether underneath or above the surface and the property being bounded:

East	:	V.Kallahalli Village Border & Ferns Layout;
West	:	Property bearing Sy No.113/4;
North	:	Property bearing Sy. No.113/1; and
South	:	Property bearing Sy. No.113/3.

**Item No.3**

ALL THAT PIECE AND PARCEL of property bearing residentially converted undeveloped land in Survey No.113/4, measuring 07 (Seven) Guntas of land situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District (converted vide Official Memorandum bearing No. ALN(A)(S)SR:66/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore), together with all rights, appurtenances whatsoever whether underneath or above the surface and the property being bounded:



The aforesaid Sri. MuniswamappaaliyasChinnanna S/o. Muniyappa sold the larger property measuring 6 acres in Sy. No.39 in favour of Sri.Pillappa S/o. Sri.Vengatappa under a registered sale deed dated 13/12/1927 vide Document No.712/1927-28 in Book-I, Volume No.322 page at 325 in the office of the Sub-Registrar Anekal Taluk, Bangalore District registered on 15/12/1927.

The aforesaid Sri.Pillappa S/o. Sri.Vengatappa sold the portion in larger property measuring 3 acres out of 6 Acres in Sy. No.39 in favour of Sri.AbdulWazid Khan S/o. Sri.Yusuf Khan, under a registered sale deed dated 15/12/1927 vide Document No.714/1927-28 in Book-I, Volume No.322 page at 324 to 327 in the office of the Sub-Registrar Anekal Taluk, Bangalore District registered on 16/12/1927.

The aforesaid Sri.AbdulWazid Khan S/o. Sri.Yusuf Khan sold the property measuring 3 acres in Sy. No.39 in favour of Sri.ChikkabangiAliyasAndappa S/o.Perumaiah, under a registered sale deed dated 24/03/1928 vide Document No.1459/1927-28 in Book-I, Volume No.327 page at 169 to 169 in the office of the Sub-Registrar Anekal Taluk, Bangalore District registered on 03/05/1928.

The aforesaid Sri.Pillappa S/o. Sri.Vengatappa sold the remaining portion in larger property measuring 3 acres out of 6 Acres in Sy. No.39/1 in favour of Sri.Perumaiah S/o. Sri.Andappa, under a registered sale deed dated 20/08/1930 vide Document No.1347/1930-31 in Book-I, Volume No.356 page at 104 to 109 in the office of the Sub-Registrar Anekal Taluk, Bangalore District.

The aforesaid Sri.Perumaiah S/o. Sri.Andappa sold property measuring 3 acres in Sy. No.39/1 in favour of Sri.Ramaia S/o.Muniga @ Cheluva, under a registered sale deed dated 20/08/1930 vide Document No.306/1930-31 in Book-I, Volume No.362 page at 88 to 93 in the office of the Sub-Registrar Anekal Taluk, Bangalore District.

The aforesaid Sri.Ramaia's son Sri.Devappa mortgaged the property measuring 3 acres in Sy. No.113 in favour of State Bank of Mysore, Dommasandra, under a registered Mortgage Deed dated 12/01/1984 vide Document SL No.44/1984-85 in Book-I, Part-5 in the office of the Sub-Registrar Anekal Taluk, Bangalore District, but in the mortgage deed mentioned 5 Acre 35 Gutas wrongly. Since the mortgage deed is executed in the year of 1984 there is no existence of this mortgage, due to limitation.

The Larger Property bearing Sy. No.39 later came to be phoded and resurveyed by the Revenue Authorities and on such resurvey the Revenue Authorities assigned new sub-number in respect of the Larger Property as Sy. No. 113.

Later One Sri.Chennappa alias Doddachennappa S/o. Perumaiah (relative of Sri.ChikkabangiAliyasAndappa S/o.Perumaiah) was cultivating the land and also he was there in the possession of the larger property measuring 3 Acres, which Sri.ChikkabangiAliyasAndappa S/o.Perumaiah was purchased on 24/03/1928 and Sri.Chennappa alias Doddachennappa S/o. Perumaiah name was mentioned in pahanies/ RTC extracts during the period from 1969-70 to 2016-17 along with other land owner, who was owning remaining 3 acres in the same survey No.113, which is the other portion in larger extent 6 Acres (old Sy. No.39).

East : Property bearing Sy. No.113/2;  
West : Property bearing Sy. No.113/5;  
North : Property bearing Sy. No.113/1; and  
South : Property bearing Sy. No.113/3.

Item No. 4:

ALL THAT PIECE AND PARCEL of property bearing residentially converted undeveloped land in Survey No.113/5, measuring 07 (Seven) Guntas of land situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District (converted vide Official Memorandum bearing No. ALN(A)(S)SR:65/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore), together with all rights, appurtenances whatsoever whether underneath or above the surface and the property being bounded:

East : Property bearing Sy. No.113/4;  
West : Property bearing Sy. No.113/6;  
North : Property bearing Sy. No.113/1; and  
South : Property bearing Sy. No.113/3.

Item No. 5:  
ALL THAT PIECE AND PARCEL of property bearing residentially converted undeveloped land in Survey No.113/6, measuring 08.08 (Eight point zero Eight) Guntas of land situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District (converted vide Official Memorandum bearing No. ALN(A)(S)SR:67/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore), together with all rights, appurtenances whatsoever whether underneath or above the surface and the property being bounded:

East : Property bearing Sy. No.113/5;  
West : Property bearing Sy. No.39 Govt. Land & Road;  
North : Property bearing Sy. No.113/1; and  
South : Property bearing Sy. No.113/3.

SOURCE OF TITLE:-

The Schedule Property was the portion of the larger property bearing Sy. No.39 measuring 6 Acres and originally belongs to one Sri. MuniswamappaaliasChinnanna S/o. Muniyappa, who acquired under public auction dated 08/05/1924 through Amaldar, and his name is also reflexing in Index of Land as owner.



number in respect of the Larger Property as Sy. No. 113/1, 113/2 & 113/3 vide mutation register bearing MR No.T2/2017-18 and Sy. No.113/1 measuring 1 Acre 19 Guntas was mutated in the name of Sri.Perumaiah S/o. ChennappaAliyasDodaChennappa, Sy. No.113/2 measuring 29.08 Guntas was mutated jointly in the names of Smt.Sujatha W/o. Venkatesh&Sri.Ramesh S/o.Venkatesh, Mariyappa S/o. Perumaiah, Smt.Padma W/o.Late.Subramaniand Sri.Srinivasa S/o. Perumaiahand Sy. No.113/3 measuring 29.08 Guntas was mutated jointly in the names of Smt.Savithramma W/o. Venkatesh, Vidya D/o. Venkatesh, Sri.Suman.V, Smt. Amaravathi W/o. Nagaraju, Smt. Parvathamma D/o. Venkatesh, Smt. Chandrakala D/o. Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Seetappa, Smt. Chandrakala D/o. Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremani. Bhagya, D/o Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremani.

The aforesaid Smt.Sujatha W/o. Venkatesh&Sri.Ramesh S/o.Venkatesh, Mariyappa S/o. Perumaiah, Smt.Padma W/o.Late.Subramani and Sri.Srinivasa S/o. Perumaiahhave effected partition on 15/09/2016 for dividing their share of 29.08 Guntas and out of which the property measuring 07 Guntas is jointly allotted to the share of Smt.SujathaW/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh, the property measuring 08.08 Guntas is allotted to the share ofMariyappa S/o. Perumaiah, the property measuring 07 Guntas is allotted to the share ofSmt.Padma W/o.Late.Subramaniand the property measuring 07 Guntas is allotted to the share ofSri.Srinivasa S/o. Perumaiah and applied for mutating separate katha in their names as per the partition deed dated 15/09/2016 in the court of the Assistant Commissioner: Bengaluru South Sub-Division at Bengaluru, based on their application, the Assistant Commissioner: Bengaluru South Sub-Division at Bengaluru has registered case under case No.RA (A) 472/2017-18 and passed the order on 10/08/2018 and mutated kathas vide mutation register bearing MR. No.H14/2018-19:

The Larger Property bearing Sy. No.113/2 later came to be phoded and resurveyed by the Revenue Authorities and on such resurvey the Revenue Authorities assigned new sub-number in respect of the Larger Property as Sy. No. 113/2, 113/4, 113/5& 113/6 vide mutation register bearing MR No.T15/2018-19 and Sy. No.113/2 measuring 07 Guntas was mutated in the name of Smt.Padma W/o.Late.Subramani, Sy. No.113/4 measuring 07 Guntas was mutated jointly in the names of Smt.SujathaW/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh, Sy. No.113/5 measuring 07 Guntas was mutated in the name of Sri.Srinivasa S/o. Perumaiahand Sy. No.113/6 measuring 08.08 Guntas was mutated in the name of Mariyappa S/o. Perumaiah.

The said Smt.Savithramma W/o. Sri.Venkatesh, Smt.Vidya D/o. Sri.Venkatesh, Sri.Suman, Smt. Amaravathi W/o. Sri.Nagaraju, Smt.Parvathamma D/o. Late. Seetappa, Smt. Chandrakala D/o. Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Bhagya, D/o Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremanialong with their family members jointly agreed to sell the Item No.1 of the Schedule Property and entered into an Agreement of Sale dated 06/03/2020 vide registered Sale Agreement bearing document No.SRJ-1-06363-2020-21 of Book-I, stored in CD No.SRJD579 in the office of the Sub-Registrar, Sarjapura in favour of Sri.K.Yashvanth Kumar S/o. Sri.K.S.Prasad Reddy.

The said Smt.Padma W/o.Late.Subramani, Smt.Sujatha W/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh, Sri.Srinivasa S/o. PerumaiahMariyappa S/o. Perumaiahalong with their family members jointly agreed to sell the Item No.2 to 5 of the Schedule Property and entered into an Agreement of Sale dated 14/08/2020 vide registered Sale Agreement bearing

The larger property measuring 6 acres in Sy. No.113 (old Sy. No.39), out of which only 5 Acres 38 Guntas was available as per the revenue records and as afore said Sri.ChikkabangiAliyasAndappa S/o.Perumaiah was purchased 3 acres out of 6 acres and remaining 3 Acres was belongs to Sri.Rama S/o. MunigaaliyasCheluva.

As seen the Genealogical Tree dated 16/11/2019, the afore said Sri.ChikkabangiAliyasAndappa and his wife Smt.Ayamma @ Ayakka both died leaving their only daughter Smt.Papamma wife of Sri.Ramaiah, Smt.Papamma wife of Sri.Ramaiah was a only daughter of ChikkaBangaliyasAndeppa and Smt.AyammaAliyasAyakka, there after the aforesaid Smt.Papamma and his husband Sri.Ramaiah both died leaving behind their only daughter Smt.Muniyamma W/o. Sri. Sitappa to intestate and succeeded to all their estate including the 'larger property', but Sri.Chennappa alias Doddachennappa S/o. Perumaiah was in possession and his name was reflecting in pahanies / RTC as owner and kathedar. The afore said Sri.Chennappa alias Doddachennappa S/o. Perumaiah also died leaving behind his legal heirs to intestate and succeed all his properties including Larger Property. Hence the afore said Smt.Muniyamma W/o. Seetappa and all her family members and as seen the Genealogical Tree dated 05/04/2019, the family members of Seethappa's brother viz., Sri.PerumaiahaliyasAbbaiah have effected partition on 25/08/2016 and applied for mutating katha in their names, based on their application, the Deputy Tasildar, Anekal has registered dispute under case NO.RRT (D)CR 537/2016-17, meanwhile Smt.Muniyamma died leaving behind her children and grandchildren as shown in family tree dated 16/11/2019 as her legal heirs, subsequently the Deputy Tasildar passed the order on 23/12/2016 and mutated katha as bellow mentioned:

- a) The property measuring 2 Acres 38 guntas in Sy. No.113 was divided into two shares, one share measuring 1 Acre 19 Guntas was jointly allotted to the family members of Muniyamma W/o. Sitappa (i.e. granddaughter of Sri.ChikkabangiAliyasAndappa S/o.Perumaiah) and family members of Seethappa's brother viz., Sri.PerumaiahaliyasAbbaiah, out of which family members of Muniyamma W/o. Sitappa (i.e. granddaughter of Sri.ChikkabangiAliyasAndappa S/o.Perumaiah) i.e. Smt.Savithramma W/o. Venkatesh,Vidya D/o. Venkatesh,Sri.Suman.V, Smt. Amaravathi W/o. Nagaraju, Smt. Parvathamma D/o. Seetappa, Smt. Chandrakala D/o. Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Bhagya, D/o Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremaniwere jointly allotted 29.08 Guntas and katha also mutated as mutation register vide MR No.H27/2016-17 and remaining 29.08 Guntas were jointly allotted to the family members of Seethappa's brother viz., Sri.PerumaiahaliyasAbbaiah namely, Smt.Sujatha W/o. Venkatesh&Sri.Ramesh S/o.Venkateshthe, Mariyappa S/o. Perumaiah, Smt.Padma W/o.Late.Subramani and Sri.Srinivasa S/o. Perumaiahand katha also mutated as mutation register vide MR No.H27/2016-17;
- b) The remaining half share measuring 1 Acre 19 Guntas in 2 Acres 38 guntas in Sy. No.113 was allotted to the family members Sri.Chennappa alias Doddachennappa S/o. Perumaiah (i.e. Perumaiah S/o. ChennappaAliyasDoddachennappa) and katha also mutated as mutation register vide MR No.H27/2016-17;

The Larger Property bearing Sy. No.113 later came to be phoded and resurveyed by the Revenue Authorities and on such resurvey the Revenue Authorities assigned new sub-



Subsequently the afore said Smt.Padma W/o.Late.Subramani, herein has applied for conversion and got Item No.2 the SCHEDULE PROPERTY viz. the land bearing Survey No. 113/2 measuring 07 Guntas, situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted from agricultural to residential purpose vide Official Memorandum bearing No. ALN(A)(S)SR:68/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore.;

Subsequently the afore said Smt.Sujatha W/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh have applied for conversion and got Item No.3 the SCHEDULE PROPERTY viz. the land bearing Survey No. 113/3 measuring 07 Guntas, situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted from agricultural to residential purpose vide Official Memorandum bearing No. ALN(A)(S)SR:66/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore.;

Subsequently the afore said Sri.Srinivasa S/o. Perumaiahhas applied for conversion and got Item No.4 the SCHEDULE PROPERTY viz. the land bearing Survey No. 113/4 measuring 07 Guntas, situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted from agricultural to residential purpose vide Official Memorandum bearing No. ALN(A)(S)SR:65/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore.;

Subsequently the afore said Sri.Mariyappa S/o. Perumaiah has applied for conversion and got Item No.5 the SCHEDULE PROPERTY viz. the land bearing Survey No. 113/6 measuring 08.08 Guntas, situated at Chambenahalli Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted from agricultural to residential purpose vide Official Memorandum bearing No. ALN(A)(S)SR:67/2020-21 dated 16/01/2021 issued by the District Commissioner, Bangalore District, Bangalore;

As seen the Genealogical Tree dated 05/04/2019, the aforesaid LRS of Sri.PerumaiahaliyasAbbaiahwere filed partition suit against LRS of Smt. Muniyamma W/o. Sitappa(as seen the Genealogical Tree dated 16/11/2019) before the Court of the Principal Senior Civil Judge and JMFC at Anekal in O.S. No.147/2021, the said suit came to be decreed in terms of joint compromise petition, in view of the final decree Sy. No.113/2 measuring 07 Guntas was allotted to Smt.Padma W/o.Late.Subramani, Sy. No.113/4 measuring 07 Guntas is jointly allotted to Smt.Sujatha W/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh, Sy. No.113/5 measuring 07 Guntas is allotted to Sri.Srinivasa S/o. Perumaiah and Sy. No.113/6 measuring 08.08 Guntas is allotted to Mariyappa S/o. Perumaiah and Sy. No.113/3 measuring 29.08 Guntas is jointly allotted to Smt.Savithramma W/o. Sri.VenkateshSmt.Vidya D/o. Sri.Venkatesh, Sri.Suman, Smt. Amaravathi W/o. Sri.Nagaraju, Smt.Parvathamma D/o. D/o. Sri.Venkatesh, Smt. Chandrakala D/o. Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Late. Seetappa, Smt. Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremanisame has Bhagya, D/o Late. Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremanisame has registered as 1) document No.4998/2020-21, 2) document No.5000/2020-21, 3) document No.5001/2020-21 dated 19/02/2021 4) document No.5043/2020-21, dated 22/02/2021 5) and document No.5116/2020-21 dated 24/02/2021 in Book-I in the office of the Sub-Registrar, Bavanagudi (Sarjapura).

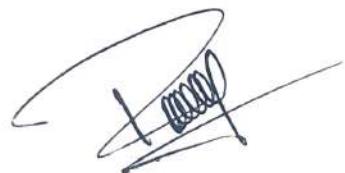
document No.SRJ-1-01265-2020-21 of Book-I, stored in CD No.SRJD666 in the office of the Sub-Registrar, Sarjapura in favour of Sri.DeependerSehrawat S/o. Sri.Dilbagh Singh Sehrawat.

The aforesaid Smt. Chandrakala D/o. Late.Doremani&Late.Savithramma, and Smt.Shaila, D/o Sri.Doremani were filed partition suit against Smt.Parvathi Alias Parvathamma, Sri.RamamoorthyPandiyappa, Sri.SatheeshPandiyappa, Smt.Savithramma, Smt.Naveen, Sri.Suman.V, Smt.Amaravathamma, Sri.Srinath, Sri.SureshBabu, and Smt.Vidya, Sri.Suman.V, Smt.Amaravathamma, Sri.Srinath, Sri.SureshBabu, and Smr.Bhoomika @ Bhagya before the court Senior Civil Judge at Anekal in O.S. No.919/2020, Smr.Bhoomika @ Bhagya before the court Senior Civil Judge at Anekal in O.S. No.919/2020, the said suit came to be decreed in terms of joint compromise petition, in view of the final decree Smt.Parvathi Alias Parvathamma, Sri.RamamoorthyPandiyappa, Sri.SatheeshPandiyappa, Smt.Savithramma, Smt.Naveen, Smt.Vidya, Sri.Suman.V, Smt.Amaravathamma, Sri.Srinath, Sri.SureshBabu, and Smr.Bhoomika @ Bhagya, Smt. Chandrakala and Smt.Shaila, were jointly allotted the property measuring 1 Acre 19 Guntas, same has registered as document No.ANK-1-05446/2020-21 in Book-I stored in CD No.ANKD947 in the office of the Sub-Registrar, Bavanagudi (Sarjapura) on 01/01/2021.

Later, in virtue of the above Smt.Savithramma W/o. Sri.Venkatesh, Smt.Vidya D/o. Sri.Venkatesh, Sri.Suman, Smt. Amaravathi W/o. Sri.Nagaraju, Smt.Parvathamma D/o. Late. Seetappa, Smt. Chandrakala D/o. D/o Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Bhagya, D/o Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremani are jointly allotted Item No.1 of the Schedule Property and to became the absolute owners of Item No.1 the SCHEDULE PROPERTY, and the Mutation/Khatha/R.T.C. and other revenue records of Item NO.1 the SCHEDULE PROPERTY has been transferred in the name of respective names.

Subsequently the afore said Smt.Savithramma W/o. Sri.Venkatesh, Smt.Vidya D/o. Sri.Venkatesh, Sri.Suman, Smt. Amaravathi W/o. Sri.Nagaraju, Smt.Parvathamma D/o. Late. Seetappa, Smt. Chandrakala D/o. D/o Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Bhagya, D/o Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremani have applied for conversion and got Item No.1 of the SCHEDULE PROPERTY viz. the land bearing Survey No. 113/3 measuring 29.08 Guntas, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted from agricultural to residential purpose vide Official Memorandum bearing No. ALN(A)(S)SR:42/2020-21 dated 16/01/2021 for Sy. No.113/3 measuring 29.08 Guntas issued by the District Commissioner, Bangalore District, Bangalore.

Later in virtue of the above, the afore said Smt.Padma W/o.Late.Subramani became the absolute owners of Item No.2 of the SCHEDULE PROPERTY, Smt.Sujatha W/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh became the absolute owners of Item No.3 of the SCHEDULE PROPERTY jointly, Sri.Srinivasa S/o. Perumaiah became the absolute owner of Item No.4 of the SCHEDULE PROPERTY, and Mariyappa S/o. Perumaiah became the absolute owner of Item No.5 of the SCHEDULE PROPERTY, and the Mutation/Khatha/R.T.C. and other revenue records of Item No.2 to 5 of the SCHEDULE PROPERTY has been transferred in the name of respective Owners.



IV, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021 empowering to M/S. JHANAVI HIGHTS PRIVATE LIMITED to develop and sell their share of land and building in the Item No. 2 to 5 of the Schedule Property.

The Tahsildar, Anekal Taluk has issued an Endorsement dated 28/11/2019 and 21/12/2019 stating that there are no tenancy claims pending in respect of the Item No.1 to 5 of the Schedule Property. There are no proceedings initiated under Sections 79 (A) & (B) of the Karnataka Land Reforms Act, 1961 for its violation as seen from Endorsement dated 04/11/2020 in respect of the Item No.1 to 5 of the Schedule Property. There are no proceedings initiated under PTCL Act for its violation as seen from Endorsement dated 04/11/2020 in respect of the Item No.1 to 5 of the Schedule Property both issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore.

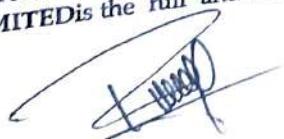
There are no proceedings initiated for land acquisition as seen from Endorsement dated 20/10/2020 in respect of the Item No.1 to 5 of the Schedule Property issued by the (KHB) Karnataka Housing Board. There are no proceedings initiated for land acquisition as seen from Endorsement dated 20/10/2020 in respect of the Item No.1 to 5 of the Schedule Property issued by the KIADB) Karnataka Industrial Area Development Board and There are no proceedings initiated for land acquisition as seen from Endorsement dated 29/10/2020 in respect of the Item No.1 to 5 of the Schedule Property issued by the Special Land Acquisition Officer, Bangalore.

Anekal Planning Authority issued NOC for converting Item No.1 to 5 of the Schedule Property for residential purpose on 29/10/2020.

A perusal of the Pahanies for the period between 1969-70 to 2000-01 and 2001-02 and 2020-21 issued by the Revenue Authorities and a perusal of the said Pahanies confirms the ownership and possession of Sri.Ramaiah, Chennappa @ DoddaChennappa, Smt.Padma, Smt.Sujatha and Sri.Ramesh, Sri.Srinivasa, Mariyappa, Smt.Savithramma, Smt.Vidya, Smt.Suman, Smt. Amaravathi, Smt.Parvathamma, Smt. Chandrakala, Smt.Bhoomika @ Bhagya, and Smt.Shaila, as owners in respect of the Item No.1 to 5 of the Schedule Property at relevant periods of time referred to above. The Pahanies do not disclose any tenancy or other claims in respect the Larger Property and also issued endorsement dated 04/06/2019 for non-availability of Records of Rights as seen property tax paid receipts dated 07/11/2020, the owners have paid up to date property tax to the revenue department and the Tahsildar issued Agriculture certificates for Item No. 1 to 5 of the Schedule property and confirmed land owners are the agriculturists.

Tippani shows the shape of the Larger Property bearing Sy. No.113 (Old Sy. No.39). Atlas shows the bifurcations of the larger property and Akarbandh Extract issued by the Revenue Authorities reveals the extent of the Item No.1 to 5 of the Schedule Property. Village Map shows the location of Sy. No. 113 of Chambenahalli Village.

Thus, on the basis of the Documents referred to above and on the basis of the representations made, I am of the opinion that M/S. JHANAVI HIGHTS PRIVATE LIMITED is the full and absolute owners of Item No.1 of the Schedule Property, M/s. YASH



Later the afore said Smt.Savithramma W/o. Sri.Venkatesh, Smt.Vidya D/o. Sri.Venkatesh, Sri.Suman, Smt. Amaravathi W/o. Sri.Nagaraju, Smt.Parvathamma D/o. Late. Seetappa, Smt. Chandrakala D/o. D/o Late.Doremani&Late.Savithramma, Smt.Bhoomika @ Bhagya, D/o Late.Doremani&Late.Savithramma and Smt.Shaila, D/o Sri.Doremani along with all the family members and also along with Confirming Party Sri.K.Yashvanth Kumar S/o. Sri.K.S.Prasad Reddy sold Item No.1 of the Schedule Property in favour of M/S. JHANAVI HIGHTS PRIVATE LIMITEDrepresented by its Director Sri.Sri.DeependerSehrawat, in terms of a Sale Deed dated 25/02/2021 vide registered Sale Deed bearing document No.SRJ-1-06017-20-21of Book-I, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021. In pursuance of the aforesaid Sale Deed, M/S. JHANAVI HIGHTS PRIVATE LIMITED, became the absolute owner in possession and enjoyment of Item No.1 of the Schedule Property.

Later the afore said Smt.Padma W/o.Late.Subramani, Smt.Sujatha W/o Late. Venkatesh and Sri.Ramesh S/o Late.Venkatesh, Sri.Srinivasa S/o. PerumaiahMariyappa S/o. Perumaiah along with all the family members and also along with Confirming Party Sri.K.Yashvanth Kumar S/o. Sri.K.S.Prasad Reddy and Sri.DeependerSehrawat S/o. Sri.Dilbagh Singh Sehrawat sold Item No.2, of the Schedule Property in favour of M/s. YASH VALUE SPACES, Rep by its Managing Partner, SRI. K.YASHWANTH KUMAR,sold Item No.3, of the SCHEDULE PROPERTY in favor ofSRI.REDDIVARI VENKATARAMANA REDDY,sold Item No.4, of the SCHEDULE PROPERTY in favor ofSMT.K.SWARAJYA KUMARI, and SRI.PAVAN KUMARD and sold Item No.5, of the SCHEDULE PROPERTY in favor ofSRI.VANGA SUNITHA KUMARI,SRI.VANGA SAMBIREDDY,SMT.SHILPA BASAVARAJ KATAGERI,SRLBASAVARAJ VEERABHADRAPPKA TAGERI,in terms of a Sale Deed dated 25/02/2021 vide registered Sale Deed bearing document No.SRJ-1-06022-20-21of Book-I, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021. In pursuance of the aforesaid Sale Deed, M/s. YASH VALUE SPACES, Rep by its Managing Partner, SRI. K.YASHWANTH KUMARbecame the absolute owner in possession and enjoyment of Item No.2 of the Schedule Property, SRI.REDDIVARI VENKATARAMANA REDDY,became the absolute owner in possession and enjoyment of Item No.3 of the Schedule Property SMT.K.SWARAJYA KUMARI &SRI.PAVAN KUMARD, jointlybecame the absolute owners in possession and enjoyment of Item No.4 of the Schedule Propertyand SRI.VANGA SUNITHA KUMARI,SRI.VANGA SAMBIREDDY,SMT.SHILPA BASAVARAJ KATAGERI,SRLBASAVARAJ VEERABHADRAPPKA TAGERI, jointly became the absolute owners in possession and enjoyment of Item No.5 of the Schedule Property.

The aforesaid M/s. YASH VALUE SPACES, Rep by its Managing Partner, SRI. K.YASHWANTH KUMAR,SRI.REDDIVARI VENKATARAMANA REDDY,SMT.K.SWARAJYA KUMARI, and SRI.PAVAN KUMARD, SRI.VANGA SUNITHA KUMARI,SRI.VANGA SAMBIREDDY,SMT.SHILPA BASAVARAJ KATAGERI,SRLBASAVARAJ VEERABHADRAPPKA TAGERI,by a Joint Development Agreement dated 25/02/2021 registered as Document No.SRJ-1-06026-20-21 of Book-I, stored in CD No.SRJD833 in the office of the Sub-Registrar, Basavanagudi (Sarjapura) on 31/03/2021 entrusted the Item No.2 to 5 of the Schedule Property to M/S. JHANAVI HIGHTS PRIVATE LIMITED for developing into residential apartments and simultaneously executed General Power of Attorney dated 25/02/2021 registered as Document No.SRJ-4-00368-20-21 of Book-

VALUE SPACES, is the full and absolute owners of Item No.2 of the Schedule Property, SRI.REDDIVARI VENKATARAMANA REDDY, is the full and absolute owners of Item No.3 of the Schedule Property, SMT.K.SWARAJYA KUMARI & SRI.PAVAN KUMAR.D, are the full and absolute owners of Item No.4 of the Schedule Property, and SRI.VANGA SUNITHA KUMARI, SRI.VANGA SAMBIREDDY, SMT.SHILPA BASAVARAJ KATAGERI, SRI.BASAVARAJ VEERABHADRappa KATAGERI, are the full and absolute owners of Item No.5 of the Schedule Property, and their title to the same is clear and marketable.

Certificates of Encumbrance issued by the jurisdictional Sub-Registrar covering the period between 01/04/1920 to 31/03/2004 and 01/04/2004 to 25/02/2019 of Sy. No.113 Old Sy.No.39/1 (39) reveal the transactions referred to above and none of the Certificates disclose existence of any registered mortgage or charge or encumbrance in respect of Item No. 1 to 5 of the Schedule Property and Certificates of Encumbrance issued by the jurisdictional Sub-Registrar covering the period between 01/04/2004 to 08/04/2019 and 01/04/2019 to 10/11/2020 of Sy. No.113/2, 113/3, 113/4 & 113/6 reveal the transactions referred to above and none of the Certificates disclose existence of any registered mortgage or charge or encumbrance in respect of Item No. 1 to 5 of the Schedule Property.

Thus on the basis of the aforesaid documents and representations made, I am of the opinion that M/S. JHANAVI HIGHTS PRIVATE LIMITED is the full and absolute owners of Item No.1 of the Schedule Property, M/s. YASH VALUE SPACES, is the full and absolute owners of Item No.2 of the Schedule Property, SRI.REDDIVARI VENKATARAMANA REDDY, is the full and absolute owners of Item No.3 of the Schedule Property, SMT.K.SWARAJYA KUMARI & SRI.PAVAN KUMAR.D, are the full and absolute owners of Item No.4 of the Schedule Property, and SRI.VANGA SUNITHA KUMARI, SRI.VANGA SAMBIREDDY, SMT.SHILPA BASAVARAJ KATAGERI, SRI.BASAVARAJ VEERABHADRappa KATAGERI, are the full and absolute owners of Item No.5 of the Schedule Property, subject to the rights of M/S. JHANAVI HIGHTS PRIVATE LIMITED under Development Agreement and Power of Attorney both dated 25/02/2021 in respect of the Item No.2 to 5 of the Schedule Property.

All the documents sent to me are returned herewith.

Thanking You,  
Yours faithfully,

  
(RAGHUVEEERA.R),  
Advocate  
ADVOCATE  
KAR/644/12