

ISHA LAW CHAMBERS LLP

(Advocates & Solicitors)

#101, 4th Floor, Sri Manjunatha Complex, BSK 2nd Stage, Opp to Banashankari
BDA Complex, Bengaluru-560070

Date: 15/04/2022

To

M/s SNN PROPERTIES LLP
A Limited Liability of Partnership firm,
Having its Office at SNN Minds' Eye,
No.4, 2nd Floor, Elephant Rock Road,
3rd Block, Jayanagar, Bengaluru-560 011

Ref: Vacant residential land/property bearing ID No.150200101500605409, Khatha No.3188/1, measuring 37939.27 Sq.Mtrs {(i)land measuring 1 Acre 5 Guntas in Sy.No.51; (ii)30 Guntas in Sy.No.51; (iii)11 Guntas bearing Sy.No.52/3; (iv)14 Guntas bearing Sy.No.52/4; (v)39 Guntas bearing Sy.No.46/3C; (vi)2 Acres 32 Guntas bearing Sy.No.54/3 and (vi)3 Acres 4 Guntas in Sy.No.51, totally measuring 9 Acres 15 Guntas}, situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.

Sir,

As desired by you, I have scrutinized the photocopies of the title deeds and documents furnished by you with respect to the above referred lands. My opinion in this regard is enclosed herewith.

Thank You

BAYYA REDDY. M



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PROPERTY

All that piece and parcel of the vacant undeveloped residential land/property bearing ID No.150200101500605409, Khatha No.3188/1, measuring 37939.27 Sq.Mtrs {((i)land measuring 1 Acre 5 Guntas in Sy.No.51; (ii)30 Guntas in Sy.No.51; (iii)11 Guntas bearing Sy.No.52/3; (iv)14 Guntas bearing Sy.No.52/4; (v)39 Guntas bearing Sy.No.46/3C; (vi)2 Acres 32 Guntas bearing Sy.No.54/3 and (vi)3 Acres 4 Guntas in Sy.No.51, totally measuring 9 Acres 15 Guntas}, situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District (hereinafter referred to as the Captioned property), within the administrative jurisdiction of Neralur Village Panchayathi and bounded as follows:

East by : Land bearing Sy.Nos.54/5, 53, 45/2, 46/3 and 50
West by : Land bearing Sy.Nos.54/1, 52/2, 60/3, 61 and 62/3
North by : Land bearing Sy.Nos.50 and 46/3
South by : Road and land bearing Sy.No.54/4

List of photocopies of the documents furnished by you:

Sl.No	Date	Particulars
Item No.1 property (1 Acre 5 Guntas in Sy.No.51)		
1.	21/02/1990	Absolute Sale Deed executed by Sri.Chowdareddy S/o Biddireddy Urf Munireddy in favour of Smt.C.N.Jayalakshmi W/o Sri.P.Rajappa, registered as document No.2293/1989-90 in Book-1, in the Office of the Sub-Registrar, Anekal.
2.		Extract of MR No.9/1989-90.
3.	16/02/1995	Notarised GPA executed Smt.C.N.Jayalakshmi W/o P.Rajappa, in favour of Sri.M.Narayana Reddy.
4.	15/05/1995	Absolute Sale Deed executed by Smt.C.N.Jayalakshmi W/o P.Rajappa, rep by her GPA holder Sri.M.Narayana Reddy in favour of Sri.Anil Kumar Gupta S/o Rama Krishna Gupta, registered as document No.735/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal.
5.		Extract of MR No.6/1995-96.

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Item No.2 property (30 Guntas in Sy.No.51)

6.	21/06/1969	Absolute Sale Deed executed by Sri.Ramaswamy Reddy S/o Biddareddy Urf Munireddy in favour of Sri.Chowdareddy S/o Biddareddy Urf Munireddy, registered as document No.1065/1969-70 in Book-1, in the Office of the Sub-Registrar, Anekal.
7.	05/10/1991	Absolute Sale Deed executed by Sri.Chowdareddy S/o Biddareddy Urf Munireddy in favour of Smt.S.Lalithamma W/o A.Thimmareddy, registered as document No.1433/1991-92 in Book-1, in the Office of the Sub-Registrar, Anekal.
8.	02/09/1998	Deed of Absolute Sale executed by Smt.S.Lalithamma W/o A.Thimma Reddy, her husband and son in favour of Anil Kumar Gupta, registered as document No.2060/1996-97 in Book-1, in the Office of the Sub-Registrar, Anekal.
9.		Extract of MR No.3/2003-04.
10.		Extract of MR No.96/2006-07.
11.	06/08/2011	Official Memorandum bearing No.ALN (A) (A) SR 31A/2011-12 issued by Special Deputy Commissioner, Bangalore District, while permitting Anil Kumar Gupta to use the land measuring 30 Guntas in Sy.No.51 for non-agricultural residential purposes.

Item No.3 property (11 Guntas bearing Sy.No.52/3)

12.		Extract of IHC 4/1983-84.
13.	15/05/1995	Absolute Sale Deed executed by Smt.Thimmakka W/o late Muniyappa and her sons in favour of Sri.Anil Kumar Gupta S/o Rama Krishna Gupta, registered as document No.734/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal.
14.		Extract of MR No.1/1995-96.
15.		RTCs for the years 1969-70 to 2015-16 with respect to Sy.No.52/3.
16.		Hissa Tippani nakal of Sy.No.52.

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17.	Hissa Survey pakka book of Sy.No.52/3.	
18.	Atlas nakal of Sy.No.52/3.	
19.	Akarbandh of Sy.No.52/3.	
20.	Encumbrance certificates for the period from 01/04/1968 to 20/11/2017 with respect to Sy.No.52/3.	
Item No.4 property (14 Guntas bearing Sy.No.52/4)		
21.	Extract of IHC 4/1983-84.	
22.	15/05/1995	Absolute Sale Deed executed by Smt.Thimmakka W/o late Muniyappa and her sons Sri.Muniraju and Sri.Srinivas, in favour of Sri.Anil Kumar Gupta S/o Rama Krishna Gupta, registered as document No.2116/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal.
23.	Extract of MR No.10/1995-96.	
24.	RTCs 1969-70 to 1981-82, 1983-84 to 2015-16 with respect to Sy.No.52/4.	
25.	Atlas of Sy.No.52.	
26.	Hissa Tippani nakal of Sy.No.52.	
27.	Hissa Survey Pakka book nakal of Sy.No.52/4.	
28.	Akarbandh of Sy.No.52/4.	
29.	Encumbrance certificates for the period from 01/04/1968 to 20/11/2017 with respect to Sy.No.52/4.	
30.	Item No.5 property (39 Guntas bearing Sy.No.46/3C)	
31.	21/02/1990	Gift Deed executed by Sri.Chowda Reddy S/o Muni Reddy Urf Bidda Reddy in favour of Smt.C.N.Jayalakshmamma W/o Ananda Reddy, registered as document No.2294/1989-90 in Book-1, in the Office of the Sub-Registrar, Anekal.
32.	Extract of MR No.16/1993-94.	

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33.	01/03/1995	Notarised GPA executed by Smt.C.N.Jayalakshmamma in favour of Sri.M.Narayana Reddy.
34.	15/05/1995	Absolute Sale Deed executed by Smt.C.N.Jayalakshmamma rep by her GPA holder Sri.M.Narayana Reddy in favour of Sri.Anil Kumar Gupta S/o Sri.Rama Krishna Gupta, registered as document No.727/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal.
35.		Extract of MR No.3/1995-96.
36.	03/03/2010	Confirmation and Ratification Deed executed by Smt.C.N.Jayalakshmamma W/o Anand Reddy and others in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar Gupta S/o Chokhey Ialji, registered as document No.ABL-1-02983-2009-10, stored in CD No.ABLD38, in the Office of the Sub-Registrar, Attibele.
37.		RTCs for the years 1969-70 to 1987-88, 1989-90 to 2015-16 with respect to Sy.No.46/3C.
38.		Hissa Tippa Nakal of Sy.No.46/3C.
39.		Atlas of Sy.No.46.
40.		Plaint, Written statement of Defendant No.1, Order Sheet and Memo in O.S.No.508/2007 (No.472/2007).
41.		Encumbrance certificates for the period from 01/04/1968 to 20/11/2017 with respect to Sy.No.46/3C.

Item No.6 property (2 Acres 32 Guntas in Sy.No.54/3)

42.	05/12/1974	Order of the Assistant Commissioner, Doddaballapura Sub Division, in case No.V.O.A (A) 579/1969-70.
43.		Extract of MR Nos.9/86-87, 4/1994-95 & 24/2003-04.
44.		Tippa of Sy.No.54.
45.	08/07/1994	Sale Deed executed by Sri.Muniyappa S/o Arigalappa in favour of Sri.Narayana Reddy S/o late Mukkada Reddy, registered as document No.1244/1994-95 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land

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		measuring 4 Guntas in Sy.No.54.
46.		Extract of MR No.17/1994-95.
47.	08/07/1994	Sale Deed executed by Sri.Muniraju alias Muniyappa S/o Munidasappa in favour of Sri.Narayana Reddy S/o late Mukkada Reddy, registered as document No.1248/1994-95 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 10 Guntas in Sy.No.54.
48.	05/05/1995	Absolute Sale Deed executed by Sri.Narayana Reddy S/o late Mukkada Reddy in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta, registered as document No.733/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 14 Guntas in Sy.No.54.
49.		Extract of MR No.5/1995-96.
50.	27/06/1994	Sale Deed executed by Sri.Maddappa S/o Maddurappa in favour of Sri.Narayana Reddy S/o late Mukkada Reddy, registered as document No.1108/1994-95 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 1 Acre in Sy.No.54.
51.		Extract of MR No.15/1994-95.
52.	15/05/1995	Absolute Sale Deed executed by Sri.Narayana Reddy S/o late Mukkada Reddy in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta, registered as document No.724/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 1 Acre in Sy.No.54.
53.		Extract of MR No.48/1995-96.
54.	19/12/2015	Order of the Assistant Commissioner, Bangalore South Sub Division, in Case No.K.SC.ST (A) 83/2013-14.
55.		Extract of MR No.16/1992-93.
56.	27/06/1994	Sale Deed executed by Sri.Maddurappa S/o late Kaverappa and others in favour of Sri.Narayana Reddy S/o late Mukkada Reddy, registered as document No.1072/1994-95 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 30 Guntas in Sy.No.54.

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57.	Extract of MR No.31/1994-95.	
58.	15/05/1995	Sale Deed executed by Sri.Narayana Reddy S/o late Mukkada Reddy in favour of Sri.Anil Kumar Gupta, registered as document No.793/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 30 Guntas in Sy.No.54.
59.	Extract of MR No.8/1995-96.	
60.	21/07/1971	Absolute Sale Deed executed by Sri.Muniyappa S/o Harijanara Hari Nallappa in favour of Sri.Chikkaramaiah S/o Pilla Reddy, registered as document No.1298/71-72 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 1 Acre in Sy.No.54.
61.	Plant, Compromise petition, Order sheet and Decree in O.S.No.49/1987.	
62.	Extract of MR No.4/1987-88.	
63.	15/05/1995	Absolute Sale Deed executed by Smt.Puttamma W/o late Sri.Chikkarama Reddy in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta, registered as document No.745/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 27 Guntas in Sy.No.54.
64.	Extract of MR No.7/1995-96.	
65.	RTCs 1969-70 to 2002-03 with respect to Sy.No.54.	
66.	RTCs for the years 2003-04 to 2015-16 with respect to Sy.No.54/3.	
67.	Tippani nakal of Sy.No.54.	
68.	Atlas of Sy.No.54.	
69.	24/04/2004	Intimation letter sent by the Deputy Commissioner to Sri.Anil Kumar Gupta intimating to pay a sum of Rs.4,69,962/- towards conversion fine with respect to land measuring 2 Acres 32 Guntas bearing Sy.No.54/3 and other lands.
70.	10/05/2004	Official Memorandum bearing No.BDS:ALN (A)SR:45/2004-05 issued by the Special Deputy Commissioner, while permitting Anil Kumar Gupta to use the land measuring 2

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		Acres 32 Guntas bearing Sy.No.54/3 and other land for non-agricultural residential purposes.
71.	31/07/2007	Endorsement issued by the Special Tahsildhar, Anekal Taluk, stating there are no tenancy applications filed with respect to Sy.No.54 and other survey numbers.
72.	02/11/2007	Endorsement issued by the Special Tahsildhar, Anekal Taluk, stating there are no tenancy applications filed with respect to Sy.No.54/3 and other survey numbers.
73.	03/11/2007	Endorsement issued by the Assistant Commissioner, Bangalore South Sub Division, Bangalore stating that there are no cases registered under section 79 (A) (B) of Karnataka Land Reforms Act, with respect to Sy.No.54/3 measuring 2 Acres 32 Guntas.
74.	26/04/2012	Endorsement issued by the Special Tahsildhar, Anekal Taluk stating the IHC 32/1994-95 with respect to Sy.No.54 is not available in the Office.
75.		Encumbrance certificates for the period from : i. 01/04/1974 to 31/03/2004 with respect to Sy.No.54; ii. 01/04/2004 to 06/07/2017 with respect to Sy.No.54/3.
Item No.7 property (3 Acres 4 Guntas in Sy.No.51)		
76.	13/09/1994	Unregistered Partition Deed entered into between Sri.Chowda Reddy S/o Bidda Reddy Urf Muni Reddy and his sons.
77.		Extract of MR No.28/1994-95.
78.	15/05/1995	GPA executed by Sri.N.C.Narayana Reddy in favour of Sri.M.Narayana Reddy.
79.	15/05/1995	Absolute Sale Deed executed by Sri.N.C.Narayana Reddy rep by his GPA holder Sri.M.Narayana Reddy in favour of Smt.Anitha Devi Gupta W/o Anil Kumar Gupta, registered as document No.795/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 1 Acre 3 Guntas in Sy.No.51.
80.		Extract of MR No.9/1995-96.

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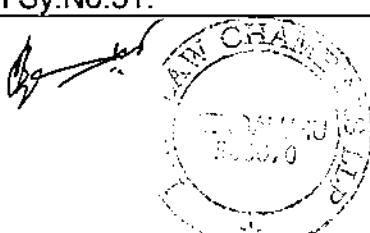
81.	09/03/1995	Notarised GPA executed by Sri.N.C.Somashekhar Reddy in favour of Sri.M.Narayana Reddy.
82.	15/05/1995	Absolute Sale Deed executed by Sri.N.C.Somashekhar Reddy rep by his GPA holder Sri.M.Narayana Reddy in favour of Smt.Anitha Devi Gupta W/o Anil Kumar Gupta, registered as document No.797/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 1 Acre 3 Guntas in Sy.No.51.
83.		Extract of MR 4/1995-96.
84.	03/03/2010	Confirmation and Ratification Deed executed by Smt.C.N.Jayalakshamma W/o Anand Reddy and others in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar Gupta S/o Chokhey Ialji, registered as document No.ABL-1-02983-2009-10, stored in CDNo.ABLD 38, in the Office of the Sub-Registrar, Attibele, with respect to land measuring 2 Acres 6 Guntas in Sy.No.51.
85.	18/09/1965	Absolute Sale Deed executed by Sri.Sidda Reddy S/o Munishami Reddy in favour of Sri.P.Krishna Reddy S/o Pilla Reddy, registered as document No.1897/1965-66 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 38 Guntas in Sy.No.51.
86.	15/05/1995	Absolute Sale Deed executed by Sri.P.Krishna Reddy S/o Pilla Reddy in favour of Smt.Anithadevi Gupta W/o Sri.Anil Kumar, registered as document No.798/1995-96 in Book-1, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 38 Guntas in Sy.No.51.
87.		Extract of MR No.2/1995-96.
88.		Death certificate of Smt.Anitha Gupta W/o Anil Kumar Gupta who died on 20/07/2004.
89.		Survival certificate issued by the Tahsildhar, Mysore Taluk.
90.	09/07/2010	Confirmation cum Ratification Deed executed by Sri.P.Chinnaswamy Reddy S/o late Pilla Reddy and others in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar Gupta S/o Chokey Ial, registered as document No.ABL-1-00894-2010-11, stored in CD No.ABLD 42, in the Office of the Sub-Registrar, Attibele,

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		Anekal Taluk, with respect to 38 Guntas in Sy.No.51.
91.	12/07/2010	Confirmation cum Ratification Deed executed by Sri.Manjunath S/o Chinnaswamy Reddy in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar Gupta S/o Chokey Ial, registered as document No.ABL-1-00914-2010-11, stored in CD No.ABLD 42, in the Office of the Sub-Registrar, Attibele, Anekal Taluk, with respect to 38 Guntas in Sy.No.51.
92.		RTCs for the years 1969-70 to 2015-16 with respect to Sy.No.51.
93.	10/05/2004	Official Memorandum bearing No.BDS :ALN (A) SR 45/2004-05 issued by Special Deputy Commissioner, Bangalore District, while permitting Sri.Anil Kumar Gupta to use the land measuring 39 Guntas bearing Sy.No.46/3C; 14 Guntas bearing Sy.No.52/4; 11 Guntas bearing Sy.No.52/3; 2 Acres 32 Guntas bearing Sy.No.54/3 and 1 Acre 5 Guntas in Sy.No.51 and Anithadevi Gupta to use the land measuring 3 Acres 4 Guntas in Sy.No.51 and others for non-agricultural residential purposes.
94.	31/08/2007	No Tenancy endorsement with respect to land in Sy.No.51 and other Survey numbers.
95.	02/11/2007	No Tenancy endorsement with respect to land in Sy.No.51 and other Survey numbers.
96.	03/11/2007	79 (A) (B) Endorsement issued by the AC, Bangalore South Su Division, with respect to land bearing Sy.No.51 and other Survey numbers.
97.	18/08/2015	Release Deed executed by <ul style="list-style-type: none"> i. Sri.Anish Gupta S/o C.Anil Kumar ii. Smt.Anjul Gupta D/o C.Anil Kumar iii. Kum Ritika Gupta D/o C.Anil Kumar In favour of their father Sri.C.Anil Kumar S/o late Chokelal, registered as document No.ANK-1-01897-2015-16, stored in CD No.ANKD 393, in the Office of the Sub-Registrar, Anekal.
98.		Atlas of Sy.No.51.
99.		Akarbandh of Sy.No.51.



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100.	Encumbrance certificates for the period from 01/04/1930 to 20/11/2017 with respect to Sy.No.51
101.	Plaint, Written statement of D-1, Order sheet and Memo in O.S.No.101/2009.
102.	Amended Plaintiff, Written statement of D-4, Order sheet and Memo in O.S.No.1055/2007.
103.	Plaint, Written statements of D-1, D-5, D-7, D-8 to 11, Adopt memo filed by Defendants No.2 to 4, Memo for dismiss the suit against Defendant No.6 to 12 (a) to (c) and the Item No.16 and Item No.17 of the suit schedule properties and Order sheet in O.S.No.1203/2006.

COMMON DOCUMENTS

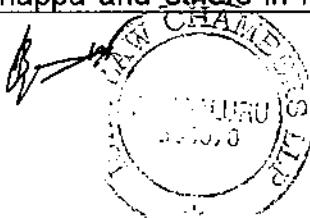
104.	08/08/2007	Development Agreement executed by Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal in favour of M/s Astro Builders & Developers, a Partnership firm, registered as document No.ABL-1-02087-2007-08, stored in CD No.ABLD 7, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
105.	08/08/2007	Power of Attorney executed by Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal in favour of in favour of M/s Astro Builders & Developers, a Partnership firm, registered as document No.ABL-4-00057-2007-08, stored in CD No.ABLD 7, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
106.	10/09/2007	Consent Deed of Development Agreement executed by Sri.Anil Kumar @ Anil Kumar Gupta and others in favour of M/s Astro Builders & Developers, registered as document No.ABL-1-02422-2007-08, stored in CD No.ABLD8, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
107.	10/09/2007	Rectification Power of Attorney executed Sri.Anil Kumar Gupta and others in favour of in favour of M/s Astro Builders & Developers, a Partnership firm, registered as document No.ABL-4-00076-2007-08, stored in CD No.ABLD 8, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.

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108.	21/12/2011	Relinquishment deed executed by M/s Astro Builders & Developers in favour of the Member Secretary, Anekal Planning Authority, Anekal, registered as document No.3914/2011-12, in Book-1, in the Office of the Sub-Registrar, Attibele.
109.	23/12/2011	Commencement Certificate issued by the Anekal Planning Authority to M/s Astro Builders & Developers.
110.	07/12/2015	Revocation/Cancellation of Development Agreement executed by M/s Astro Builders & Developers, a Partnership firm in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal, registered as document No.ABL-1-05343-2015-16, stored in CD No.ABLD 256, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
111.	07/12/2015	Revocation/Cancellation of General Power of Attorney executed by M/s Astro Builders & Developers, a Partnership firm in favour of Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal, registered as document No.ABL-4-00372-2015-16, stored in CD No.ABLD 256, in the Office of the Sub-Registrar, Attibele, Anekal Taluk.
112.	19/10/2016	Absolute Sale Deed executed by Sri.Anil Kumar Gupta S/o Sri.Rama Krishna Gupta in favour of M/s SNN Properties LLP, registered as document No.BSG-1-04377-2016-17, stored in CD No.BSGD301, in the Office of the Sub-Registrar, Basavanagudi, Bangalore, with respect to Item No.1 to 6 properties herein.
113.	19/10/2016	Absolute Sale Deed executed by Sri.C.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal in favour of M/s SNN Properties LLP, registered as document No.BSG-1-04372-2016-17, stored in CD No.BSGD301, in the Office of the Sub-Registrar, Basavanagudi, Bangalore, with respect to Item No.7 property herein.
114.	27/04/2017	Environmental Clearance issued by the Member Secretary, State Level Environment Impact Assessment Authority-Karnataka to M/s SNN Properties LLP.
115.	11/05/2017	Confirmation Deed executed by Smt.Narayanaamma D/o Sri.Chinnappa and others in favour of M/s SNN Properties



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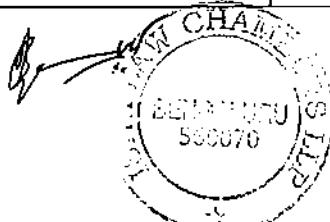
		LLP, registered as document No.ANK-1-00877-2017-18, stored in CD No.ANKD420, in the Office of the Sub-Registrar, Anekal, Bangalore, with respect to land measuring 1 Acre in Sy.No.54/3 (portion of Item No.6 property herein).
116.	24/05/2017	Supplemental Deed executed by Smt.Sunanda W/o Sri.Gopal in favour of M/s SNN Properties LLP, registered as document No.ANK-1-01117-2017-18, stored in CD No.ANKD421, in the Office of the Sub-Registrar, Anekal, Bangalore, with respect to land measuring 1 Acre in Sy.No.54/3 (portion of Item No.6 property herein).
117.	03/10/2017	Cancellation deed executed by the Member Secretary, Anekal Planning Authority, Anekal, in favour of M/s Astro Builders & Developers, registered as document No.ABL-1-04130-2017-18, stored in CD No.ABLD 308, in the Office of the Sub-Registrar, Attibele.
118.	18/11/2017	Supplemental Deed executed by Sri.Anandha.C S/o Sri.Chandrappa and late Smt.Nagaveni in favour of M/s SNN Properties LLP, registered as document No.BSG-1-04792-2017-18, stored in CD No.BSGD319, in the Office of the Sub-Registrar, Basavanagudi, Bangalore, with respect to land measuring 1 Acre in Sy.No.54/3 (portion of Item No.6 property herein).
119.	04/11/2017	Revised Relinquishment Deed by M/s SNN Properties LLP in favour of the Member Secretary, Anekal Planning Authority, Anekal, registered as document No.BSG-1-04740-2017-18, stored in CD No.BSGD319, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.
120.	19/12/2017	Rectification Deed by M/s SNN Properties LLP in favour of the Member Secretary, Anekal Planning Authority, Anekal, registered as document No.BSG-1-06252-2017-18, stored in CD No.BSGD322, in the Office of the Sub-Registrar, Basavanagudi, Bangalore.
121.	29/12/2017	Development plan issued by the Anekal Planning Authority to M/s SNN Properties LLP.
122.	18/01/2018	E-Khatha bearing No.150200101500605409, Khatha No.3188/1 measuring 37939.27 Sq.Mtrs in the names of M/s SNN Properties LLP, issued by the Neralur Village

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		Panchayathi.
123.	26/05/2018	Corrigendum to the Environmental Clearance letter dated 27/04/2017 issued by the Member Secretary, State Level Environment Impact Assessment Authority-Karnataka to M/s SNN Properties LLP.
124.	17/11/2018	Consent letter issued by the Senior Environmental Officer, Karnataka State Pollution Control Board to M/s SNN Properties LLP.
125.	01/12/2018	Confirmation Deed executed by Sri.Sampangi.M S/o late Sri.Muniyappa and others in favour of M/s SNN Properties LLP, registered as document No.ANK-1-05858-2018-19, stored in CD No.ANKD 449, in the Office of the Sub-Registrar, Anekal, with respect to land measuring 31 Guntas in Sy.No.54/3.
126.	04/01/2019	NOC issued by the Airport Authority of India to M/s SNN Properties LLP.
127.	10/05/2019	Single Site Plan issued by Anekal Planning Authority.
128.	10/05/2019	Commencement Certificate issued by the Anekal Planning Authority.
129.	23/05/2020	NOC issued by the Hindustan Aeronautics Limited to M/s SNN Properties LLP.
130.	19/03/2021	Confirmation Deed executed by Smt.Akkamma and Smt.Rathnamma daughters of late Sri.Muniyappa in favour of M/s SNN Properties LLP, registered as document No.CMP-1-06645-2020-21, stored in CD No.CMPD 764, in the Office of the Sub-Registrar, Chamarajapete, Bengaluru, with respect to land measuring 11 Guntas bearing Sy.No.52/3 and 14 Guntas bearing Sy.No.52/4.
131.	07/03/2022	NOC issued by Bangalore Electricity Supply Company Ltd., to M/s SNN Properties LLP.
132.	22/02/2022	Tax paid receipt for the year 2021-22 with respect to Khatha No.3188/1.
133.	03/03/2022	Modified Plan issued by the Anekal Planning Authority, Anekal to M/s SNN Properties LLP.



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134.	03/03/2022	Modified Commencement Certificate issued by the Member- Secretary and Joint Director of Town and Country Planning, Anekal Planning Authority, Anekal.
135.		Encumbrance certificate for the period from 21/11/2017 to 15/02/2022 with respect to Khatha No.3188/1 (Sy.Nos.51, 52/3, 52/4, 46/3C, 54/3).
136.		Neralur Village map.

FLOW OF TITLE:

Upon perusal of the copies of the documents furnished by you, it appears that:

1. All that piece and parcel of the residential land/property bearing ID No.150200101500605409, Khatha No.3188/1, measuring 37939.27 Sq.Mtrs {(i)land measuring 1 Acre 5 Guntas in Sy.No.51; (ii)30 Guntas in Sy.No.51; (iii)11 Guntas bearing Sy.No.52/3; (iv)14 Guntas bearing Sy.No.52/4; (v)39 Guntas bearing Sy.No.46/3C; (vi)2 Acres 32 Guntas bearing Sy.No.54/3 and (vi)3 Acres 4 Guntas in Sy.No.51, totally measuring 9 Acres 15 Guntas), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District, within the administrative jurisdiction of Neralur Village Panchayathi (hereinafter referred to as the Captioned property), is owned and possessed by M/s SNN Properties LLP, a Limited Liability Partnership firm.
2. The Captioned property is comprised of seven items of properties, individual description of the same is as hereunder:

Item No.1:

All that piece and parcel of the vacant undeveloped land measuring 1 Acre 5 Guntas in Sy.No.51 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.BDS :ALN (A) SR 45/2004-05 dated 10/05/2004, issued by Special Deputy Commissioner, Bangalore District), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows:

East by : Land bearing Sy.Nos.46/3C (the Item No.5 herein) and 46/3B

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West by : Remaining land in Sy.No.51

North by : Land bearing Sy.No.50

South by : Land in Sy.No.52 and Sy.No.53

Item No.2:

All that piece and parcel of the vacant undeveloped land measuring 30 Guntas in Sy.No.51 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.ALN (A) (A) SR 31A/2011-12 dated 06/08/2011, issued by Special Deputy Commissioner, Bangalore District), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows :

East by : Remaining portion of land in Sy.No.51 (the Item No.1 herein)

West by : Land bearing Sy.No.60

North by : Remaining land in Sy.No.51

South by : Land in Sy.No.52

Item No.3:

All that piece and parcel of the vacant undeveloped land measuring 11 Guntas bearing Sy.No.52/3 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.BDS :ALN (A) SR 45/2004-05 dated 10/05/2004, issued by Special Deputy Commissioner, Bangalore District), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows:

East by : Land bearing Sy.No.52/4 (Item No.4 property herein)

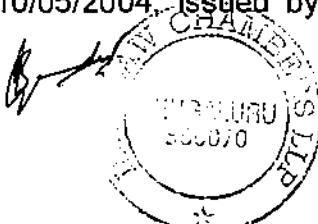
West by : Land bearing Sy.No.52/2

North by : Land bearing Sy.No.51

South by : Land bearing Sy.No.54/3 (Item No.6 property herein)

Item No.4:

All that piece and parcel of the vacant undeveloped land measuring 14 Guntas bearing Sy.No.52/4 (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.BDS :ALN (A) SR 45/2004-05 dated 10/05/2004, issued by Special Deputy Commissioner,



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Bangalore District), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows:

East by : Land bearing Sy.No.53

West by : Land bearing Sy.No.52/3 (Item No.3 property herein)

North by : Land bearing Sy.No.51

South by : Land bearing Sy.No.54/3 (Item No.6 property herein)

Item No.5:

All that piece and parcel of the vacant undeveloped land measuring 39 Guntas bearing Sy.No.46/3C (duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.BDS :ALN (A) SR 45/2004-05 dated 10/05/2004, issued by Special Deputy Commissioner, Bangalore District), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows:

East by : Land bearing Sy.No.45

West by : Land bearing Sy.No.51 (Item No.1 property herein)

North by : Land bearing Sy.No.46/3B

South by : Land bearing Sy.No.53 and Balegaranahalli village border

Item No.6:

All that piece and parcel of the vacant undeveloped land measuring 2 Acres 32 Guntas bearing Sy.No.54/3 (formerly part of Sy.No.54) {duly converted for non-agricultural residential purposes vide an Official Memorandum bearing No.BDS:ALN (A) SR 45/2004-05 dated 10/05/2004, issued by Special Deputy Commissioner, Bangalore District}, situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows:

East by : Remaining land in Sy.No.54 (Now Sy.No.54/5)

West by : Remaining land in Sy.No.54 (Now Sy.No.54/1) and land in Sy.No.55

North by : Land bearing Sy.Nos.52/2, 52/3 (Item No.3 property herein), 52/4 (Item No.4 property herein) and 53

South by : Road, land bearing Sy.No.54/4 & Balegaranahalli village border

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Item No.7:

All that piece and parcel of the vacant undeveloped land measuring 3 Acres 4 Guntas in Sy.No.51, (duly converted for non- agricultural residential purposes vide an Official Memorandum bearing No.BDS:ALN (A) SR 45/2004-05 dated 10/05/2004, issued by Special Deputy Commissioner, Bangalore District), situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows :

East by : Land in Sy.No.50 and remaining land in Sy.No.51

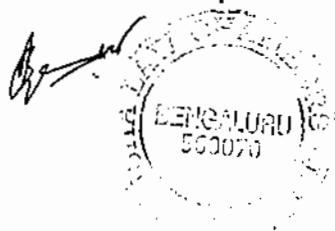
West by : Land in Sy.Nos.60, 61 and 62

North by : Land bearing Sy.No.50

South by : Remaining land in Sy.No.51 and Sy.No.52

Item No.1 property (1 Acre 5 Guntas in Sy.No.51)

1. All that piece and parcel of the land measuring 1 Acre 5 Guntas in Sy.No.51 (the Item No.1 property herein) was owned and possessed by one Sri.Chowdareddy S/o Biddireddy Urf Munireddy, who had sold the same to one Smt.C.N.Jayalakshmi W/o P.Rajappa vide an Absolute Sale Deed dated 21/12/1990. Subsequently, the Khatha and Pahani of the Item No.1 property was transferred to the name of the said Smt.C.N.Jayalakshamma vide MR No.9/1989-90.
2. The said Smt.C.N.Jayalakshmi executed a Notarised GPA dated 16/02/1995 in favour of one Sri.M.Narayana Reddy S/o late Mukkada Reddy authorising him inter alia to alienate the land Item No.1 property to any persons of his choice. The said Sri.M.Narayana Reddy being the GPA holder had sold the Item No.1 property to Sri.Anil Kumar Gupta S/o Rama Krishna Gupta vide an Absolute Sale Deed dated 15/05/1995. Thereafter, the Khatha of the Item No.1 property was transferred to the name of the said Sri.Anil Kumar Gupta vide MR 6/1995-96.



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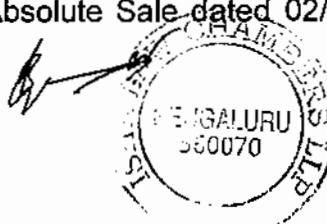
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3. The said Smt.C.N.Jayalakshmi filed a suit in O.S.No.101/2009 against the said Sri.Anil Kumar Gupta and Sri.M.Narayana Reddy on the file of Civil Judge (Senior Division) at Anekal, claiming that she had not executed or signed the GPA in favour of Sri.M.Narayana Reddy and seeking an order of declaration declaring that the GPA in favour of Defendant No.2 and consequently the purported Sale Deed dated 15/05/1995 in favour of Defendant No.1 as null and void. Thereafter the said suit has been withdrawn by the Plaintiff as not pressed vide a Memo dated 03/03/2010.
4. On 03/03/2010 the said Smt.C.N.Jayalakshmi (Jayalakshamma) and others have executed a registered Confirmation and Ratification deed in favour the said Sri.Anil Kumar Gupta and Sri.Anil Kumar Gupta S/o late Sri.Chokelal with respect to Item No.1 property and other lands (land measuring 39 Guntas bearing Sy.No.46/3C; 1 Acre 5 Guntas in Sy.No.51 and 2 Acres 6 Guntas in Sy.No.51).

**Item No.2 property
(30 Guntas in Sy.No.51)**

5. The land measuring 30 Guntas in Sy.No.51 (Item No.2 property herein) was owned and possessed by one Sri.Ramaswamy Reddy S/o Biddareddy Urf Munireddy, who had sold the same to one Sri.Chowdareddy S/o Biddareddy Urf Munireddy vide an Absolute Sale Deed dated 21/06/1969.
6. The said Sri.Chowdareddy had sold the Item No.2 property to one Smt.S.Lalithamma W/o A.Thimmareddy vide an Absolute Sale Deed dated 05/10/1991.
7. The said Smt.S.Lalithamma, her husband and son have sold the Item No.2 property to one Sri.Anil Kumar Gupta S/o Rama Krishna Gupta vide a Deed of Absolute Sale dated 02/09/1998, pursuant to which the



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Khatha of the same was transferred to the name of the said Sri.Anil Kumar Gupta, vide MR No.3/2003-04.

8. The said Sri.Anil Kumar Gupta S/o Ramakrishna Gupta has applied for and got the Item No.2 property duly converted for non-agricultural residential purposes vide an Official Memorandum dated 06/08/2011 issued by Special Deputy Commissioner, Bangalore District.

**Item No.3 property
(11 Guntas bearing Sy.No.52/3)**

9. It appears that the land bearing Sy.No.52/3 measuring 11 Guntas (the Item No.3 property herein), was owned and possessed by one Sri.Muniyappa S/o Chikkappa. The said Muniyappa S/o Chikkappa died intestate during 1970's leaving behind his wife Smt.Thimmakka and sons Sri.Rajappa and Sri.Seenappa.
10. Thereafter, the Khatha of the Item No.3 property was mutated to the name of Smt.Thimmakka W/o late Muniyappa as is evident from IHC 4/1983-84.
11. The said Smt.Thimmakka and her sons have sold the Item No.3 property to one Sri.Anil Kumar Gupta S/o Sri.Rama Krishna Gupta, vide an Absolute Sale Deed dated 15/05/1995, pursuant to which the Khatha of the same was transferred to the name of the said Sri.Anil Kumar Gupta, vide MR No.1/1995-96.

**Item No.4 property
(14 Guntas bearing Sy.No.52/4)**

12. It appears that the land bearing Sy.No.52/4 measuring 14 Guntas (the Item No.4 property herein), was owned and possessed by one Sri.Muniyappa S/o Chikkappa. The said Muniyappa S/o Chikkappa died intestate during 1970's leaving behind his wife Smt.Thimmakka and sons Sri.Rajappa and Sri.Seenappa.

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13. Thereafter, the Khatha of the Item No.4 property was mutated to the name of Smt.Thimmakka W/o late Muniyappa as is evident from IHC 4/1983-84.

14. The said Smt.Thimmakka and her sons have sold the Item No.4 property to one Sri.Anil Kumar Gupta S/o Sri.Rama Krishna Gupta vide an Absolute Sale Deed dated 17/07/1995. Subsequently the Khatha and Pahani of the Item No.4 property was transferred to the name of the said Sri.Anil Kumar Gupta vide MR No.10/1995-96.

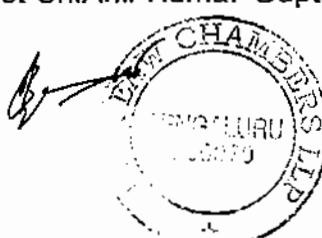
**Item No.5 property
(39 Guntas bearing Sy.No.46/3C)**

15. All that piece and parcel of the land measuring 39 Guntas being Sy.No.46/3C (the Item No.5 property herein) was owned and possessed by one Sri.Chowda Reddy S/o Muni Reddy Urf Biddu Reddy. The said Sri.Chowda Reddy gifted the same in favour of his daughter Smt.C.N.Jayalakshmamma W/o Sri.Ananda Reddy vide a Gift Deed dated 21/02/1990, pursuant to which the Khatha and Pahani of the same were transferred to her name vide MR No.16/1993-94.

16. The said Smt.C.N.Jayalakshmamma executed a Notarised GPA dated 01/03/1995 in favour of Sri.M.Narayana Reddy S/o late Mukkada Reddy authorising him inter alia to sell the Item No.5 property.

17. The said Smt.C.N.Jayalakshmamma represented by her GPA Holder Sri.M.Narayana Reddy had sold the Item No.4 property to one Sri.Anil Kumar Gupta S/o Ramakrishna Gupta vide an Absolute Sale Deed dated 15/05/1995. Subsequently, the Khatha and Pahani of the Item No.5 property was transferred to the name of the said Sri.Anita Kumar Gupta vide MR No.3/1995-96.

18. The said Smt.C.N.Jayalakshmamma filed a suit in O.S.No.508/2007 (No.472/2007) against Sri.Anil Kumar Gupta and Sri.M.Narayana Reddy



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on the file of Vacation Judge, Rural District, Bangalore, claiming that she had not executed or signed the GPA in favour of Sri.M.Narayana Reddy and seeking an order of declaration declaring that the GPA in favour of Defendant No.2 and consequently the purported Sale Deed dated 15/05/1995 in favour of Defendant No.1 as null and void. Thereafter the said suit has been withdrawn by the Plaintiff as not pressed vide a Memo dated 03/03/2010.

19. On 03/03/2010 the said Smt.C.N.Jayalakshamma and others executed a registered Confirmation and Ratification deed in favour Sri.Anil Kumar Gupta and Sri.Anil Kumar Gupta S/o Sri.Chokelal with respect to Item No.5 property and other lands (land measuring 39 Guntas bearing Sy.No.46/3C; 1 Acre 5 Guntas in Sy.No.51 and 2 Acres 6 Guntas in Sy.No.51).

**Item No.6 property
(2 Acres 32 Guntas bearing Sy.No.54/3)**

20. The Assistant Commissioner, Doddaballapura Sub Division, in case No.V.O.A (A) 579/1969-70 vide an Order dated 05/12/1974, the following persons treating them as the authorized holders under section 6 of MVOA Act, 1961, regranted the Service Inam lands attached to the Thoti Office of Neralur village to the following:

- (a) Yallamma W/o Kaverappa – 30 Guntas in Sy.No.54;
- (b) Muddappa S/o Maddurappa – 1 Acre in Sy.No.54;
- (c) Muniyappa S/o Munidasappa – 10 Guntas in Sy.No.54;
- (d) Muniyappa S/o Arigalappa – 1 Acre 4 Guntas in Sy.No.54;

21. The said Sri.Muniyappa S/o Arigalappa sold the land measuring 4 Guntas in Sy.No.54 to Sri.Narayana Reddy S/o late Mukkada Reddy vide a Sale Deed dated 08/07/1994. Subsequently the Khatha and pahani of the land measuring 4 Guntas in Sy.No.54 transferred to the name of Sri.Narayana Reddy vide MR No.17/1994-95.

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22. Sri.Muniraju alias Muniyappa S/o Munidasappa being the owner of the land measuring 10 Guntas in Sy.No.54 sold the same to one Sri.Narayana Reddy S/o late Mukkada Reddy vide a Sale Deed dated 08/07/1994.

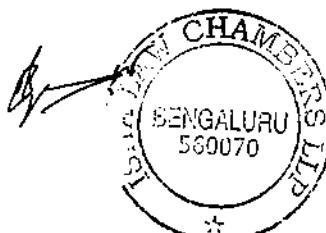
23. The said Sri.Narayana Reddy S/o late Mukkada Reddy being the owner of the land measuring 14 Guntas in Sy.No.54 had sold the same to Sri.Anil Kumar Gupta S/o Ramakrishna Gupta, vide an Absolute Sale Deed dated 05/05/1995.

24. Thereafter the Khatha and Pahani of the said land measuring 14 Guntas in Sy.No.54 were transferred to the name of Sri.Anil Kumar Gupta vide MR No.5/1995-96.

25. One Sri.Maddappa S/o Maddurappa being the owner of the land measuring 1 Acre in Sy.No.54 sold the same to Sri.Narayana Reddy S/o late Mukkada Reddy vide a Sale Deed dated 27/06/1994, pursuant to which the Khatha and Pahani of the said land measuring 1 Acre in Sy.No.54 transferred to the name of Sri.Narayana Reddy vide MR No.15/1994-95.

26. The said Sri.Narayana Reddy sold the said land measuring 1 Acre in Sy.No.54 to Sri.Anil Kumar Gupta vide an Absolute Sale Deed dated 15/05/1995. Subsequently, the Khatha and Pahani of the land measuring 1 Acre in Sy.No.54 were transferred to the name of the said Sri.Anil Kumar Gupta vide MR No.48/1995-96.

27. One Sri.Rajashekhar S/o Peddappa filed a case against Chinnappa S/o Maddappa and others in Case No.K.SC.ST (A) 83/2013-14 before the Assistant Commissioner, Bangalore South Sub Division. The said Appeal was dismissed on 19/12/2015.



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28. One Sri.Maddurappa S/o late Kaverappa and his brothers: K.Muniyappa, Papaiah and Krishnappa alias Muniyappa have sold the measuring 30 Guntas in Sy.No.54 to one Sri.Narayana Reddy vide a Sale Deed dated 27/06/1994. Subsequently, the Khatha and Pahani of the said land measuring 30 Guntas in Sy.No.54 were transferred to the name of Sri.Naryana Reddy vide MR No.31/1994-95.

29. The said Sri.Narayana Reddy has sold the said land measuring 30 Guntas in Sy.No.54 to Sri.Anil Kumar Gupta vide an Absolute Sale Deed dated 15/05/1995, pursuant to which the Khatha and Pahani of the said land transferred to the name of Sri.Anil Kumar Gupta vide MR No.8/1995-96.

30. One Sri.Muniyappa S/o Harijanara Arigalappa sold the land measuring 1 Acre in Sy.No.54 to Sri.Chikkaramaiah S/o Pilla Reddy vide an Absolute Sale Deed dated 21/07/1971.

31. The said Sri.Chikkaramaiah S/o Pilla Reddy has filed a suit for declaration against Sri.Muniyappa in O.S.No.49/1987 on the file of Hon'ble Munsiff and JMFC at Anekal with respect to land measuring 1 Acre in Sy.No.54. The parties to the suit have filed a joint compromise petition on 20/07/1987 stating that the Plaintiff is the bonafide purchaser for a valuable consideration and he is in possession and enjoyment of the property. The regrant benefits enures to the benefit of the bonafide purchaser (the Plaintiff). The defendant gives up all his claim, right, title and interest in and over the property in favour of the Plaintiff. The suit was decreed in terms of the compromise. Subsequently, the Khatha of the said land measuring 1 Acre in Sy.No.54 registered in the name of Sri.Chikkaramaiah S/o Pillareddy vide MR No.4/1987-88.

32. It appears after death of the said Sri.Chikkaramaiah (Sri.Chikkarama Reddy), his wife Smt.Puttamma had sold the land measuring 27 Guntas



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in Sy.No.54 to Sri.Anil Kumar Gupta S/o Ramakrishna Gupta vide an Absolute Sale Deed dated 15/05/1995. Thereafter the Khatha and Pahani of the said land were transferred to the name of Sri.Anil Kumar Gupta vide MR No.7/1995-96.

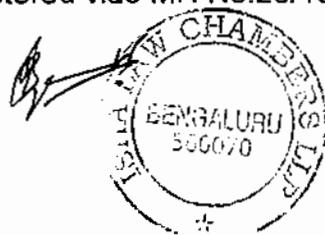
33.Upon phodi of land bearing Sy.No.54 the land measuring 2 Acres 32 Guntas in Sy.No.54 owned by Sri.Anil Kumar Gupta assigned with new Sy.No.54/3 as is evident from the Extract of MR No.24/2003-04 & RTCs for the years 2003-04 onwards.

**Item No.7 property
(3 Acres 4 Guntas in Sy.No.51)**

34.All that piece and parcel of the land measuring 3 Acres 4 Guntas in Sy.No.51 (the Item No.7 property) comprised of 1 Acre 3 Guntas = 1 Acre 3 Guntas + 38 Guntas in Sy.No.51.

35.One Sri.Chowda Reddy S/o Bidda Reddy Urf Muni Reddy and his sons Sri.N.C.Narayana Reddy and Sri.N.C.Somashekhar Reddy have partitioned their family properties under a Partition Deed (unregistered) dated 13/09/1994, wherein land measuring 1 Acre 6 ½ Guntas in Sy.No.51 and other properties allotted to the share of Sri.N.C.Narayana Reddy; and land measuring 1 Acre 6 ½ Guntas in Sy.No.51 and other properties allotted to the share of Sri.N.C.Somashekhar Reddy.

36.Though under the said Partition deed the land measuring 1 Acre 6 ½ Guntas each allotted to the share of Sri.N.C.Narayana Reddy and his brother Sri.N.C.Somashekhar Reddy, the Khatha and Pahani of the land measuring 1 Acre 3 Guntas was transferred to the name of Sri.N.C.Narayana Reddy and 1 Acre 3 Guntas in Sy.No.51 to the name of Sri.N.C.Somashekhar Reddy registered vide MR No.28/1994-95.



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37. The said Sri.N.C.Narayana Reddy executed a Notarised GPA dated 09/03/1995 in favour of Sri.M.Narayana Reddy S/o late Mukkada Reddy authorising him inter alia to alienate the land measuring 1 Acre 3 Guntas in Sy.No.51. Subsequently Sri.N.C.Narayana Reddy represented by his GPA holder Sri.M.Narayana Reddy sold the said land measuring 1 Acre 3 Guntas in Sy.No.51 to Smt.Anithadevi Gupta W/o Anil Kumar Gupta vide an Absolute Sale Deed dated 15/05/1995.

38. Thereafter on the basis of the Sale Deed dated 15/05/1995 the Khatha and Pahani of the land measuring 1 Acre 3 Guntas was transferred to the name of Smt.Anitha Devi Gupta vide MR No.9/1995-96.

39. The said Sri.N.C.Somashekhar Reddy also executed a Notarised GPA dated 09/03/1995 in favour of Sri.M.Narayana Reddy S/o late Mukkada Reddy authorising him inter alia to alienate the land measuring 1 Acre 3 Guntas in Sy.No.51. Subsequently, the said Sri.N.C.Somashekhar Reddy represented by his GPA holder Sri.M.Narayana Reddy sold the said land measuring 1 Acre 3 Guntas in Sy.No.51 to Smt.Anithadevi Gupta W/o Anil Kumar Gupta vide an Absolute Sale Deed dated 15/05/1995.

40. Thereafter on the basis of the Sale Deed dated 15/05/1995 the Khatha and Pahani of the said land measuring 1 Acre 3 Guntas were transferred to the name of Sjmt.Anitha Devi Gupta vide MR No.4/1995-96.

41. Smt.C.N.Jayalakshmi @ Puttamma W/o Anandareddy and Puttamma W/o late Chowda Reddy (since dead by LRS already on record i.e., Plaintiff and Defendants No.1 & 2) filed a suit in O.S.No.1055/2007 against her brothers and others on the file of Civil Judge (Senior Division) at Anekal, for partition and separate possession of her 30.5/100th share (1st Plaintiff) 5.1/100th share to the 2nd Plaintiff in suit Schedule properties (land measuring 2 Acres 13 Guntas in Sy.No.51 and other lands).



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42. In the said suit, the Plaintiff (C.N.Jayalakshmi) has filed a Memo dated 08/03/2010 for deletion of the names of Defendant No.3 (a) to (d) and Defendant No.4 and Item No.2 (Sy.No.51) of the suit schedule property, stating that the said defendants have settled the plaintiffs claim by paying a sum of Rs.2,00,000/- by way of cash and hence the plaintiff was not prosecuting the case against the said defendants and Item No.2 of the schedule property.

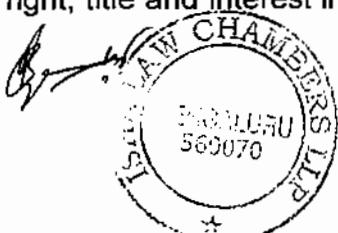
43. On 03/03/2010 Smt.C.N.Jayalakshmamma and others have executed a registered Confirmation and Ratification deed in favour Sri.Anil Kumar Gupta and Sri.Anil Kumar Gupta S/o Sri.Chokelal, with respect to land measuring 39 Guntas bearing Sy.No.46/3C; 1 Acre 5 Guntas in Sy.No.51 and 2 Acres 6 Guntas in Sy.No.51.

44. The land measuring 38 Guntas in Sy.No.51 was owned and possessed by one Sri.Sidda Reddy S/o Munishami Reddy. The said Sri.Sidda Reddy had sold the said 38 Guntas to one Sri.P.Krishna Reddy S/o Pilla Reddy vide an Absolute Sale Deed dated 18/09/1965.

45. The said Sri.P.Krishna Reddy had sold the said land measuring 38 Guntas in Sy.No.51 to one Smt.Anithadevi Gupta W/o Sri.Anil Kumar Gupta vide an Absolute Sale Deed dated 15/05/1995, pursuant to which the Khatha and Pahani of the same were transferred to her name vide MR No.2/1995-96.

46. Thus said Smt.Anitha Devi Gupta become the owner of the entire land measuring 3 Acres 4 Guntas in Sy.No.51 (the Item No.7 property).

47. The said Smt.Anitha Devi Gupta died intestate on 20/07/2004 leaving behind her husband Sri.C.Anil Kumar and children namely Anish Gupta, Anjul Gupta and Ritika Gupta to succeed to her estate being the legal heirs. The children of late Smt.Anitha Devi Gupta and C.Anil Kumar have released their share of right, title and interest in the Item No.7 property in



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favour of their father Sri.C.Anil Kumar, vide a registered Release Deed dated 18/08/2015. Thus the said Sri.C.Anil Kumar Gupta become the sole owner of the Item No.7 property herein.

48. One Sri.P.Chinnaswamy Reddy S/o late Pilla Reddy, his wife and son have executed a registered Confirmation cum Ratification Deed dated 09/07/2010 in favour of Sri.Anil Kumar Gupta and Anil Kumar Gupta S/o Chokey lal with respect to land measuring 27 Guntas in Sy.No.54/4 and 38 Guntas in Sy.No.51.

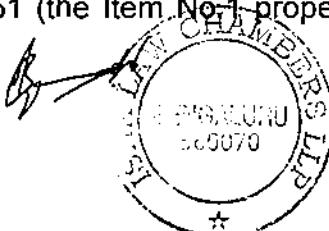
49. One Sri.Manjunath S/o Chinnaswamy Reddy has also executed a registered Confirmation cum Ratification Deed dated 12/07/2010 in favour of the said Sri.Anil Kumar Gupta and Sri.Anil Kumar Gupta S/o Chokey lal with respect to land measuring 27 Guntas in Sy.No.54/4 and 38 Guntas in Sy.No.51.

50. One Sri.P.Chinnaswamy Reddy filed a suit for partition and allotment of 1/4th share to the Plaintiff by metes and bounds in the Item No.1 to 18 of (Sy.No.51 measuring 38 Guntas is the Item No.16) the suit Schedule properties and for separate share thereof against his brother P.Krishna Reddy and others in O.S.No.1203/2006 in the file of Civil Judge (Senior Division) Rural District, Bangalore. The Defendants No.1 and 5 have filed their written statements and the Defendants 2 to 4 filed a Memo for adopting written statements of 5th Defendant. The Plaintiff Sri.P.Chinnaswamy Reddy filed a Memo on 12/07/2010 for dismissal of the suit as not pressed against the Defendants No.6 to 12 (a) to (c) and Item No.16 and 17 of the suit Schedule properties.

CONVERSION/DIVERSION

(Item No.1, Item No.3 to Item No.7 properties)

51. Sri.Anil Kumar Gupta being the owner of the land measuring 1 Acre 5 Guntas in Sy.No.51 (the Item No.1 property herein); 11 Guntas bearing



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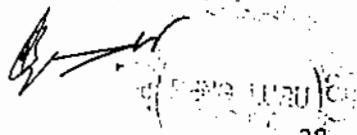
Sy.No.52/3 (the Item No.3 property herein); 14 Guntas bearing Sy.No.52/4 (the Item No.4 property herein); 39 Guntas bearing Sy.No.46/3C (the Item No.5 property herein) and 2 Acres 32 Guntas bearing Sy.No.54/3 (the Item No.6 property herein) and Smt.Anitha Devi Gupta being the owner of the land measuring 3 Acres 4 Guntas in Sy.No.51 (the Item No.7 property herein) have applied for and got the same duly converted for non-agricultural residential purposes vide an Official Memorandum dated 10/05/2004, issued by Special Deputy Commissioner, Bangalore District.

DEVELOPMENT AND CANCELLATION

52. The said Sri.Anil Kumar Gupta S/o Ramakrishna Gupta and Sri.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal had given the Captioned property for development to M/s Astro Builders & Developers, a Partnership firm, vide a registered Development Agreement dated 08/08/2007 read with a Consent Deed of Development Agreement dated 10/09/2007 and they had also executed a registered Power of Attorney on 08/08/2007 followed by Rectification of Power of Attorney dated 10/09/2007, in favour of M/s Astro Builders & Developers.

53. The above said Development Agreement dated 08/08/2007 and Consent Deed of Development Agreement dated 10/09/2007, were cancelled/revoked vide a registered Revocation/Cancellation of Development Agreement dated 07/12/2015. Further the Power of Attorney dated 08/08/2007 and Rectification of Power of Attorney dated 10/09/2007 were cancelled vide a registered Revocation/Cancellation of General Power of Attorney dated 07/12/2015.

54. In the meantime M/s Astro Builders & Developers have applied for and got building plan approved from Anekal Planning Authority, for construction of multistoried residential apartment complex. And they have also relinquished a portion of the said land for park and civic



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amenities in favour of planning authority vide a registered Relinquishment Deed dated 21/12/2011. The said Relinquishment Deed dated 21/12/2011 and building plan were duly cancelled vide a registered Cancellation Deed dated 03/10/2017.

COMMON

55. The said Sri.Anil Kumar Gupta S/o Sri.Rama Krishna Gupta being the owner of the Item No.1 to Item No.6 properties has sold the same to M/s SNN Properties LLP, a Limited Partnership firm, vide an Absolute Sale Deed dated 19/10/2016.
56. The said Sri.C.Anil Kumar alias Anil Kumar Gupta S/o late Sri.Chokelal being the owner of the Item No.7 property has sold the same to M/s SNN Properties LLP, a Limited Partnership firm, vide an Absolute Sale Deed dated 19/10/2016. Thus M/s SNN Properties LLP, a Limited Partnership firm, have become the absolute owners of the Captioned property.
57. One Smt.Narayananamma W/o Sri.Chinnappa and others have executed a registered Confirmation Deed dated 11/05/2017 in favour of the said M/s SNN Properties LLP with respect to land measuring 1 Acre in Sy.No.54/3 (portion of Item No.6 property herein). Further one Smt.Sundanda W/o late Sri.Gopal has also executed a registered Supplementary Deed dated 24/05/2017; Sri.Anandha.C S/o Sri.Chandrappa and late Smt.Nagaveni have also executed a registered Supplementary Deed dated 18/11/2017 in favour of M/s SNN Properties LLP.
58. One Sri.Sampangi.M S/o late Muniyappa and others have also executed a registered Confirmation Deed dated 01/12/2018 with respect to 31 Guntas in Sy.No.54/3 (portion of Item No.6 property herein) in favour of M/s SNN Properties LLP.
59. Smt.Akkamma and Smt.Rathnamma daughters of late Sri.Muniyappa have also executed a registered Confirmation Deed dated 19/03/2021



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with respect to land 11 Guntas bearing Sy.No.52/3 (the Item No.3 property herein) and 14 Guntas bearing Sy.No.52/4 (the Item No.4 property herein) in favour of M/s SNN Properties LLP.

60. M/s SNN Properties LLP, have applied for and got the Khatha of the Captioned property registered in their name in the revenue records of Neralur Village Panchayath, as is evident from E-Khatha dated 18/01/2018 issued by the Panchayath Development Officer, Neralur Village Panchayathi.

61. M/s SNN Properties LLP have applied for and obtained the Single Site plan duly approved from Anekal Planning Authority, Anekal, as is evident from the Commencement Certificate dated 10/05/2019.

62. M/s SNN Properties LLP have relinquished an extent of 497.62 Sq.Mtrs+ 1614.44 Sq.Mtrs + 1231.97 Sq.Mtrs + 173.98 Sq.Mtrs + 246.93 Sq.Mtrs for Park purpose vide a registered Modified Relinquishment Deed dated 04/11/2017 followed by a Rectification Deed dated 19/12/2017, in favour of the Member Secretary, Anekal Planning Authority, Anekal.

63. M/s SNN Properties LLP have applied for and got various NOCs, sanctions, approvals from various statutory authorities for development of the Captioned property into a multistoried residential apartment complex (the residential development).

64. Thereafter, M/s SNN Properties LLP have applied for and obtained the building plan duly approved from Anekal Planning Authority, for construction of the residential buildings consisting of Block-1 (Wing A, B, C) Upper & Lower Basement + Ground and 14 Upper floors; Block-2A (Wing D, E, F, G & H) Upper & Lower Basement + Ground and 14 Upper floors; Block-3 (Wing I, J, K, L, M, N) Ground and 14 Upper floors and Block-2B (Amenities Block) Upper & Lower Basement + Ground and 5

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Five Upper floors (including terrace floor), vide a Modified plan dated 03/03/2022, issued by the Anekal Planning Authority, Anekal.

65. Upon perusal of the encumbrance certificates furnished, there is no subsisting encumbrance over the Captioned property or any portion thereof.

OPINION

In view of the above, I am of the considered opinion that the title of the Captioned property, is duly vested with M/s SNN PROPERTIES LLP, a Limited liability Partnership firm, having its Office at SNN Minds' Eye, No.4, 2nd Floor, Elephant Rock Road, Above Kalyan Jewellers, 3rd Block, Jayanagar, Bengaluru-560011 and they are well within their right to develop the Captioned property as per the Modified Plan dated 03/03/2022, issued by Anekal Planning Authority, Anekal, and sell the apartments therein to any person/s of their choice, in compliance with 'The Real Estate (Regulation and Development) Act, 2016.

BAYYA REDDY M
Advocate

DISCLAIMER:

- 1.1 This report is limited to certifying the legal right, title of the present owner based on an examination of photocopies only without going into the physical location and other physical encumbrances upon the property.
- 1.2 We have not conducted an independent search of any Government Authority or public records. However, we have not noticed any reason to suspect or doubt the veracity of any documents produced.
- 1.3 The contents of this Report are our views on the title to the subject property based on our perusal of the documents made available to us, and in no event shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever.
- 1.4 To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
- 1.5 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your professional advisors, officers and employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of the Report.

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