

08th May, 2023

LEGAL SCRUTINY REPORT

of

Property (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2.04 Guntas, (4) Sy.No.158/5 measuring 16.12 Guntas, (5) Sy.No.159/4 measuring 06.04 Guntas, (6) Sy.No.159/5 measuring 13.14 Guntas, (7) Sy.No.159/6 measuring 02 Guntas, (8) Sy.No.158/6 measuring 14 Guntas, (9) Sy.No.159/7 measuring 13 Guntas, (10) Sy.No.159/8 measuring 13 Guntas (11) Sy.No.160/4 measuring 13.04 Guntas, (12) Sy.No.159/1 measuring 1 Acre 5 Guntas and 2 Guntas of Kharab land, (13) Sy.No.160/1 measuring 39 Guntas and 01 Guntas of Kharab land and (14) Sy.No.160/3 measuring 30 Guntas, totally measuring 5 Acres 25 Guntas and 5.04 Guntas of Kharab land, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

CLIENT

M/s. SAIVEN DEVELOPERS AND CONSTRUCTIONS

PRIVATE LIMITED

BANGALORE

PREPARED BY

ROOPA SHETTY
ADVOCATE

Privileged & Confidential



To,

Date: 08.05.2023

**M/s. SAIVEN DEVELOPERS AND
CONSTRUCTIONS PRIVATE LIMITED**
Having its Registered Office at:
No. 1664, 2nd Floor, 27th Main,
2nd Sector, H.S.R. Layout,
Bangalore - 560 102

Sir/Madam,

Sub: Opinion on title in respect of the property bearing (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2.04 Guntas, (4) Sy.No.158/5 measuring 16.12 Guntas, (5) Sy.No.159/4 measuring 06.04 Guntas, (6) Sy.No.159/5 measuring 13.14 Guntas, (7) Sy.No.159/6 measuring 02 Guntas, (8) Sy.No.158/6 measuring 14 Guntas, (9) Sy.No.159/7 measuring 13 Guntas, (10) Sy.No.159/8 measuring 13 Guntas (11) Sy.No.160/4 measuring 13.04 Guntas, (12) Sy.No.159/1 measuring 1 Acre 5 Guntas and 2 Guntas of Kharab land, (13) Sy.No.160/1 measuring 39 Guntas and 01 Guntas of Kharab land and (14) Sy.No.160/3 measuring 30 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

PRESENT OWNER NAME : 1. MR. M.C. MANJUNATH & OTHERS

2. MRS. VANAJA & OTHERS

3. MRS. GEETHA & OTHERS

4. MR. BHARATHEESH S. & OTHERS

5. MR. S. AMARESH & OTHERS

DEVELOPER NAME : M/S. SAIVEN DEVELOPERS AND

CONSTRUCTIONS PRIVATE LIMITED

PROJECT NAME : SAIVEN MULBERRY GROVES



I. DESCRIPTION OF THE PROPERTY

SCHEDULE PROPERTY

ITEM NO.I:

All that piece and parcel of the residential converted land bearing Sy.No.158/2 (old Sy.No.158) measuring 5 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.157;
West by : Property bearing Sy.No's.159/3 & 159/4;
North by : Property bearing SyNo.158/1;
South by : Property bearing Sy.No.158/3.

ITEM NO.II:

All that piece and parcel of the residential converted land bearing Sy.No.158/3 (old Sy.No.158) measuring 14 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.157;
West by : Property bearing Sy.No's.159/4 & 159/5;
North by : Property bearing Sy No.158/2;
South by : Property bearing Sy No.158/4.

ITEM NO.III:

All that piece and parcel of the residential converted land bearing Sy.No.158/4 (old Sy.No.158) measuring 2.04 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.157;
West by : Property bearing Sy.No.159/6;
North by : Property bearing Sy No.158/3;
South by : Property bearing Sy No.158/5.



ITEM NO.IV:

All that piece and parcel of the residential converted land bearing Sy.No.158/5 (old Sy.No.158) measuring 16.12 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.157;
West by : Property bearing Sy.No.159/6;
North by : Property bearing Sy.No.158/4;
South by : Property bearing Sy.No.158/6.

ITEM NO.V:

All that piece and parcel of the residential converted land bearing Sy.No.159/8 measuring 13 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.158;
West by : Property bearing Sy.No.160;
North by : Property bearing Sy.No.159/7;
South by : Property bearing Sy.No.159/9.

ITEM NO.VI:

All that piece and parcel of the residential converted land bearing Sy.No.159/4 (old Sy.No.159/2) measuring 06.04 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.158/2 & 158/3;
West by : Property bearing Sy.No.160/4 & 160/5;
North by : Property bearing Sy.No.159/3;
South by : Property bearing Sy.No.159/5.

ITEM NO.VII:

All that piece and parcel of the residential converted land bearing Sy.No.159/5 (old Sy.No.159/2) measuring 13.12 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.158;
West by : Property bearing Sy.No.160;



North by : Property bearing Sy No.159/4;
South by : Property bearing Sy No.159/6.

ITEM NO.VIII:

All that piece and parcel of the residential converted land bearing Sy.No.159/6 (old Sy.No.159/2) measuring 02 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District and bounded on;

East by : Property bearing Sy.No's.158/4 & 158/5;
West by : Property bearing Sy.No.160/2;
North by : Property bearing Sy No.159/5;
South by : Property bearing Sy No.159/7.

ITEM NO. IX

All that piece and parcel of the residential converted land bearing Sy.No.158/6 (old Sy.No.158) measuring 14 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.157;
West by : Property bearing Sy.No.159/7;
North by : Property bearing Sy No.158/5;
South by : Kaluve.

ITEM NO. X

All that piece and parcel of the residential converted land bearing Sy.No.159/7 (old Sy.No.159/2) measuring 13 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.158/6;
West by : Property bearing Sy.No.160;
North by : Property bearing Sy No.159/6;
South by : Property bearing Sy.No's.158/8 & 158/9.

ITEM NO. XI

All that piece and parcel of the residential converted land bearing Sy.No.160/4 (old Sy.No.160/1) measuring 13.04 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District and bounded on;



East by : Property bearing Sy.No.159;
West by : Property bearing Sy.No.161/4;
North by : Property bearing Sy No.160/3;
South by : Property bearing Sy.No.160/5.

ITEM NO. XII

All that piece and parcel of the residential converted land bearing Sy.No.159/1 measuring 1 Acre 5 Guntas and 2 Guntas of Kharab land, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.158/7;
West by : Property bearing Sy.No.160/1;
North by : Property bearing Sy. No.156;
South by : Remaining portion of Sy.No.159/3.

ITEM NO. XIII

All that piece and parcel of the residential converted land bearing Sy.No.160/1 (old Sy.No.160) measuring 39 Guntas and 01 Guntas of Kharab land, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on;

East by : Property bearing Sy.No.159/1;
West by : Property bearing Sy.No's.161/1 & 161/3;
North by : Property bearing Sy No.156;
South by : Property bearing Sy.No.160/3.

ITEM NO. XIV

All that piece and parcel of the residential converted land bearing Sy.No.160/3 (old Sy.No.160/1) measuring 30 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on;

East by : Property bearing Sy.No's.159/1 and 159/2;
West by : Property bearing Sy.No's.161/3 and 161/4;
North by : Property bearing Sy No.160/1;
South by : Property bearing Sy No.160/4.



II. DETAILS / DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL. NO.	DATE OF DOCUMENT	NAME OF DOCUMENT
1.	02.02.1981	Partition Deed entered into between Sri K.L. Nanjunda Reddy, Sri K.N. Krishna Reddy, Sri K.N. Srinivasa Reddy, Sri P. Somashekar Reddy and Smt. Gowramma, registered on 20.05.1981 as Document No.1946/1980-81 of Book I Volume 1323 at Pages 168 to 176 registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No's.158, 159/1, 159/2 and 160. (Only Sy.No's.158 & 159/2 included)
2.		Affidavit Family Tree of Linga Reddy (K.L. NanjundaReddy and K.L. Pillaredy).
3.	20.10.1999	Death Certificate of Sri. K.N. Krishna Reddy demised on 12.10.1999 issued by the Chief Registrar of Births and Deaths.
4.		Plaint, Verifying Affidavit & Order Sheet in the O.S. No.147/2011 on the file of the Senior Civil Judge & JMFC at Anekal.
5.	15.04.2011	Joint Compromise Petition filed by the both the parties in the O.S. No.147/2011 on the file of the Senior Civil Judge & JMFC at Anekal.
6.	15.04.2011	Final Decree passed in O.S. No.147/2011 on the file of the Senior Civil Judge & JMFC, Anekal, on this Schedule 'C' Property i.e., Sy.No.158 measuring 14 Guntas& Sy.No.159/2 measuring 13 Guntas allotted to the share of Smt. Vanaja.
7.	19.01.2012	Partition Deed entered into between Smt. Jayamma, Smt. Geetha, Smt. Mangala, Smt. Vanaja and Smt. Bhagyalakshmi, registered on 20.01.2012 as Document No.ANK-1-04357-2011-12 of Book I stored in CD No.ANKD299, registered in the office of the Sub-Registrar, Anekal, with respect to Sy.No's.158, 159/2 & other properties.
8.	18.07.2013	Sale Deed executed by Smt. Jayamma, Smt. Geetha, Smt. Mangala and Smt. Bhagyalakshmiin favour of Sri M.C. Manjunath, registered as Document No.ABL-1-02743-2013-14 of Book I stored in CD No.ABLD168 registered in the office of the Sub-Registrar, Attibele, with respect to Sy.No.158 measuring 37 Guntas and Sy.No.159/2 measuring 34 Guntas.



9.	30.08.2018	Agreement Without Possession executed by Sri Manjunath M.C., S/o. Chandra Reddy in favour of Sri G. Harish, S/o. late Giddappa, registered as Document No. SRJ-1-02396-2018-19 of Book I stored in CD No. SRJD262 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No.159/4 measuring 13½ Guntas.
10.	30.05.2020	Discharge Deed executed by Sericulturist-cum-Farmers Service Co-operative Bank Ltd., Sarjapura in favour of Sri Manjunath M.C., registered as Document No. SRJ-1-00274-2020-21 of Book I stored in CD No. SRJD 615 registered in the office of the Sub-Registrar, Sarjapura, with respect to Sy.No's.158/2, 158/3, 158/4, 158/5, 159/3, 159/4, 159/5 & 159/6. (Mortgage - 4439)
11.	22.10.2020	Joint Development Agreement executed by Sri M.C. Manjunath along with his legal heirs Viz., Smt. Shilpa, Ms. Diya Reddy M. and Master Chiranth Reddy M., minors are represented by their mother Smt. Shilpa in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy registered as Document No. ABL-1-03449-2020-21 of Book I stored in CD No. ABLD781 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to property bearing Sy.No's. (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2 Guntas, (4) Sy.No.158/5 measuring 16 Guntas, (5) Sy.No.159/3 measuring 6 Guntas, (6) Sy.No.159/4 measuring 13 Guntas, (7) Sy.No.159/5 measuring 2 Guntas, (8) Sy.No.159/6 measuring 13 Guntas.
12.	22.10.2020	General Power of Attorney executed by Sri M.C. Manjunath, Smt. Shilpa, Ms. Diya Reddy M. and Master Chiranth Reddy M., minors are represented by their mother Smt. Shilpa in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy registered as Document No. ABL-4-00106-2020-21 of Book IV stored in CD No. ABLD781 registered in the



		office of the Senior Sub-Registrar, Attibele, Anekal, with respect to (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2 Guntas, (4) Sy.No.158/5 measuring 16 Guntas, (5) Sy.No.159/3 measuring 6 Guntas, (6) Sy.No.159/4 measuring 13 Guntas, (7) Sy.No.159/5 measuring 2 Guntas, (8) Sy.No.159/6 measuring 13 Guntas.
13.	08.10.2020	Joint Development Agreement executed by Smt. Vanaja and her daughter Ms. Janani. V., minor is represented by her mother Smt. Vanajain favour of M/s. SaivenDevelopers and Constructions Private Limited,represented by its Directors Sri Darshan Krishna Reddy Sudha& Smt. Soumya S. Reddy registered as Document No. ABL-1-03078-2020-21 of Book I stored in CD No.ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to Property bearing Sy.No.158/6 measuring 14 Guntas and Sy.No.159/7 measuring 13 Guntas,
14.	08.10.2020	General Power of Attorneyexecuted by Smt. Vanaja and her daughter Ms. Janani. V., minor is represented by her mother Smt. Vanaja in favour of M/s. Saiven Developers and Constructions Private Limited,represented by its Directors Sri Darshan Krishna Reddy Sudha& Smt. Soumya S. Reddy registered as Document No. ABL-4-00092-2020-21of Book IV stored in CD No.ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Talukwith respect to Property bearing Sy.No.158/6 measuring 14 Guntas and Sy.No.159/7 measuring 13 Guntas.
15.		Family Tree of Thimma Reddy (M.T. Nagaraja Reddy)
16.	08.10.2020	Joint Development Agreement executed by Smt. Geetha, Sri M.T. Nagaraja Reddy, Sri Jagadeesh N., Smt. BhagyaRekha S., Miss Hitaishi J. Reddy (being minor represented by her minor and natural guardian as her mother Mrs. BhagyaRekha S.), Sri Chethan N., Smt. Prema R.and Master Sathvik C. Reddy (being minor represented by his minor and natural guardian



		as his mother Smt. Prema R) in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy registered as Document No. ABL-1-03070-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to property bearing Sy.No.160/4 measuring 13 Guntas.
17.	08.10.2020	General Power of Attorney executed by Smt. Geetha, Sri M.T. Nagaraja Reddy, Sri Jagadeesh N., Smt. Bhagya Rekha S., Miss Hitaishi J. Reddy (being minor represented by her minor and natural guardian as her mother Mrs. Bhagya Rekha S.), Sri Chethan N., Smt. Prema R. and Master Sathvik C. Reddy (being minor represented by his minor and natural guardian as his mother Smt. Prema R) in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy registered as Document No. ABL-4-00090-2020-21 of Book IV stored in CD No. ABLD770 registered in the office of the Sub-Registrar, Attibele, Anekal Taluk, with respect to Sy.No.160/4 measuring 13 Guntas.
18.	06.06.2019	Discharge Deed executed by Anekal Taluk Primary Co-Op. Agriculture and Rural Development Bank Limited rep by Secretary in favour of Sri P. Somashekhar Reddy S/o. Pilla Reddy, registered on 19.06.2019 as Document No. SRJ-1-01531-2019-2020 of Book I stored in CD No. SRJD387, registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to Sy.No.159/2 measuring 04 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas and Sy.No.160/1 measuring 39 Guntas.
19.	08.10.2020	Release Deed executed by Smt. P. Sunandamma, D/o. late Pilla Reddy in favour of her brother Sri P. Somashekhar Reddy S/o. Late Pilla Reddy, registered as Document No. ABL-1-03079-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to



		Sy.No.158/1 measuring 9 Guntas, Sy.No.159/1 measuring 1 Acre 5Guntasand Sy.No.160/1 measuring 39Guntas.
20.	08.10.2020	Release Deed executed by Sri P. Somashekhar Reddy, S/o. late Pilla Reddy in favour of his children Viz., Sri Bharatheesh S. and Smt. Sowjanya S., registered as Document No. ABL-1-03080-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to Sy.No.158/1 measuring 9 Guntas, Sy.No.159/1 measuring 1 Acre 5Guntasand Sy.No.160/1 measuring 39Guntas.
21.	08.10.2020	Joint Development Agreementexecuted by Sri Bharatheesh S. S/o. P. Somashekhar Reddy along with legal heirs Viz., Smt. Mamatha, Master Kishan (being a minor represented by his minor and natural guardian his mother Mamatha) and Smt. Sowjanya S. in favour of M/s. Saiven Developers And Constructions Private Limited,represented by its Directors Sri Darshan Krishna Reddy Sudha& Smt. Soumya S. Reddy registered as Document No. ABL-1-03089-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk with respect to property bearing Sy.No.159/1 measuring 1 Acre 05 Guntas and Sy.No.160/1 measuring 39 Guntas.
22.	08.10.2020	General Power of Attorneyexecuted by Sri Bharatheesh S. S/o. P. Somashekhar Reddy along with legal heirs Viz., Smt. Mamatha, Master Kishan (being a minor represented by his minor and natural guardian his mother Mamatha) and Smt. Sowjanya S. in favour of M/s. Saiven Developers And Constructions Private Limited,represented by its Directors Sri Darshan Krishna Reddy Sudha& Smt. Soumya S. Reddy registered as Document No. ABL-4-00093-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk with respect to property bearing Sy.No.159/1 measuring 1 Acre 05 Guntas and Sy.No.160/1 measuring 39 Guntas.



23.	16.11.2016	Release Deed executed by Smt. S. Kamakshi, D/o. late K.N. Srinivasa Reddy in favour of Smt. Sarojamma W/o. Late K.N. Srinivasa Reddy and Sri S. Amaresh S/o. Late K.N. Srinivasa Reddy, registered on 23.11.2016 as Document No. ANK-1-05263-2016-17 of Book I stored in CD No. ABLD412 registered in the office of the Senior Sub-Registrar, Anekal, with respect to Sy.No.158/1 measuring 01 Acre 07 Guntas, Sy.No.159/1 measuring 25 Guntas and Sy.No.159/2 measuring 11 Guntas and Sy.No.160/1 measuring 30 Guntas.
24.	22.10.2020	Release Deed executed by Smt. Sarojamma, W/o. late K.N. Srinivasa Reddy in favour of her son Sri S. Amaresh, S/o. late K.N. Srinivasa Reddy registered as Document No. ABL-1-03439-2020-21 of Book I stored in CD No. ABLD781 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, with respect to Sy.No.160/3 measuring 30Guntas.
25.	22.10.2020	Joint Development Agreement executed by Sri. Amaresh S/o. Late K.N. Srinivasa Reddy along with legal heirs Viz., Smt. Soumya and Miss Deeksha A. Reddy (being a minor represented by her mother and minor guardian Smt. Soumya) in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy registered as Document No. ABL-1-03442-2020-21 of Book I stored in CD No. ABLD781 registered in the office of the Sub-Registrar, Attibele, Anekal Taluk, with respect to the property bearing Sy.No.160/3 measuring 30 Guntas.
26.	22.10.2020	General Power of Attorneyexecuted by Sri. Amaresh S/o. Late K.N. Srinivasa Reddy along with legal heirs Viz., Smt. Soumya and Miss Deeksha A. Reddy (being a minor represented by her mother and minor guardian Smt. Soumya)in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-1-03442-2020-21 of



		Book IV stored in CD No. ABLD781 registered in the office of the Sub-Registrar, Attibele, Anekal Taluk, with respect to the property bearing Sy.No.160/3 measuring 30 Guntas.
27.	26.03.2023	Relinquishment Deed executed by Sri. M.C. Manjunath, Smt. Vanaja, Sri. Bharathesh and others represented by their GPA holder M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy infavour of Governor of Govt. of Karnataka represented by member secretary Anekal Planning Authority registered as Document No.SRJ-1-10914-2022-23 of Book I stored in CD No.SRJD1352 registered in the office of the Senior Sub-Registrar, Sarjapura.
28.	27.03.2023	Relinquishment Deed executed by Sri. M.C. Manjunath, Smt. Vanaja, Sri. Bharathesh and others represented by their GPA holder M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy infavour of Governor of Govt. of Karnataka represented by member secretary Anekal Planning Authority registered as Document No.SRJ-1-10915-2022-23 of Book I stored in CD No.SRJD1352 registered in the office of the Senior Sub-Registrar, Sarjapura.
With respect to Sy.No's.158/2, 158/3, 158/4, 158/5, 158/6, 159/1, 159/8, 159/4, 159/5, 159/6 & 159/7		
29.		Index of Lands for Sy.No's.158, 159, 160 & 161.
30.		Record of Rights for Sy.No's.158, 159/1, 159/2 & 160. (RR No's.377, 378, 379 & 380)
31.		Moola Survey Tippani/Atlas for Sy.No.158. (Karda Lingaiah, S/o. Papaiah).
32.		Secondary Reclass Tippani for Sy.No.158.
33.		Hissa Survey Pakka Book for Sy.No.158/1 to 158/6.
34.		Moola Survey Tippani/Atlas for Sy.No.159.
35.		Moola Survey Tippani/Atlas for Sy.No.159/2. (Karda Lingaiah, S/o. Papaiah)
36.		Hissa Survey Pakka Book for Sy.No.159/1 & 159/2.
37.		RR Balabhadra for Sy.No.159/2.



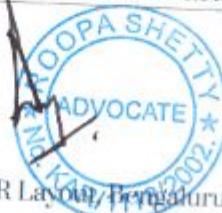
38.	RR Balabagh for Sy.No's.159/6 & 159/7.
39.	Akarbandh for <ul style="list-style-type: none"> a) Sy.No.158/1 measuring 2 Acres 31 Guntas. b) Sy.No.158/2 measuring 5 Guntas. c) Sy.No.158/3 measuring 14 Guntas. d) Sy.No.158/4 measuring 2 Guntas. e) Sy.No.158/5 measuring 16$\frac{1}{4}$ Guntas. f) Sy.No.158/6 measuring 14$\frac{1}{4}$ Guntas.
40.	Akarbandh for <ul style="list-style-type: none"> a. Sy.No.159/8 measuring 13 Guntas. b. Sy.No.159/4 measuring 6.14 Guntas. c. Sy.No.159/5 measuring 2 Guntas. d. Sy.No.159/6 measuring 13.08 Guntas. e. Sy.No.159/7 measuring 24 Guntas.
41.	Akarbandh for Sy.No.159/7 measuring 13 Guntas.
42.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 with respect to Sy.No.158 measuring 4 Acres 2 Guntas and 1 GuntaKharab.
43.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2019-20, 2020-21 with respect to Sy.No.158/2 measuring 5 Guntas.
44.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/3 measuring 14 Guntas.
45.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/4 measuring 2 Guntas.
46.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/5 measuring 16 Guntas and $\frac{3}{4}$ GuntaKharab.



47.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/6 measuring 14½ Guntas.
48.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1974-75 to 1977-78, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/1 measuring 1 Acre 30 Guntas and 2 GuntasKharab.
49.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 1974-75 to 1977-78, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/2 measuring 1 Acre 29 Guntas and 1 GuntaKharab.
50.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/3 (old Sy.No.159/2) measuring 6 Guntas.
51.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/4 (old Sy.No.159/2) measuring 13 Guntas and ½ GuntaKharab.
52.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/5 (old Sy.No.159/2) measuring 2 Guntas.
53.	Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/6 (old Sy.No.159/2) measuring 13 Guntas and ½ GuntaKharab.



54.		Record of Rights, Tenancy and Crop Inspection (RTC) for the year of 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/7 (old Sy.No.159/2) measuring 13 Guntas.
55.		Mutation Register No.6/2003-04. (Inheritance)
56.		Mutation Register No.H33/2012-13 for Sy.No's.158 &159/2. (Court Order)
57.		Mutation Register No.H4/2013-14. (Sale)
58.		Mutation Register No.T9/2015-16. (Podi)
59.		Mutation Register No.T35/2015-16. (Podi)
60.		Mutation Register No.T15/2016-17. (Mortgage - 4439)
61.		Mutation Register No.T1/2016-17. (Mortgage - 1780)
62.		Mutation Register No.H16/2016-17. (Inheritance)
63.		Family Tree of Sri K.N. Krishna Reddy.
64.	20.10.1999	Death Certificate of Sri K.N. Krishna Reddy.
65.	02.05.2009	Death Certificate of Sri Shivarama Reddy.
66.	14.07.2020	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands & Preliminary Vahi with respect to Sy.No's.158, 159/1, & 159/2.
67.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.158/2 measuring 5 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
68.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.158/3 measuring 14 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
69.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.158/4 measuring 2 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
70.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.158/5 measuring 16 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
71.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.158/6 measuring 14 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Smt. Vanaja.



72.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.159/1 measuring 1 Acre 5 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri P. Somashekar Reddy.
73.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.159/3 measuring 6 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
74.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.159/4 measuring 13 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
75.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.159/5 measuring 2 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
76.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.159/6 measuring 13 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri M.C. Manjunath.
77.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.159/7 measuring 13 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Smt. Vanaja.
78.	29.03.2023	E-Khatha Certificate (Form No.9 & 11A) issued by the Muthanalluru Village Panchayath, in the name of Sri. M.C. Manjunath and others, with respect of Sy.No.158/2,3,4,5, and other survey number totally measuring 23673.9 Sq.Mtrs., as PID No. 150200102100320303 as V.P. Property No. 158/5,4,3,2,159/4,5,6,7,8,160/4,1, 159/1, 158/6, 159/8, 160/3.
79.	14.08.2020	Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.158 measuring 4 Acres 2 Guntas. (Mortgage Deeds - 1680/1966-67 & 783/1976-77)
80.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/2 measuring 5 Guntas. (274, 4439)



81.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/3 measuring 14 Guntas. (274, 4439)
82.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/4 measuring 2 Guntas. (274, 4439)
83.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/5 measuring 16 Guntas. (274, 4439)
84.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/6 measuring 14.04 Guntas.
85.	14.08.2020	Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.159/1 measuring 1 Acre 30 Guntas. (1946, Mortgage Deeds - 212/1967-68, 783/1976-77, 1895/1989-90, Sl.No.8 & Declaration)
86.	14.08.2020	Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.159/2 measuring 1 Acre 29 Guntas. (1946, Mortgage Deeds - 212/1967-68, 783/1976-77, 1895/1989-90, Sl.No.8, Sl.No.22 & Declaration)
87.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/2 measuring 1 Acre 29 Guntas& 1 GuntaKharab. (1531, 2743, 4357)
88.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/3 measuring 6 Guntas. (274, 4439)
89.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/4 measuring 13 Guntas. (274, 2396, 4439)
90.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/5 measuring 2 Guntas. (274, 4439)
91.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/6 measuring 13 Guntas. (274, 4439)
92.	28.08.2020	Nil Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/7.



With respect to Sy.No's.160/1, 160/3 & 160/4	
93.	Index of Lands for Sy.No's.158, 159, 160 & 161.
94.	Record of Rights for Sy.No.160. (RR No.380)
95.	Moola Survey Tippani/Atlas for Sy.No.160.
96.	Hissa Survey Pakka Book for Sy.No's.160/1 &160/2.
97.	RR Balabhadra for Sy.No's.160/1, 160/3 & 160/4.
98.	Akarbandh for <ul style="list-style-type: none"> i. Sy.No.160/1 measuring 39 Guntas. ii. Sy.No.160/3 measuring 30 Guntas. iii. Sy.No.160/4 measuring 13$\frac{1}{4}$ Guntas. iv. Sy.No.160/5 measuring 16$\frac{1}{4}$ Guntas.
99.	Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, with respect of Sy.No.160 measuring 2 Acre 30 Guntas along with 2 Guntas of Kharab.
100.	Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1974-75 to 1978-79, with respect of Sy.No.160/1 measuring 14 Guntas.
101.	Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1991-92 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2020-21 with respect of Sy.No.160/1 measuring 2 Acre 18 Guntas along with 2 Guntas of Kharab.
102.	Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2017-18, 2018-19, 2019-20, with respect of Sy.No.160/1 measuring 39 Guntas along with 1 Gunta of Kharab.
103.	RTC for the year of 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.160/3 measuring 30 Guntas.
104.	RTC for the year of 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.160/4 measuring 13 Guntas.
105.	Mutation Register No.14/1983-84 for Sy.No's.158, 159/1, 160/1. (Partition)
106.	Mutation Register No.6/2003-04. (Inheritance)
107.	Mutation Register No.H26/2012-13. (Court Partition)



108.		Land Khatha Change Endorsement issued by the Tahasildar, Anekal Taluk, with respect to Sy.No.160/1 measuring 30 Guntas in the name of Sri K.N. SrinivasaReddy, S/o. Sri K.L. Nanjunda Reddy.
109.		Land Khatha Change Endorsement issued by the Tahasildar, Anekal Taluk, with respect to Sy.No's.158, 159 & 160/1 in the name of Sri P. Somashekhar Reddy, S/o. Pilla Reddy.
110.		Death Certificate of Sri K.N. SrinivasaReddy.
111.		Family Tree of Sri K.N. SrinivasaReddy and Sri K.L. Nanjunda Reddy.
112.		Family Tree of Sri K.N. SrinivasaReddy and Sri S. Amaresh.
113.		Family Tree of Sri PillaReddy and Sri P. Somashekhar Reddy.
114.		Family Tree of Smt. Geetha K., W/o. T. NagarajaReddy.
115.	14.07.2020	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of Index of Lands & Preliminary Vahi with respect to Sy.No's.160/1, 161/1 & 161/2.
116.	27.05.2019	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.160/1 measuring 39 Guntasunder Form 2, 7, 7A of KLR Act.
117.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.160/1 measuring 39 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri P. Somashekhar Reddy.
118.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.160/3 measuring 30 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Sri S. Amaresh.
119.	11.08.2020	Endorsement issued by the Tahasildar, Anekal Taluk confirming that no cases are pending against Sy.No.160/4 measuring 13 Guntasunder Form No.2, 7 & 7A of KLR Act in the name of Smt. Geetha.



120.	14.08.2020	Encumbrance Certificate for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.160/1 measuring 2 Acre 18 Guntas. (Mortgage Deeds - 25/1975-76, 1895/1989-90, Sl.No.8, Sl.No.22)
121.	20.05.2019	Encumbrance Certificate for the period 01.04.1980 to 31.03.2004 with respect to Sy.No.160/1 measuring 2 Acre 18 Guntas. (1895, SF8, SF22)
122.	20.05.2019	Encumbrance Certificate for the period 01.04.2004 to 20.05.2019 with respect to Sy.No.160/1 measuring 2 Acre 18 Guntas. (5263)
123.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.160/1 measuring 39 Guntas. (1531, 5263)
124.	28.08.2020	Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.160/3 measuring 30 Guntas. (3144)
125.	28.08.2020	Nil Encumbrance Certificate for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.160/4 measuring 13 Guntas.

Common Documents

126.	05.09.2020	Endorsement issued by the KIADB, Bangalore for non-acquisition with respect to Sy.No.158/1 measuring 9 Guntas, Sy.No.158/2 measuring 5 Guntas, Sy.No.158/3 measuring 14 Guntas, Sy.No.158/4 measuring 2 Guntas, Sy.No.158/5 measuring 16 Guntas, Sy.No.158/6 measuring 14 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas, Sy.No.159/3 measuring 6 Guntas, Sy.No.159/4 measuring 13 Guntas, Sy.No.159/5 measuring 2 Guntas, Sy.No.159/6 measuring 13 Guntas, Sy.No.159/7 measuring 13 Guntas, Sy.No.160/1 measuring 39 Guntas, Sy.No.160/3 measuring 30 Guntas, Sy.No.160/4 measuring 13 Guntas, Sy.No.161/3 measuring 34.04 Guntas.
127.	11.09.2020	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there are no proceedings pending under the provisions of the PTCL Act with respect to Sy.No.158/1 measuring 9 Guntas, Sy.No.158/2 measuring 5 Guntas, Sy.No.158/3 measuring 14 Guntas, Sy.No.158/4



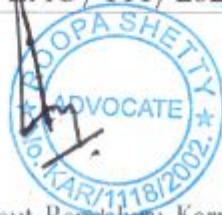
		measuring 2 Guntas, Sy.No.158/5 measuring 16 Guntas, Sy.No.158/6 measuring 14 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas, Sy.No.159/3 measuring 6 Guntas, Sy.No.159/4 measuring 13 Guntas, Sy.No.159/5 measuring 2 Guntas, Sy.No.159/6 measuring 13 Guntas, Sy.No.159/7 measuring 13 Guntas, Sy.No.160/1 measuring 39 Guntas, Sy.No.160/3 measuring 30 Guntas, Sy.No.160/4 measuring 13 Guntas, Sy.No.161/3 measuring 34 Guntas.
128.	18.09.2020	Endorsement issued by the Tahasildar, Anekal Taluk for non-availability of RTC for the year 1969 to 1974 with respect to Sy.No.158, Sy.No.159/1, 159/2, 159/3, 159/4, 159/5, 159/6, 159/7, 160/1, 160/3, 160/4, old Sy.No.161/2 new Sy.No.161/3.
129.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.158/2 measuring 05 Guntas of Muthanalluru Village), vide order bearing No.415344.
130.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.158/3 measuring 14 Guntas of Muthanalluru Village), vide order bearing No.415346
131.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.158/4 measuring 2.4 Guntas of Muthanalluru Village), vide order bearing No.415348.
132.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.158/5 measuring 16.12 Guntas of Muthanalluru Village), vide order bearing No.415349.



133.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.158/6 measuring 14 Guntas of Muthanalluru Village), vide order bearing No.415350.
134.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.159/1 measuring 1 Acre 07 Guntas of Muthanalluru Village), vide order bearing No.416027.
135.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.159/4 measuring 6.04 Guntas of Muthanalluru Village), vide order bearing No.415353.
136.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.159/5 measuring 13.12 Guntas of Muthanalluru Village), vide order bearing No.415354.
137.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.159/6 measuring 02 Guntas of Muthanalluru Village), vide order bearing No.415355.
138.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.159/7 measuring 13 Guntas of Muthanalluru Village), vide order bearing No.415356.
139.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.159/8



		measuring 13 Guntas of Muthanalluru Village), vide order bearing No.415357.
140.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.160/1 measuring 1 Acre of Muthanalluru Village), vide order bearing No.415358.
141.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.160/3 measuring 30 Guntas of Muthanalluru Village), vide order bearing No.415359
142.	28.12.2022	Official Memorandum, issued by the Deputy Commissioner, Bangalore District, for conversion of land from agricultural purpose to non-agricultural Layout-Residential purpose (in respect to Sy.No.160/4 measuring 13.04 Guntas of Muthanalluru Village), vide order bearing No.415360.
143.	02.02.2023	NOC/Receipt issued by Karnataka State Pollution Control Board, in respect of the Subject Property
144.	29.03.2023	E-Khatha Certificate (Form No.9 & 11A) issued by the Muthanalluru Village Panchayath, in the name of Sri. M.C. Manjunath and others, with respect of Sy.No's.158/5 and along with other adjoin Survey Numbers measuring 23673.9 Sq.Meters as PID No. 150200102100320303 as V.P. Property No. 158/5, 4, 3, 2, 159/4, 5, 6, 7, 8, 160/4, 1, 159/1, 158/6, 159/8, 160/3.
145.	31.03.2023	Building License issued by the Anekal Planning Authority, construct the residential Development Plan, consisting of Ground Floor, First Floor, Second Floor and Terrace Floor, in Block 1 to Block 6 over the Subject Property, bearing LP No.APA/LAO/111/2022-23.
146.	31.03.2023	Sanction Plan issued by the Anekal Planning Authority, construct the residential Development Plan, consisting of Ground Floor, First Floor, Second Floor and Terrace Floor, in Block 1 to Block 6 over the Subject Property, bearing LP No.APA/LAO/111/2022-23.



147.	24.24.2023	Commencement Certificate issued by Anekal Planning Authority, vide Letter No.APA/CC/01/2023-2024 in respect of the of the Subject Property.
148.	24.03.2023	Sanction Plan issued by the Anekal Planning Authority, construct the Residential Villa, consisting of Ground Floor, First Floor, Second Floor and Terrace Floor, in Block 1 to Block 6 over the Subject Property, bearing LP No.APA/CC/01/2023-2024.
149.	22.04.2023	Supplementary Agreement executed by Mr. S. Amaresh and others and M/s. Saiven Developers and Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.160/3.
150.	22.04.2023	Supplementary Agreement executed by Sri. Bharathesh and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.160/1 and 159/1.
151.	22.04.2023	Supplementary Agreement executed by Smt. Geetha and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.160/4.
152.	22.04.2023	Supplementary Agreement executed by Sri. M.C. Manjunath and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No's.158/2, 3, 4, 5, 159/7, 4, 5 and 6.
153.	22.04.2023	Supplementary Agreement executed by Smt. Vanaja and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.158/6 and 159/8.



154.	22.07.2022	Phodi Sketch and Phodi Order issued by the Assistant Director of Land Records, Bengaluru, bearing No.No.ADLR/ANK/PODI/CR/120/2022-23 and ADLR/ANK/PODI/CR/121/2022-23.
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III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holidays.
3.	Atlas	A Survey document which shows a sketch of the land with Hissas/Survey Sub-Numbers assigned after the Phodi/Sub-Division of the Survey Number;
4.	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 Square Yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after Phodi/Partition;
7.	Hissedars	Co-owner/Co-sharer of the bifurcated portion of the Survey Number i.e., the Sub-Survey Number;
8.	Tippani	A revenue document which discloses the sketch of the Survey Number, not drawn to scale, but showing the measurements;
9.	Hobli	The Sub-Division of a Taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amounts for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;



13.	Palupatti/PanchayathParikhath	Customary oral partition effected amongst the co-owners/family members in the presence of the Panchayathdars;
14.	Pakka Book/RR Pakka Book	A field book which discloses the Hissas and the Hissedars of a Survey Number after Phodi along with the extent of the land.
15.	Phodi	Bifurcation/Partition of a Survey Number into Hissas with sub survey numbers or sub dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	Record of Tenancy & Crops and Pahani.	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which areas, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.

IV. HISTORY OF TITLE

A. In respect of the property bearing Sy.No.158/2 measuring 5 Guntas, Sy.No.158/3 measuring 14 Guntas, Sy.No.158/4 measuring 2 Guntas, Sy.No.158/5 measuring 16 Guntas, Sy.No.159/3 measuring 6 Guntas, Sy.No.159/4 measuring 13 Guntas, Sy.No.159/5 measuring 2 Guntas & Sy.No.159/6 measuring 13 Guntas (Item No's.1 to 8)

The property bearing (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2.04 Guntas, (4) Sy.No.158/5 measuring 16.12 Guntas, (5) Sy.No.159/4 measuring 06.04 Guntas, (6) Sy.No.159/5 measuring 13.14 Guntas, (7) Sy.No.159/6 measuring 02 Guntas, (8) Sy.No.158/6 measuring 14 Guntas, (9) Sy.No.159/7 measuring 13 Guntas, (10) Sy.No.159/8 measuring 13 Guntas (11) Sy.No.160/4 measuring 13.04 Guntas, (12) Sy.No.159/1 measuring 1 Acre 5 Guntas and 2 Guntas of Kharab land, (13)



Sy.No.160/1 measuring 39 Guntas and 01 Guntas of Kharab land and (14) Sy.No.160/3 measuring 30 Guntas, totally measuring 5 Acres 25 Guntas and 5.04 Guntas of Kharab land, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District is the portion of the larger property bearing Sy.No.158 measuring 4 Acres 03 Guntas, Sy.No.159/1 measuring 1 Acre 32 Guntas, Sy.No.159/2 measuring 1 Acre 30 Guntas and Sy.No.160 measuring 2 Acre 32 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was originally belonged to Smt. Gowramma, Sri K.L. Nanjunda Reddy, Sri K.N. Krishna Reddy, Sri K.N. Srinivasa Reddy and Sri P. Somashekhar Reddy acquired the same through their ancestor, i.e., Sri Linga Reddy through inheritance. By virtue of the aforesaid inheritance, Smt. Gowramma, Sri K.L. Nanjunda Reddy, Sri K.N. Krishna Reddy, Sri K.N. Srinivasa Reddy and Sri P. Somashekhar Reddy became the absolute owners of the property bearing Sy.No.158 measuring 4 Acres 03 Guntas, Sy.No.159/1 measuring 1 Acre 32 Guntas, Sy.No.159/2 measuring 1 Acre 30 Guntas and Sy.No.160 measuring 2 Acre 32 Guntas and along with other properties.

Subsequently, the aforesaid Sri. K.L. Nanjunda Reddy S/o. Late Linga Reddy and along with his legal heirs Sri. K.N. Krishna Reddy, Sri. K.N. Srinivasa Reddy, Sri. P. Somashekhar Reddy S/o. late Pilla Reddy (brother of K.L. Nanjunda Reddy) and Smt. Gowramma W/o. Pilla Reddy, entered into a Partition Deed, dated: 02.02.1981, registered on 20.05.1981 as Document No.1946/1980-81 of Book I Volume No.1323 at Pages 168 to 176 registered in the office of the Sub-Registrar, Anekal and in the said Partition Deed, the property bearing Sy.No.158P measuring 1 Acre 11 Guntas, Sy.No.159/2 measuring 1 Acre 07 Guntas and Sy.No.160 measuring 13 Guntas allotted to the share of Sri K.N. Krishna Reddy, the property bearing Sy.No.159/1P measuring 25 Gunts, Sy.No.159/2P measuring 11 Guntas, Sy.No.160 measuring 30 Guntas and Sy.No.158P measuring 1 Acre 07 Guntas allotted to the share of Sri K.N. Srinivasa Reddy and the property bearing Sy.No.159/1P measuring 1 Acre 05 Guntas, Sy.No.159/2 measuring 04 Guntas, Sy.No.158P measuring 1 Acre 22 Guntas and Sy.No.160 measuring 39 Guntas allotted to the share of Sri P. Somashekhar Reddy and Smt. Gowramma and is available for perusal at Document No.1 in the list of Documents Scrutinized.

Subsequently, the aforesaid Sri K.N. Krishna Reddy demised on 20.10.1999 intestate leaving behind his children namely, Smt. Jayamma, Smt. Geetha, Smt. Mangala, Smt. Vanaja and Smt. Bhagyalakshmi to succeed to his estate. By virtue



of the aforesaid inheritance, Smt. Jayamma, Smt. Geetha, Smt. Mangala, Smt. Vanaja and Smt. Bhagyalakshmi became the absolute joint owners of the property bearing Sy.No.158P measuring 1 Acre 11 Guntas, Sy.No.159/2 measuring 1 Acre 07 Guntas and Sy.No.160 measuring 13 Guntas along with other properties.

Subsequently, aforesaid Smt. Mangala D/o. late Sri K.N. Krishna Reddy filed Original Suit No.147/2011 on the file of the Senior Civil Judge & JMFC, Anekal, against Smt. Jayamma, Smt. Vanaja, Smt. Geetha, and Smt. Bhagyalakshmi for partition of the family properties. Subsequently, with the intervention of the friends and well-wishers, the above suit filed for partition was compromised among the parties by filing a Compromise Petition before the Hon'ble Senior Civil Judge & JMFC, Anekal. The suit was decreed on 15.04.2011. In terms of the above Compromise Petition the Hon'ble Court had ordered Final Decree of Partition under Order XX Rule 18 of the Code of Civil Procedure, wherein entire portion was distributed among the parties to their respective shares with metes and bounds and parties to the suit had applied for issue of Final Decree in respect of their share by paying the necessary stamp duty and accordingly the Hon'ble Senior Civil Judge & JMFC, Anekal has issued Final Decree of Partition in favour of the parties to the suit. All the above facts could be evidenced from documents available for perusal at **Document No's.4to6** in the list of Documents Scrutinized.

As per the Compromise Decree, the aforesaid Smt. Jayamma, Smt. Geetha, Smt. Mangala, Smt. Vanaja and Smt. Bhagyalakshmi entered into a Partition Deed, dated:19.01.2012, registered on 20.01.2012 as Document No. ANK-1-04357-2011-12 of Book 1 stored in CD No. ANKD299, registered in the office of the Sub-Registrar, Anekal and is available for perusal at **Document No.7** in the list of Documents Scrutinized. By virtue of the foregoing partition, the portions of the property got allotted to the share of Smt. Jayamma, Smt. Geetha, Smt. Mangala, Smt. Vanaja and Smt. Bhagyalakshmi in the following manner;

SL. NO.	PROPERTY DETAILS	ALLOTTED TO THE SHARE OF
1.	Sy.No.158 measuring 2 Guntas	Smt. Jayamma
2.	Sy.No.159/2 measuring 2 Guntas	Smt. Geetha
3.	Sy.No.158 measuring 5 Guntas	
4.	Sy.No.159/2 measuring 6 Guntas	
5.	Sy.No.158 measuring 16 Guntas	Smt. Mangala
6.	Sy.No.159/2 measuring 13 Guntas	



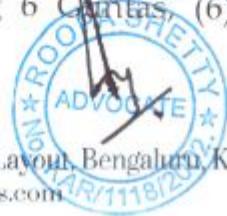
7.	Sy.No.158 measuring 14 Guntas	Smt. Vanaja
8.	Sy.No.159/2 measuring 13 Guntas	
9.	Sy.No.158 measuring 14 Guntas	Smt. Bhagyalakshmi
10.	Sy.No.159/2 measuring 13 Guntas	

Subsequently, aforesaid the legal heirs of late K.N. Krishna Reddy Viz., Smt. Jayamma, Smt. Geetha, Smt. Mangala and Smt. Bhagyalakshmiconveyed their concerned portions of the property in favour of Sri M.C. Manjunath in terms of Sale Deed, dated: 18.07.2013registered as Document No. ABL-1-02743-2013-14 of Book I stored in CD No.ABLD168 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, and is available for perusal at **Document No.8** in the list of Documents Scrutinized. By virtue of the foregoing transfer Sri M.C. Manjunath became the absolute owner of the property bearing Sy.No.158 totally measuring 37 Guntas and Sy.No.159/2 totally measuring 34 Guntas.

Subsequently, property belongs to Sri M.C. Manjunath got phoded and renumbered as hereunder;

1.	Sy.No.158 measuring 5Guntas got phoded and renumbered as Sy.No.158/2.
2.	Sy.No.158 measuring 14 Guntas got phoded and renumbered as Sy.No.158/3.
3.	Sy.No.158 measuring 2 Guntas got phoded and renumbered as Sy.No.158/4.
4.	Sy.No.158 measuring 16 Guntas got phoded and renumbered as Sy.No.158/5.
5.	Sy.No.159/2 measuring 16 Guntas got phoded and renumbered as Sy.No.159/3.
6.	Sy.No.159/2 measuring 13 Guntas got phoded and renumbered as Sy.No.159/4.
7.	Sy.No.159/2 measuring 2 Guntas got phoded and renumbered as Sy.No.159/5.
8.	Sy.No.159/2 measuring 13 Guntas got phoded and renumbered as Sy.No.159/6.

Thereafter, the aforesaid Sri M.C. Manjunath S/o. V. Chandra Reddy along with his family members Viz., Smt. Shilpa, Ms. Diya Reddy M. and Master Chiranth Reddy M., minors are represented by their mother Smt. Shilpa being owner for the property bearing (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2 Guntas, (4) Sy.No.158/5 measuring 16 Guntas, (5) Sy.No.159/3 measuring 6 Guntas, (6) Sy.No.159/4



measuring 13 Guntas, (7) Sy.No.159/5 measuring 2 Guntas, (8) Sy.No.159/6 measuring 13 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, with an intention of developing the said property, entered into a Joint Development Agreement, dated: 22.10.2020 with M/s. Saiven Developers and Constructions Private Limited, represented by its Directors Sri. Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-1-03449-2020-21 of Book I stored in CD No. ABLD781 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, thereby agreeing to share the development in the ratio of 30:70, which means the Owners shall be entitled to 30% of development and the Developer shall be entitled to 70% of development and in pursuance thereof on the same day, Sri M.C. Manjunath, Smt. Shilpa, Ms. Diya Reddy M. and Master Chiranth Reddy M., minors are represented by their mother Smt. Shilpa executed a General Power of Attorney in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-4-00106-2020-21 of Book IV stored in CD No. ABLD781 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, thereby authorizing M/s. Saiven Developers and Constructions Private Limited to deal with (1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2 Guntas, (4) Sy.No.158/5 measuring 16 Guntas, (5) Sy.No.159/3 measuring 6 Guntas, (6) Sy.No.159/4 measuring 13 Guntas, (7) Sy.No.159/5 measuring 2 Guntas, (8) Sy.No.159/6 measuring 13 Guntas thereon. Both the documents are available for perusal at Document No's. 11 & 12 in the list of Documents Scrutinized.

B. In respect of the property bearing Sy.No.158/6 measuring 14 Guntas and Sy.No.159/7 measuring 13 Guntas (Item No's. 9 & 10)

As per the Partition Deed, dated: 19.01.2012 registered on 20.01.2012 as Document No. ANK-1-04357-2011-12 of Book I stored in CD No. ANKD299, registered in the office of the Sub-Registrar, Anekal the property bearing Sy.No.158 measuring 14 Guntas and Sy.No.159/2 measuring 13 Guntas got allotted to the share of Smt. Vanaja. Subsequently, property belongs to Smt. Vanaja got phoded and renumbered as hereunder.

1.	Sy.No.158 measuring 14 Guntas got phoded and renumbered as Sy.No.158/6.
2.	Sy.No.159/2 measuring 13 Guntas got phoded and renumbered as Sy.No.159/7.



Thereafter, the aforesaid Smt. Vanaja and her daughter Ms. Janani. V., minor is represented by her mother Smt. Vanajabeing owners for the property bearing Sy.No.158/6 measuring 14 Guntas and Sy.No.159/7 measuring 13 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District (Item No.9 of the Schedule Property),with an intention of developing the said property, entered into a Joint Development Agreement, dated:08.10.2020with M/s. Saiven Developers And Constructions Private Limited,represented by its Directors Sri Darshan Krishna Reddy Sudha& Smt. Soumya S. Reddy, registered as Document No. ABL-1-03078-2020-21 of Book I stored in CD No.ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk thereby agreeing to share the development in the ratio of 30:70, which means the Owners shall be entitled to 30% of development and the Developer shall be entitled to 70% of development and in pursuance thereof on the same day, Smt. Vanaja and her daughter Ms. Janani. V., minor is represented by her mother Smt. Vanaja executed a General Power of Attorney in favour of M/s. Saiven Developers And Constructions Private Limited,represented by its Directors Sri Darshan Krishna Reddy Sudha& Smt. Soumya S. Reddy,registered as Document No.ABL-4-00092-2020-21of Book IV stored in CD No.ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, thereby authorizing M/s. Saiven Developers And Constructions Private Limited to deal with property bearing Sy.No.158/6 measuring 14 Guntas and Sy.No.159/7 measuring 13 Guntas of the Schedule Property therein. Both the documents are available for perusal at **Document No's.13&14** in the list of Documents Scrutinized.

C. In respect of the propertybearingSy.No.160/4 measuring 13 Guntas (Item No.11)

As per the Compromise Decree, dated: 15.04.2011in O.S. No.147/2011 on the file of the Senior Civil Judge & JMFC, Anekal the property bearing Sy.No.160/1 measuring 13Guntasgot allotted to the share of Smt. Geetha.Subsequently, the property bearing Sy.No.160/1 measuring 13Guntas, which belongs to Smt. Geetha got phoded and renumbered as Sy.No.160/4.

Thereafter, the aforesaid Smt. Geetha, Sri M.T. Nagaraja Reddy, Sri Jagadeesh N., Smt. Bhagya Rekha S., Miss Hitaishi J. Reddy (being minor represented by her minor and natural guardian as her mother Mrs. Bhagya Rekha S.), Sri Chethan N., Smt. Prema R. and Master Sathvik C. Reddy (being minor represented by his minor and natural guardian as his mother Smt. Prema R) being owners for the property bearing Sy.No.160/4 measuring 13 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,with an intention of developing the said



property, entered into a Joint Development Agreement, dated:08.10.2020 with M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-1-03070-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk thereby agreeing to share the development in the ratio of 30:70, which means the Owners shall be entitled to 30% of development and the Developer shall be entitled to 70% of development and in pursuance thereof on the same day, Smt. Geetha, Sri M.T. Nagaraja Reddy, Sri Jagadeesh N., Smt. Bhagya Rekha S., Miss Hitaishi J. Reddy (being minor represented by her minor and natural guardian as her mother Mrs. Bhagya Rekha S.), Sri Chethan N., Smt. Prema R. and Master Sathvik C. Reddy (being minor represented by his minor and natural guardian as his mother Smt. Prema R) executed a General Power of Attorney in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-4-00090-2020-21 of Book IV stored in CD No. ABLD770 registered in the office of the Sub-Registrar, Attibele, Anekal Taluk, thereby authorizing M/s. Saiven Developers And Constructions Private Limited to deal with the property bearing Sy.No.160/4 measuring 13 Guntas of the Schedule Property therein. Both the documents are available for perusal at **Document No's.16 & 17** in the list of Documents Scrutinized.

D. In respect of the property bearing Sy.No.159/1 measuring 1 Acre 5 Guntas and Sy.No.160/1 measuring 39 Guntas (Item No's.12 & 13)

As per the Partition Deed, dated: 02.02.1981 registered on 20.05.1981 as Document No.1946/1980-81 of Book I Volume No.1323 at Pages 168 to 176 registered in the office of the Sub-Registrar, Anekal the property bearing Sy.No.158/1 measuring 9 Guntas, Sy.No.159/1 measuring 1 Acre 05 Guntas and Sy.No.160 measuring 39 Guntas along with other properties got allotted to the share of wife & son of late Pilla Reddy, S/o. Sri Linga Reddy i.e., Smt. Gowramma and Sri P. Somashekhar Reddy.

Subsequent to the death of Smt. Gowramma, the property bearing Sy.No.160 measuring 39 Guntas, which belongs to Sri P. Somashekhar Reddy got phoded and renumbered as Sy.No.160/1.

Thereafter, sister of Sri P. Somashekhar Reddy i.e., Smt. P. Sunandammareleased all her right on the property bearing Sy.No.158/1 measuring 9 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas and Sy.No.160/1 measuring 39 Guntas in favour of her brother Sri P. Somashekhar Reddy in terms of Release Deed



dated:08.10.2020 registered as Document No. ABL-1-03079-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk and is available for perusal at **Document No.19** in the list of Documents Scrutinized. By virtue of the foregoing release, Sri P. Somashekhar Reddy became the absolute owner of the property bearing Sy.No.159/1 measuring 1 Acre 5Guntasand Sy.No.160/1 measuring 39Guntas.

Subsequently, aforesaid Sri P. Somashekhar Reddy, S/o. late Pilla Reddy released all his right on the property bearing Sy.No.159/1 measuring 1 Acre 5Guntasand Sy.No.160/1 measuring 39Guntas in favour of his children Sri Bharatheesh S. and Smt. Sowjanya S. in terms of Release Deed dated: 08.10.2020 registered as Document No. ABL-1-03080-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk and is available for perusal at **Document No.20** in the list of Documents Scrutinized. By virtue of the foregoing release, Sri Bharatheesh S. and Smt. Sowjanya S. became the absolute owners of the property bearing Sy.No.159/1 measuring 1 Acre 5Guntasand Sy.No.160/1 measuring 39Guntas.

Thereafter, the aforesaid Sri Bharatheesh S. S/o. P. Somashekhar Reddy along with legal heirs Viz., Smt. Mamatha, Master Kishan (being a minor represented by his minor and natural guardian his mother Mamatha) and Smt. Sowjanya S. being owners for the property bearing Sy.No.159/1 measuring 1 Acre 05 Guntas and Sy.No.160/1 measuring 39 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, with an intention of developing the said property, entered into a Joint Development Agreement, dated:08.10.2020 with M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-1-03089-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk thereby agreeing to share the development in the ratio of 30:70, which means the Owners shall be entitled to 30% of development and the Developer shall be entitled to 70% of development and in pursuance thereof on the same day, Sri Bharatheesh S. S/o. P. Somashekhar Reddy along with legal heirs Viz., Smt. Mamatha, Master Kishan (being a minor represented by his minor and natural guardian his mother Mamatha) and Smt. Sowjanya S. executed a General Power of Attorney in favour of M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, registered as Document No. ABL-4-00093-2020-21 of Book I stored in CD No. ABLD770 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk, thereby authorizing M/s. Saiven



Developers And Constructions Private Limited to deal with the property bearing Sy.No.159/1 measuring 1 Acre 05 Guntas and Sy.No.160/1 measuring 39 Guntas therein. Both the documents are available for perusal at **Document No's.21 & 22** in the list of Documents Scrutinized.

E. In respect of the property bearing Sy.No.160/3 measuring 30 Guntas (Item No.14)

As per the Partition Deed, dated:02.02.1981 registered on 20.05.1981 as Document No.1946/1980-81 of Book I Volume No.1323 at Pages 168 to 176 registered in the office of the Sub-Registrar, Anekal the property bearing Sy.No.160 measuring 30 Guntas along with other properties got allotted to the share of Sri K.N. Srinivasa Reddy, S/o. Sri Linga Reddy.

Thereafter, the property bearing Sy.No.160 measuring 30 Guntas, which belongs to Sri K.N. Srinivasa Reddy got phoded and renumbered as Sy.No.160/1.

Subsequently, the aforesaid Sri K.N. Srinivasa Reddy died intestate leaving behind his legal wife Smt. Sarojamma and children Sri S. Amaresh and Smt. S. Kamakshito succeed to his estate. By virtue of the aforesaid inheritance, Smt. Sarojamma, Sri S. Amaresh and Smt. S. Kamakshibecame the absolute owners of the property bearing Sy.No.160/1 measuring 30Guntas along with other properties.

Thereafter, aforesaid Smt. S. Kamakshireleased all her right on the property bearing Sy.No.160/1 measuring 30 Guntas in favour of her mother & brother i.e., Smt. Sarojamma and Sri S. Amareshrespectively in terms of Release Deed dated: 16.11.2016 registered on 23.11.2016 as Document No. ANK-1-05263-2016-17 of Book I stored in CD No. ABLD412 registered in the office of the Senior Sub-Registrar, Anekal and is available for perusal at **Document No.23** in the list of Documents Scrutinized. By virtue of the foregoing release, Smt. Sarojamma and Sri S. Amareshbecame the absolute owners of the property bearing Sy.No.160/1 measuring 30Guntas.

Subsequent to the survey, the property bearing Sy.No.160/1 measuring 30Guntasgot phoded and renumbered as Sy.No.160/3.

Subsequently, aforesaid Smt. Sarojammareleased all her right on the property bearing Sy.No.160/3measuring 30Guntas in favour of her son Sri S. Amaresh, S/o. late K.N. Srinivasa Reddy in terms of Release Deed dated: 22.10.2020 registered as Document No. ABL-1-03439-2020-21 of Book I stored in



CD No. ABLD781 registered in the office of the Senior Sub-Registrar, Attibele, Anekal Taluk and is available for perusal at **Document No.24** in the list of Documents Scrutinized. By virtue of the foregoing release, Sri S. Amaresh, S/o. late K.N. Srinivasa Reddy became the absolute owner of the property bearing Sy.No.160/3 measuring 30Guntas.

Thereafter, the aforesaid Sri. Amaresh S/o. Late K.N. Srinivasa Reddy along with legal heirs Viz., Smt. Soumya and Miss Deeksha A. Reddy (being a minor represented by her mother and minor guardian Smt. Soumya) being owners for the propertybearing Sy.No.160/3 measuring 30Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk,Bangalore Urban District,with an intention of developing the said property, entered into a Joint Development Agreement, dated: 22.10.2020with M/s. Saiven Developers And Constructions Private Limited,represented by its Directors SriDarshan Krishna Reddy Sudha& Smt. Soumya S. Reddy, registered as Document No. ABL-1-03442-2020-21 of Book I stored in CD No. ABLD781 registered in the office of the Sub-Registrar, Attibele, Anekal Taluk thereby agreeing to share the development in the ratio of 30:70, which means the Owners shall be entitled to 30% of development and the Developer shall be entitled to 70% of development and in pursuance thereof on the same day, Sri. Amaresh S/o. Late K.N. Srinivasa Reddy along with legal heirs Viz., Smt. Soumya and Miss Deeksha A. Reddy (being a minor represented by her mother and minor guardian Smt. Soumya)executed a General Power of Attorney in favour of M/s. Saiven Developers And Constructions Private Limited,represented by its Directors SriDarshan Krishna Reddy Sudha& Smt. Soumya S. Reddy,registered as Document No. ABL-4-00105-2020-21 of Book IV stored in CD No. ABLD781 registered in the office of the Sub-Registrar, Attibele, Anekal Taluk, thereby authorizing M/s. Saiven Developers And Constructions Private Limited to deal with the property bearing Sy.No.160/3 measuring 30 Guntas therein. Both the documents are available for perusal at **Document No's.25 & 26** in the list of Documents Scrutinized.

It is observed that, Relinquishment Deed dated:26.03.2023, executed by Sri. M.C. Manjunath, Smt. Vanaja, Sri. Bharathesh and others represented by their GPA holder M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy in favour ofThe Governor of Govt. of Karnataka represented by member secretary Anekal Planning Authority, registeredas Document No.SRJ-1-10914-2022-23 of Book I stored in CD No.SRJD1352 registered in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk,relinquishing the extent 507.94 Sq. Mtrs., for road purposes with respect to Subject Property and is available for perusal as **Document No:27.**



Thereafter, Relinquishment Deed dated:27.03.2023, executed by Sri. M.C. Manjunath, Smt. Vanaja, Sri. Bharathesh and others represented by their GPA holder M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy in favour of The Governor of Govt. of Karnataka represented by member secretary Anekal Planning Authority, registered as Document No.SRJ-1-10915-2022-23 of Book I stored in CD No.SRJD1352 registered in the office of the Senior Sub-Registrar, Sarjapura, Anekal Taluk, relinquishing the extent 2277.76 Sq. Mtrs., for park space with respect to Subject Property and is available for perusal as Document No:28.

Commencement Certificate dated: 24.04.2023, issued by Anekal Planning Authority, vide Letter No.APA/CC/01/2023-2024, for the construction of residential Villa, consisting of consisting of Ground Floor, First Floor, Second Floor and Terrace Floor, in Block 1 to Block 6 over the Subject Property and is available for perusal at Document No.147.

Thereafter, Sanction Plan was got sanctioned from Anekal Planning Authority and paid the requisite amount for sanction and on payment of said Fee, the Anekal Planning Authority issued Building License dated:24.03.2023, bearing LP No.APA/CC/01/2023-2024 thereby according its sanction for construction of residential Villas consisting of Ground Floor, First Floor, Second Floor and Terrace Floor, in Block 1 to Block 6 over the Subject Property and the entire project names as "**SAIVEN MULBERRY GROVES**" and is available for perusal at Document No:148, in the list of Documents Scrutinized.

Subsequently, Supplementary Agreement, dated: 22.04.2023 has been executed by and between Mr. S. Amaresh and others and M/s. Saiven Developers and Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.160/3, wherein all the parties identified the area/flats falling to their respective share and is available for perusal as Document No.149 in list of Documents Scrutinized.

Areas allotted to First Party (Owners Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	16	2,574.14	1,564.32	1,914.67	85
2	45	3,952.73	2520.72	2552.55	100
3	30	3,028.40	1840.38	2252.55	100



Areas allotted to Second Party (Builder/Developer Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	1	3,406.89	2218.66	2348.55	100
2	2	3,406.89	2218.66	2348.55	100
3	5	3,028.40	1840.38	2252.55	100
4	7	3,028.40	1840.38	2252.55	100
5	8	3,028.40	1840.38	2252.55	100
6	9	3,028.40	1840.38	2252.55	100
7	12	2,712.55	1672.66	2102.55	100
8	14	3,028.40	1840.38	2252.55	100
9	15	3,028.40	1840.38	2252.55	100
10	18	3,028.40	1840.38	2252.55	100
11	19	3,028.40	1840.38	2252.55	100
12	20	1,090.22	662.54	810.92	36
13	23	3,028.40	1840.38	2252.55	100
14	25	3,028.40	1840.38	2252.55	100
15	26	3,028.40	1840.38	2252.55	100
16	27	3,028.40	1840.38	2252.55	100
17	28	3,028.40	1840.38	2252.55	100
18	29	3,028.40	1840.38	2252.55	100
19	31	3,028.40	1840.38	2252.55	100
20	32	3,028.40	1840.38	2252.55	100
21	33	3,028.40	1840.38	2252.55	100
22	34	3,028.40	1840.38	2252.55	100
23	35	3,028.40	1840.38	2252.55	100
24	36	3,028.40	1840.38	2252.55	100
25	37	3,028.40	1840.38	2252.55	100
26	38	3,028.40	1840.38	2252.55	100
27	39	3,028.40	1840.38	2252.55	100
28	40	3,028.40	1840.38	2252.55	100
29	41	3,028.40	1840.38	2252.55	100
30	43	3,952.73	2520.72	2552.55	100
31	44	3,952.73	2520.72	2552.55	100
32	46	3,952.73	2520.72	2552.55	100
33	47	3,028.40	1840.38	2252.55	100
34	48	3,028.40	1840.38	2252.55	100
35	49	3,028.40	1840.38	2252.55	100
36	50	3,028.40	1840.38	2252.55	100
37	51	3,028.40	1840.38	2252.55	100
38	52	3,028.40	1840.38	2252.55	100
39	53	3,028.40	1840.38	2252.55	100



40	54	3,028.40	1840.38	2252.55	100
41	55	3,028.40	1840.38	2252.55	100
42	59	3,028.40	1840.38	2252.55	100
43	60	3,028.40	1840.38	2252.55	100
44	61	3,028.40	1840.38	2252.55	100
45	62	3,028.40	1840.38	2252.55	100
46	64	3,028.40	1840.38	2252.55	100
47	65	3,028.40	1840.38	2252.55	100
48	68	3,028.40	1840.38	2252.55	100
49	69	3,028.40	1840.38	2252.55	100
50	70	3,028.40	1840.38	2252.55	100
51	71	3,028.40	1840.38	2252.55	100
52	72	423.98	257.65	315.36	14
53	73	3,028.40	1840.38	2252.55	100
54	76	3,028.40	1840.38	2252.55	100

Thereafter, Supplementary Agreement, dated: 22.04.2023 has been executed by and between Sri. Bharathesh and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.160/1 and 159/1, wherein all the parties identified the area/flats falling to their respective share and is available for perusal as Document No.150 in list of Documents Scrutinized.

Areas allotted to First Party (Owners Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	4	3,715.58	2308.01	2537.55	100
2	21	3,028.40	1840.38	2252.55	100
3	74	3,028.40	1840.38	2252.55	100
4	75	3,028.40	1840.38	2252.55	100
5	17	3,028.40	1840.38	2252.55	100
6	56	3,028.40	1840.38	2252.55	100
7	66	3,028.40	1840.38	2252.55	100
8	67	3,028.40	1840.38	2252.55	100
9	16	454.26	276.06	337.88	15%



Areas allotted to Second Party (Builder/Developer Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	1	3,406.89	2218.66	2348.55	100
2	2	3,406.89	2218.66	2348.55	100
3	5	3,028.40	1840.38	2252.55	100
4	7	3,028.40	1840.38	2252.55	100
5	8	3,028.40	1840.38	2252.55	100
6	9	3,028.40	1840.38	2252.55	100
7	12	2,712.55	1672.66	2102.55	100
8	14	3,028.40	1840.38	2252.55	100
9	15	3,028.40	1840.38	2252.55	100
10	18	3,028.40	1840.38	2252.55	100
11	19	3,028.40	1840.38	2252.55	100
12	20	1,090.22	662.54	810.92	36
13	23	3,028.40	1840.38	2252.55	100
14	25	3,028.40	1840.38	2252.55	100
15	26	3,028.40	1840.38	2252.55	100
16	27	3,028.40	1840.38	2252.55	100
17	28	3,028.40	1840.38	2252.55	100
18	29	3,028.40	1840.38	2252.55	100
19	31	3,028.40	1840.38	2252.55	100
20	32	3,028.40	1840.38	2252.55	100
21	33	3,028.40	1840.38	2252.55	100
22	34	3,028.40	1840.38	2252.55	100
23	35	3,028.40	1840.38	2252.55	100
24	36	3,028.40	1840.38	2252.55	100
25	37	3,028.40	1840.38	2252.55	100
26	38	3,028.40	1840.38	2252.55	100
27	39	3,028.40	1840.38	2252.55	100
28	40	3,028.40	1840.38	2252.55	100
29	41	3,028.40	1840.38	2252.55	100
30	43	3,952.73	2520.72	2552.55	100
31	44	3,952.73	2520.72	2552.55	100
32	46	3,952.73	2520.72	2552.55	100
33	47	3,028.40	1840.38	2252.55	100
34	48	3,028.40	1840.38	2252.55	100
35	49	3,028.40	1840.38	2252.55	100
36	50	3,028.40	1840.38	2252.55	100
37	51	3,028.40	1840.38	2252.55	100
38	52	3,028.40	1840.38	2252.55	100
39	53	3,028.40	1840.38	2252.55	100

40	54	3,028.40	1840.38	2252.55	100
41	55	3,028.40	1840.38	2252.55	100
42	59	3,028.40	1840.38	2252.55	100
43	60	3,028.40	1840.38	2252.55	100
44	61	3,028.40	1840.38	2252.55	100
45	62	3,028.40	1840.38	2252.55	100
46	64	3,028.40	1840.38	2252.55	100
47	65	3,028.40	1840.38	2252.55	100
48	68	3,028.40	1840.38	2252.55	100
49	69	3,028.40	1840.38	2252.55	100
50	70	3,028.40	1840.38	2252.55	100
51	71	3,028.40	1840.38	2252.55	100
52	72	423.98	257.65	315.36	14
53	73	3,028.40	1840.38	2252.55	100
54	76	3,028.40	1840.38	2252.55	100

Thereafter, Supplementary Agreement, dated: 22.04.2023 has been executed by and between Smt. Geetha and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.160/4, wherein all the parties identified the area/flats falling to their respective share and is available for perusal as Document No.151 in list of Documents Scrutinized

Areas allotted to First Party (Owners Share)

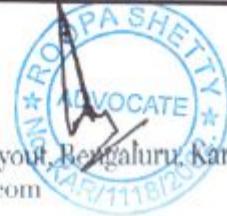
SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	10	2,112.13	1367.36	2102.55	100
2	11	2,112.13	1367.36	2102.55	100

Areas allotted to Second Party (Builder/Developer Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	1	3,406.89	2218.66	2348.55	100
2	2	3,406.89	2218.66	2348.55	100
3	5	3,028.40	1840.38	2252.55	100
4	7	3,028.40	1840.38	2252.55	100
5	8	3,028.40	1840.38	2252.55	100



6	9	3,028.40	1840.38	2252.55	100
7	12	2,712.55	1672.66	2102.55	100
8	14	3,028.40	1840.38	2252.55	100
9	15	3,028.40	1840.38	2252.55	100
10	18	3,028.40	1840.38	2252.55	100
11	19	3,028.40	1840.38	2252.55	100
12	20	1,090.22	662.54	810.92	36
13	23	3,028.40	1840.38	2252.55	100
14	25	3,028.40	1840.38	2252.55	100
15	26	3,028.40	1840.38	2252.55	100
16	27	3,028.40	1840.38	2252.55	100
17	28	3,028.40	1840.38	2252.55	100
18	29	3,028.40	1840.38	2252.55	100
19	31	3,028.40	1840.38	2252.55	100
20	32	3,028.40	1840.38	2252.55	100
21	33	3,028.40	1840.38	2252.55	100
22	34	3,028.40	1840.38	2252.55	100
23	35	3,028.40	1840.38	2252.55	100
24	36	3,028.40	1840.38	2252.55	100
25	37	3,028.40	1840.38	2252.55	100
26	38	3,028.40	1840.38	2252.55	100
27	39	3,028.40	1840.38	2252.55	100
28	40	3,028.40	1840.38	2252.55	100
29	41	3,028.40	1840.38	2252.55	100
30	43	3,952.73	2520.72	2552.55	100
31	44	3,952.73	2520.72	2552.55	100
32	46	3,952.73	2520.72	2552.55	100
33	47	3,028.40	1840.38	2252.55	100
34	48	3,028.40	1840.38	2252.55	100
35	49	3,028.40	1840.38	2252.55	100
36	50	3,028.40	1840.38	2252.55	100
37	51	3,028.40	1840.38	2252.55	100
38	52	3,028.40	1840.38	2252.55	100
39	53	3,028.40	1840.38	2252.55	100
40	54	3,028.40	1840.38	2252.55	100
41	55	3,028.40	1840.38	2252.55	100
42	59	3,028.40	1840.38	2252.55	100
43	60	3,028.40	1840.38	2252.55	100
44	61	3,028.40	1840.38	2252.55	100
45	62	3,028.40	1840.38	2252.55	100
46	64	3,028.40	1840.38	2252.55	100
47	65	3,028.40	1840.38	2252.55	100
48	68	3,028.40	1840.38	2252.55	100
49	69	3,028.40	1840.38	2252.55	100



50	70	3,028.40	1840.38	2252.55	100
51	71	3,028.40	1840.38	2252.55	100
52	72	423.98	257.65	315.36	14
53	73	3,028.40	1840.38	2252.55	100
54	76	3,028.40	1840.38	2252.55	100

Thereafter, Supplementary Agreement, dated: 22.04.2023 has been executed by and between Sri. M.C. Manjunath and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No's.158/2, 3, 4, 5, 159/7, 4, 5 and 6, wherein all the parties identified the area/flats falling to their respective share and is available for perusal as Document No.152 in list of Documents Scrutinized

Areas allotted to First Party (Owners Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	3	4,365.95	2761.32	2734.55	100
2	22	3,028.40	1840.38	2252.55	100
3	42	3,028.40	1840.38	2252.55	100
4	72	2,604.42	1,582.73	1937.193	86
5	57	3,028.40	1840.38	2252.55	100
6	58	3,028.40	1840.38	2252.55	100
7	63	3,028.40	1840.38	2252.55	100

Areas allotted to Second Party (Builder/Developer Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	1	3,406.89	2218.66	2348.55	100
2	2	3,406.89	2218.66	2348.55	100
3	5	3,028.40	1840.38	2252.55	100
4	7	3,028.40	1840.38	2252.55	100
5	8	3,028.40	1840.38	2252.55	100
6	9	3,028.40	1840.38	2252.55	100
7	12	2,712.55	1672.66	2102.55	100
8	14	3,028.40	1840.38	2252.55	100
9	15	3,028.40	1840.38	2252.55	100
10	18	3,028.40	1840.38	2252.55	100
11	19	3,028.40	1840.38	2252.55	100
12	20	1,090.22	662.54	810.92	36

13	23	3,028.40	1840.38	2252.55	100
14	25	3,028.40	1840.38	2252.55	100
15	26	3,028.40	1840.38	2252.55	100
16	27	3,028.40	1840.38	2252.55	100
17	28	3,028.40	1840.38	2252.55	100
18	29	3,028.40	1840.38	2252.55	100
19	31	3,028.40	1840.38	2252.55	100
20	32	3,028.40	1840.38	2252.55	100
21	33	3,028.40	1840.38	2252.55	100
22	34	3,028.40	1840.38	2252.55	100
23	35	3,028.40	1840.38	2252.55	100
24	36	3,028.40	1840.38	2252.55	100
25	37	3,028.40	1840.38	2252.55	100
26	38	3,028.40	1840.38	2252.55	100
27	39	3,028.40	1840.38	2252.55	100
28	40	3,028.40	1840.38	2252.55	100
29	41	3,028.40	1840.38	2252.55	100
30	43	3,952.73	2520.72	2552.55	100
31	44	3,952.73	2520.72	2552.55	100
32	46	3,952.73	2520.72	2552.55	100
33	47	3,028.40	1840.38	2252.55	100
34	48	3,028.40	1840.38	2252.55	100
35	49	3,028.40	1840.38	2252.55	100
36	50	3,028.40	1840.38	2252.55	100
37	51	3,028.40	1840.38	2252.55	100
38	52	3,028.40	1840.38	2252.55	100
39	53	3,028.40	1840.38	2252.55	100
40	54	3,028.40	1840.38	2252.55	100
41	55	3,028.40	1840.38	2252.55	100
42	59	3,028.40	1840.38	2252.55	100
43	60	3,028.40	1840.38	2252.55	100
44	61	3,028.40	1840.38	2252.55	100
45	62	3,028.40	1840.38	2252.55	100
46	64	3,028.40	1840.38	2252.55	100
47	65	3,028.40	1840.38	2252.55	100
48	68	3,028.40	1840.38	2252.55	100
49	69	3,028.40	1840.38	2252.55	100
50	70	3,028.40	1840.38	2252.55	100
51	71	3,028.40	1840.38	2252.55	100
52	72	423.98	257.65	315.36	14
53	73	3,028.40	1840.38	2252.55	100
54	76	3,028.40	1840.38	2252.55	100



Thereafter, Supplementary Agreement, dated: 22.04.2023 has been executed by and between Smt. Vanaja and others and M/s. Saiven Developers And Constructions Private Limited, represented by its Directors Sri Darshan Krishna Reddy Sudha & Smt. Soumya S. Reddy, in respect of the property bearing Sy.No.158/6 and 159/8, wherein all the parties identified the area/flats falling to their respective share and is available for perusal as **Document No.153 in list of Documents Scrutinized**

Areas allotted to First Party (Owners Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	6	3,028.40	1840.38	2252.55	100
2	24	2,712.55	1672.66	2102.55	100
3	20	1,938.18	1,177.84	1,441.63	64

Areas allotted to Second Party (Builder/Developer Share)

SL NO.	UNIT NO.	SUPER BUILT UP AREA	CARPET AREA	UNDIVIDED SHARE OF LAND	% OWNERSHIP
1	1	3,406.89	2218.66	2348.55	100
2	2	3,406.89	2218.66	2348.55	100
3	5	3,028.40	1840.38	2252.55	100
4	7	3,028.40	1840.38	2252.55	100
5	8	3,028.40	1840.38	2252.55	100
6	9	3,028.40	1840.38	2252.55	100
7	12	2,712.55	1672.66	2102.55	100
8	14	3,028.40	1840.38	2252.55	100
9	15	3,028.40	1840.38	2252.55	100
10	18	3,028.40	1840.38	2252.55	100
11	19	3,028.40	1840.38	2252.55	100
12	20	1,090.22	662.54	810.92	36
13	23	3,028.40	1840.38	2252.55	100
14	25	3,028.40	1840.38	2252.55	100
15	26	3,028.40	1840.38	2252.55	100
16	27	3,028.40	1840.38	2252.55	100
17	28	3,028.40	1840.38	2252.55	100
18	29	3,028.40	1840.38	2252.55	100
19	31	3,028.40	1840.38	2252.55	100
20	32	3,028.40	1840.38	2252.55	100
21	33	3,028.40	1840.38	2252.55	100
22	34	3,028.40	1840.38	2252.55	100
23	35	3,028.40	1840.38	2252.55	100



24	36	3,028.40	1840.38	2252.55	100
25	37	3,028.40	1840.38	2252.55	100
26	38	3,028.40	1840.38	2252.55	100
27	39	3,028.40	1840.38	2252.55	100
28	40	3,028.40	1840.38	2252.55	100
29	41	3,028.40	1840.38	2252.55	100
30	43	3,952.73	2520.72	2552.55	100
31	44	3,952.73	2520.72	2552.55	100
32	46	3,952.73	2520.72	2552.55	100
33	47	3,028.40	1840.38	2252.55	100
34	48	3,028.40	1840.38	2252.55	100
35	49	3,028.40	1840.38	2252.55	100
36	50	3,028.40	1840.38	2252.55	100
37	51	3,028.40	1840.38	2252.55	100
38	52	3,028.40	1840.38	2252.55	100
39	53	3,028.40	1840.38	2252.55	100
40	54	3,028.40	1840.38	2252.55	100
41	55	3,028.40	1840.38	2252.55	100
42	59	3,028.40	1840.38	2252.55	100
43	60	3,028.40	1840.38	2252.55	100
44	61	3,028.40	1840.38	2252.55	100
45	62	3,028.40	1840.38	2252.55	100
46	64	3,028.40	1840.38	2252.55	100
47	65	3,028.40	1840.38	2252.55	100
48	68	3,028.40	1840.38	2252.55	100
49	69	3,028.40	1840.38	2252.55	100
50	70	3,028.40	1840.38	2252.55	100
51	71	3,028.40	1840.38	2252.55	100
52	72	423.98	257.65	315.36	14
53	73	3,028.40	1840.38	2252.55	100
54	76	3,028.40	1840.38	2252.55	100

REVENUE DOCUMENTS

The Survey Sketch and Phodi Order issued by the Assistant Director of Land Records, Bengaluru, confirms that the larger property in Sy.No.158, 159 and 160 got Phoded renumbered as detailed below;

1.	Sy.No.158 measuring 5 Guntas got phoded and renumbered as Sy.No.158/2.
2.	Sy.No.158 measuring 14 Guntas got phoded and renumbered as Sy.No.158/3.
3.	Sy.No.158 measuring 2.04 Guntas got phoded and renumbered as Sy.No.158/4.



4.	Sy.No.158 measuring 16.12 Guntas got phoded and renumbered as Sy.No.158/5.
5.	Sy.No.158 measuring 14 Guntas got phoded and renumbered as Sy.No.158/6.
6.	Sy.No.159 measuring 1 Acre 05 Guntas and 2 Guntas kharab land got phoded and renumbered as Sy.No.159/1
7.	Sy.No.159/3 measuring 06.04 Guntas got phoded and renumbered as Sy.No.159/4.
8.	Sy.No.159 measuring 13.12 Guntas got phoded and renumbered as Sy.No.159/5.
9.	Sy.No.159/5 measuring 2 Guntas got phoded and renumbered as Sy.No.159/6.
10	Sy.No.159/6 measuring 13 Guntas got phoded and renumbered as Sy.No.159/7.
11	Sy.No.159/7 measuring 13 Guntas got phoded and renumbered as Sy.No.159/8.
12	Sy.No.160 measuring 39 Guntas, got phoded and renumbered as Sy.No.160/1
13	Sy.No.160 measuring 13.04 Guntas, got phoded and renumbered as Sy.No.160/4
14	Sy.No.160 measuring 30 Guntas got phoded and renumbered as Sy.No.160/3

And is available for perusal at **Document No.154** in the list of Documents Scrutinized.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 with respect to Sy.No.158 measuring 4 Acres 2 Guntas and 1 GuntaKharab collectively available for perusal at **Document No.42** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/3 measuring 14 Guntas collectively available for perusal at **Document No.43** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.



Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/3 measuring 14 Guntas collectively available for perusal at **Document No.44** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2014-15, 2015-16, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/4 measuring 2 Guntas collectively available for perusal at **Document No.45** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.158/6 measuring 14 $\frac{1}{4}$ Guntas collectively available for perusal at **Document No.47** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2014-15, 2015-1974-75 to 1977-78, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/1 measuring 1 Acre 30 Guntas and 2 GuntasKharab, collectively available for perusal at **Document No.48** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession



Record of Rights, Tenancy and Crop Inspection (RTC) for the year 1974-75 to 1977-78, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/2 measuring 1 Acre 29 Guntas and 1 GuntaKharab, collectively available for perusal at **Document No.49** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession.

Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/3 (old Sy.No.159/2) measuring 6 Guntas, collectively available for perusal at **Document No.50** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Record of Rights, Tenancy and Crop Inspection (RTC) for the 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/4 (old Sy.No.159/2) measuring 13 Guntas and 1/2 GuntaKharab, collectively available for perusal at **Document No.51** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Record of Rights, Tenancy and Crop Inspection (RTC) for the 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/5 (old Sy.No.159/2) measuring 2 Guntas, collectively available for perusal at **Document No.52** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Record of Rights, Tenancy and Crop Inspection (RTC) for the 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/6 (old Sy.No.159/2) measuring 13 Guntas and 1/2 GuntaKharab, collectively available for perusal at **Document No.53** in the list of Documents Scrutinized. Perusal of



Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Record of Rights, Tenancy and Crop Inspection (RTC) for the 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.159/7 (old Sy.No.159/2) measuring 13 Guntas, collectively available for perusal at **Document No.54** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Index of Lands, Record of Rights, Moola Survey Tippani/Atlas for Sy.No.158, Secondary Reclass Tippani, Hissa Survey Pakka Book, Moola Survey Tippani/Atlas, Hissa Survey Pakka Book, RR Balabhadra, Akarbandh for Sy.No's.158, 159, 160 & 161 later new Sy.No's.159/1 to 7 and Sy.No.158/1 to 6 and are available for perusal, which confirms the location & extent of the said Survey Number, are available for perusal which confirms the extent of said land and are available for perusal at **Document No's.29 to 41** in the list of Documents Scrutinized.

Record of Rights, Tenancy and Crop Inspection (RTC) for the 1974-75 to 1978-79, with respect of Sy.No.160/1 measuring 14 Guntas, 1991-92 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2020-21, with respect of Sy.No.160/1 measuring 2 Acre 18 Guntas along with 2 Guntas of Kharab, 2017-18, 2018-19, 2019-20, with respect of Sy.No.160/1 measuring 39 Guntas along with 1 Gunta of Kharab, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.160/3 measuring 30 Guntas, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 with respect to Sy.No.160/4 measuring 13 Guntas, collectively available for perusal at **Document No.100 to 104** in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the names of the aforesaid persons are forthcoming in both ownership column and possessory column as the owners and persons in possession

Index of Lands, Record of Rights, Moola Survey Tippani/Atlas for Sy.No.158, Secondary Reclass Tippani, Hissa Survey Pakka Book, Moola Survey Tippani/Atlas, Hissa Survey Pakka Book, RR Balabhadra, Akarbandh for



Sy.No's.160/1, 160/3 & 160/4, 160/5 and are available for perusal, which confirms the location & extent of the said Survey Number, are available for perusals which confirms the extent of said land and are available for perusal at **Document No's.93 to 98** in the list of Documents Scrutinized

STATUTORY ENDORSEMENTS:

We have been provided with Endorsements, issued by the Tahshildar, Anekal Taluk, to the effect that no tenancy application has been received in respect of Sy.No.158/2 measuring 5 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and is available for perusal at **Document No.67** in the list of Documents Scrutinized.

We have been provided with Endorsements, issued by the Tahshildar, Anekataluk, to the effect that no tenancy application has been received in respect of Sy.No.158/3 measuring 14 Guntas, Sy.No.158/4 measuring 2 Guntas, Sy.No.158/5 measuring 16 Guntas, Sy.No.158/6 measuring 14 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas, Sy.No.159/3 measuring 6 Guntas, Sy.No.159/4 measuring 13 Guntas, Sy.No.159/5 measuring 2 Guntas, Sy.No.159/6 measuring 13 Guntas, Sy.No.159/7 measuring 13 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and is available for perusal at Document No.68 to 77 in the list of Documents Scrutinized.

We have been provided with Endorsements, issued by the Tahshildar, Anekal Taluk, to the effect that no tenancy application has been received in respect of Sy.No.160/1 measuring 39 Guntas, Sy.No.160/1 measuring 39 Guntas, Sy.No.160/3 measuring 30 Guntas, Sy.No.160/4 measuring 13 Guntas, under Form 2, 7, 7(A) of Section 48 (A) of Karnataka Land Reforms Act, 1961 and is available for perusal at **Document No.116 to 119** in the list of Documents Scrutinized.

I have been provided with Endorsements, dated:11.09.2020, issued by the Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, to the effect that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property bearing Sy.No.158/1 measuring 9 Guntas, Sy.No.158/2 measuring 5 Guntas, Sy.No.158/3 measuring 14 Guntas, Sy.No.158/4 measuring 2 Guntas, Sy.No.158/5 measuring 16 Guntas, Sy.No.158/6 measuring 14 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas, Sy.No.159/3 measuring 6 Guntas, Sy.No.159/4 measuring 13 Guntas, Sy.No.159/5 measuring 2 Guntas, Sy.No.159/6 measuring 13 Guntas, Sy.No.159/7 measuring 13 Guntas, Sy.No.160/1 measuring 39 Guntas, Sy.No.160/3 measuring 30 Guntas, Sy.No.160/4 measuring 13 Guntas, Sy.No.161/3 measuring 34 Guntas, and is available for perusal at **Document No.127** in the list of Documents Scrutinized



I have been provided with an Endorsement, dated:05.09.2020, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board (KIADB), Bangalore stating that there are no acquisitions with respect to Sy.No.158/1 measuring 9 Guntas, Sy.No.158/2 measuring 5 Guntas, Sy.No.158/3 measuring 14 Guntas, Sy.No.158/4 measuring 2 Guntas, Sy.No.158/5 measuring 16 Guntas, Sy.No.158/6 measuring 14 Guntas, Sy.No.159/1 measuring 1 Acre 5 Guntas, Sy.No.159/3 measuring 6 Guntas, Sy.No.159/4 measuring 13 Guntas, Sy.No.159/5 measuring 2 Guntas, Sy.No.159/6 measuring 13 Guntas, Sy.No.159/7 measuring 13 Guntas, Sy.No.160/1 measuring 39 Guntas, Sy.No.160/3 measuring 30 Guntas, Sy.No.160/4 measuring 13 Guntas, Sy.No.161/3 measuring 34.04 Guntas., and is available for perusal at **Document No.126** in the list of Documents Scrutinized

KHATHA CERTIFICATE

As the property bearing Sy.No.158/2,3,4,5, and other survey number, measuring 23673.9 Sq.Mtrs.situated at Muthanalluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, coming within the limits of the Muthanalluru Village Panchayath, the subject property assigned with Village Panchayath Khatha No. 150200102100320303 as V.P. Property No. 158/5,4,3,2,159/4,5,6,7,8,160/4,1, 159/1, 158/6, 159/8, 160/3 and the names of Sri. M.C. Manjunath and others was registered in the records maintained by the Muthanalluru Village Panchayath as evidenced from E-Khatha Certificate (Form 9 and 11A), dated:29.03.2023 is available for perusal as **Document No.78** in the list of Documents Scrutinized

ENCUMBRANCE CERTIFICATES:

The Encumbrance Certificates for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.158 measuring 4 Acres 2 Guntas, which are available for perusal at **Document No.79** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/2 measuring 5 Guntas., which are available for perusal at **Document No.80** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/3 measuring 14 Guntas, which are available for perusal at **Document No.81** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/4 measuring 2 Guntas, which are available for perusal at **Document No.82** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances



The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/5 measuring 16 Guntas., which are available for perusal at **Document No.83** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.158/6 measuring 14.04 Guntas, which are available for perusal at **Document No.84** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.159/1 measuring 1 Acre 30 Guntas, which are available for perusal at **Document No.85** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.159/2 measuring 1 Acre 29 Guntas, which are available for perusal at **Document No.86** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/2 measuring 1 Acre 29 Guntas & 1 GuntaKharab, which are available for perusal at **Document No.87** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/3 measuring 6 Guntas, which are available for perusal at **Document No.88** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/4 measuring 13 Guntas, which are available for perusal at **Document No.89** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/5 measuring 2 Guntas, which are available for perusal at **Document No.90** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/6 measuring 13 Guntas, which are available for perusal at **Document No.90** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances



The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.159/7, which are available for perusal at **Document No.91** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.1960 to 31.03.2004 with respect to Sy.No.160/1 measuring 2 Acre 18 Guntas, which are available for perusal at **Document No.120** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.1980 to 31.03.2004 with respect to Sy.No.160/1 measuring 2 Acre 18 Guntas, which are available for perusal at **Document No.121** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 20.05.2019 with respect to Sy.No.160/1 measuring 2 Acre 18 Guntas, which are available for perusal at **Document No.122** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.160/1 measuring 39 Guntas which are available for perusal at **Document No.123** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.160/3 measuring 30 Guntas which are available for perusal at **Document No.124** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificates for the period 01.04.2004 to 26.08.2020 with respect to Sy.No.160/4 measuring 13 Guntas which are available for perusal at **Document No.125** which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances, except the above transactions having place during that relevant period.



CERTIFICATE OF TITLE

From the above referred Documents and observations made, I certify that **MR. M.C. MANJUNATH & OTHERS** are holding good, valid, marketable title to the property bearing Sy.No's.(1) Sy.No.158/2 measuring 5 Guntas, (2) Sy.No.158/3 measuring 14 Guntas, (3) Sy.No.158/4 measuring 2 Guntas, (4) Sy.No.158/5 measuring 16 Guntas, (5) Sy.No.159/8 measuring 13 Guntas, (6) Sy.No.159/4 measuring 06.4 Guntas, (7) Sy.No.159/5 measuring 2 Guntas, (8) Sy.No.159/6 measuring 13 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District.

From the above referred Documents and observations made, I certify that **MRS. VANAJA & OTHERS** are holding good, valid, marketable title to the property bearing Sy.No.158/6 measuring 14 Guntas and Sy.No.159/7 measuring 13 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District

From the above referred Documents and observations made, I certify that **MRS. GEETHA & OTHERS** are holding good, valid, marketable title to the property bearing Sy.No.160/4 measuring 13 Guntas, situated at Muthanallur Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

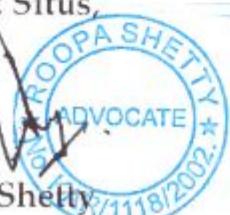
From the above referred Documents and observations made, I certify that **MR. BHARATHEESH S. & OTHERS** are holding good, valid, marketable title to the property bearing Sy.No.159/1 measuring 1 Acre 05 Guntas and Sy.No.160/1 measuring 39 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District.

From the above referred Documents and observations made, I certify that **MR. S. AMARESH & OTHERS** are holding good, valid, marketable title to the property bearing Sy.No.160/3 measuring 30 Guntas, situated at Muthanallur Village, SarjapuraHobli, Anekal Taluk, Bangalore Urban District



Whereas, M/s. Saiven Developers And Constructions Private Limited entered into a Joint Development Agreement and General Power of Attorney with a) *Mr. M.C. Manjunath & Others*, B) *Mrs. Vanaja & Others* C) *Mrs. Geetha & Others* D) *Mr. Bharatheesh S. & Others* And E) *Mr. S. Amaresh & Others* in respect to their respective portions in the Schedule Property, for development of the same into residential Building and Sale there of in respect to the Schedule Property. Hence, under the Joint Development Agreement, General Power of Attorney and subsequent Sharing Agreement, both the parties are vested with rights of developing and entitled to sell their respective share/rights accrued to them based upon the Joint Development Agreement in favour of prospective buyers

For Lex Situs,



Roopa Shetty
Advocate

Qualification: This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

For Lex Situs,



Roopa Shetty
Advocate

