



**KAVITHA A. B
ADVOCATE**

No. 2577, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102

LEGAL REPORT

SCHEDULE PROPERTY

ITEM NO.1

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 59/1**, measuring to an extent of **2 Acres** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
Property bearing Sy. No. 59/2	Heggondanahalli Village Boundary	Heggondanahalli Village Boundary	Property bearing Sy. No. 57/1 & 58/1

ITEM NO.2

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 59/2**, measuring to an extent of **1 Acre** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
Remaining Land of Sy. No. 59/2	Property bearing Sy. No. 59/1	Heggondanahalli Village Boundary	Property bearing Sy. No. 58/1 & 58/4

ITEM NO.3

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 59/2**, measuring to an extent of **31 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
Property bearing Sy. No. 60/4	Remaining Land of Sy. No. 59/2	Heggondanahalli Village Boundary	Property bearing Sy. No. 58/4 & 60/3.

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DOCUMENTS PRODUCED FOR SY NO. 59: -

Heggaondahalli Village, Sarjapura Hobli, Anekal Taluk Bangalore Urban District

1. Tippani and karada copy.
2. RTC for the period from 1969-70 to 72-73, 1974-75 to 78-79, 1979- 80 to reflects the name of Sri. Y. Appanna bin Kakaiah alias Appaiah as kathedar of the property in Sy No. 59 measuring 4 Acres 23 Guntas by purchase.
3. RTC for the period from 1979- 80 to 83-84 reflects the name of Sri. Y Appanna bin Kakaiah alias Appaiah (Purchase) and Smt. Muniyamma (by Gift) as kathedar of the property in Sy No. 59 measuring 4 Acres 23 Guntas by purchase.
4. RTC for the period from 89-90 to 94-95 reflects the name of Smt. Muniyamma (by Gift) and as kathedar of the property in Sy No. 59 measuring 4 Acres 23 Guntas by purchase.
5. RTC for the period from 2001-02 to 2006-07 reflects the name of Smt. Muniyamma uruf Chinnammaiah co Ramaswamy and Sri. Y Appanna bin Kakaiah as kathedar of the property in Sy No. 59 measuring 4 Acres 23 Guntas (MR 4/76-77).
6. RTC for the period from 2007-08 to 2019-20 reflects the name of Sri. Srinivasa Reddy bin Late Ramaswamy Reddy for 2 Acre 12 Guntas and Sri. Prasanna bin Late Ramaswamy Reddy for 2 Acre 11 Guntas as kathedar of the property in Sy No. 59 measuring by partition (MR 8/2007-08).
7. Order Passed by the Special Deputy Commissioner for Abolition of Inams, in case No. 55, wherein Abdul Jabbar is registered as occupant under Section 9-A of the Act and the land itself should be separately registered in favor of S. A. Salam under Section 9.
8. Endorsement 01/6/2022 issued by the Special Tahsildar stating non availability of MR 16/59-60.
9. Endorsement 01/6/2022 issued by the Special Tahsildar stating non availability of MR 4/76-77.
10. Sale Deed dated 28/7/62 executed by Sri. S. A. Salem Asamulla in favour of Sri. Y. Appanna Son of Kakkaiah transferring his right title and interest in the property measuring 3 Acre 35 Guntas in Sy No. 60, Sy No. 59 measuring 4 Acre 23 Guntas, Sy No. 5 measuring 2 Acre 19 Guntas, Sy No. 57 measuring 3 Acres, Sy No. 58 measuring 4 Acre 18 Guntas registered as document No. 1319/1962-63, pages 57-60 volume No. 951 in the office of the sub registrar at Anekal.
11. Exchange deed dated 14/2/68 executed by Sri. Y Annappa in favour of Sri. Munidasappa son of Muniyappa pertaining to Sy No. 59 measuring 1 Acre 10 Guntas registered as document No. 3752/67-68 in the office of the sub registrar at Anekal.

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12. Mortgage deed dated 3/3/69 executed by Sri. Madanagiriappa Son of Thoti Muniyappa in favour of Sri. Muniswami Son of Sonnappa in favour of registered as document No. 3267/68-69 in the office of the sub registrar at Anekal pertaining to Sy No. 59 measuring 1 Acre 10 Guntas.
13. Discharge deed dated 13/3/70 executed by Sri. Kaverappa Son of Muniswami in favour of Sri. Madanagiriappa Son of Thoti Muniyappa registered as document No. 2890/69-70 pertaining to Sy No. 59 measuring 1 Acre 10 Guntas in the office of the sub registrar at Anekal.
14. Sale deed dated 13/3/70 executed by Sri. Madanagiriappa Son of Thoti Muniyappa in favour of Y. Annappa registered as document No. 2891/69-70 pertaining to Sy No. 59 measuring 1 Acre 10 Guntas in the office of the sub registrar at Anekal.
15. Gift deed dated 28/8/74 executed by Sri. Y Appanna in favor of his daughter Smt. Muniyamma uruf Chinnaiayamma transferring his right title and interest in the property in Sy No. 59 measuring 4 Acre 23 Gunta, registered as document No. 1876/74-75 in the office of the sub registrar at Anekal.
16. Plaint Copy filed by Sri. A Nagaraja Reddy Son of Sri. Y. Appanna against Y Appanna son of Late Sri. Kakaiah, Veerabhadraiah, Somasekhara Reddy and other in O S No. 21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.
17. Written statement filed by the Defendant No. 6 and 7 under order VII Rule 1 of the code of Civil procedure read with section 94 (e) and 151 in O S No. 21/1991.
18. Written statement filed by the Defendant No. 1 ie., LRs (a) to (b) under order VII Rule 1 of the code of Civil procedure in O S No. 21/1991.
19. Compromise petition under order XXIII Rule 3 read with section 151 of the code of civil procedure filed before the court.
20. Preliminary Decree passed by the Hon'ble court accepting the Joint Petition U/O 23 Rule 3 of C P C and reported compromise and suit decreed as per the compromise Petition.
21. Partition deed dated 30/06/2006 executed by Smt. A. Muniyamma wife of Late Ramaswamy Reddy, Sri. D.R. Srinivasa Reddy, Smt. R. Prabhamani, Smt. D R Gayatri Chandra Shekar daughter of Late Ramaswamy Reddy and Sri. R. Prasanna son of Late Ramaswamy Reddy wherein the property in Sy No. 59 measuring 2 acre 12 Guntas out of 4 Acre 23 Guntas is allotted to the share of Sri. D.R. Srinivasa Reddy under Schedule B Property, the property in Sy No. 59 measuring 2 Acre 12 Guntas out of 4 Acre 23 Guntas, the property in Sy No. 59 measuring 2 Acre 12 Guntas out of 4 Acre 23 Guntas is allotted to the share of Sri. R. Prasanna daughter of Late Ramaswamy Reddy under Schedule C Property.

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22. MR 8/2007-08 (transfer in the name of Sri. Srinivasa Reddy bin Late Ramaswamy Reddy for 2 Acre 12 Guntas and Sri. Prasanna bin Late Ramaswamy Reddy for 2 Acre 11 Guntas).
23. Death certificate issued by the authority confirms Smt. Muniyamma having expired on 13/12/2006.
24. Family tree of Late Ramaswamy issued by the revenue department disclose he having wife Late Muniyamma and out of their wed lock they have Sri. D R Srinivasa Reddy as his son and his wife is Sri. D V Bhagayalakshmi, Sri. S Shilpa, Sri. S Pradeep and Sri. R Prasanna, his wife Mamatha J and son Sri. Darshana Reddy P.
25. Agreement of Sale dated 30/3/2016 executed by Sri. D R Srinivasa Reddy, Sri. D V Bhagayalakshmi, Sri. S Shilpa, Sri. S Pradeep, in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to sell the property in Sy No. 59 measuring 1 Acre 12 Guntas, registered as Document No. SRJ-1-05358/2015-16 stored in CD. No. SRJD194 on 30/3/2016 in the office of the sub registrar.
26. General Power of Attorney dated 30/3/2016 executed by Sri. D R Srinivasa Reddy, Sri. D V Bhagaya, Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the property in Sy No. 59 measuring 1 Acre 12 Guntas, registered as Document No. SRJ-4-00375/2015-16 stored in CD.No. SRJD194 on 30/3/2016 in the office of the sub registrar.
27. Joint Development Agreement dated 30/3/2016 executed by Sri. D R Srinivasa Reddy, Sri. D V Bhagaya, Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, Sri. R Prasanna, Mamatha J and Sri. Darshana Reddy P in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 59 measuring 1 Acre and 59 measuring 2 Acres 11 Guntas Registered as Document No. SRJ-1-05364/2015-16 stored in CD. No. SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi), with agreed ratio of 41350 Sq Feet to the developer and 13000 Sq. Feet to Owners.
28. General Power of Attorney dated 30/3/2016 executed by Sri. D R Srinivasa Reddy, D V Bhagaya Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, Sri. R Prasanna, Sri. Mamatha J and Sri. Darshana Reddy P in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing and nominating the developer to sell the developed area pertaining to Sy No. 59 measuring 1 Acre and 59 measuring 2 Acres 11 Guntas Registered as Document No. SRJ-4-376/2015-16 stored in CD. No. SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi).

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29. Rectification of Joint Development Agreement dated 30/3/2016 executed on 04/07/2022 by Sri. D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep R. Prasanna, Smt. Mamatha J, Darshan Reddy P and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 59 measuring 3 Acre (1 Acre and 2 Acre) registered as document No. JGN-1-3628/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Bannerghatta (Basavangudi) re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses/villament /apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.
30. Rectification of General Power of Attorney dated 30/3/2016 executed on 04/07/2022 by D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep R. Prasanna, Smt. Mamatha J, Darshan Reddy P and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 59 measuring 3 Acre 02 Guntas (1 Acre and 2 Acre) registered as document No. JGN-4-00069/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Bannerghatta (Basavangudi).
31. Deed of Sale dated 18/05/2023, for the property in Sy No. 59/2 measuring 31 Guntas registered as document No. SRJ-1-01215-2023-24 in the office of the sub registrar at Sarjapura.
32. Joint Development Agreement dated dated 18/05/2023 in favour of M/s. Neobuild Ventures LLP., agreeing to develop the converted property bearing **Sy No. 59/2 measuring 31 Guntas** Registered as Document No. SRJ-1-01216-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura.
33. General Power of Attorney dated dated 18/05/2023, executed by M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M in favour of M/s. Neobuild Ventures LLP., authorizing them to sell the developed area in property bearing Sy No. 59/2 measuring 31 Guntas registered as Document No. SRJ-4-00072-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura.
34. Rectification Addition/deletion/modification of Indentures deed dated 15.02.2024 executed by D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, R. Prasanna, Smt. Mamatha J, Darshan Reddy P along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 59/1 & 59/2 measuring 3 acres 02 Guntas Registered as Document No. SRJ-1-10562-2023-2024, at the Office of the Sub-Registrar, Sarjapura.

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35. Rectification Addition/deletion/modification of General Power of Attorney dated 15.02.2024 executed by D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, R. Prasanna, Smt. Mamatha J, Darshan Reddy P along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build authorizing them to sell the developed area in property bearing Sy No. 59/1 & 59/2 measuring 3 acres 02 Guntas Registered as Document No. SRJ-4-00680-2023-2024, at the Office of the Sub-Registrar, (Basavangudi).
36. Endorsement dated 5/12/2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 59 measuring 2 Acre 12 Guntas.
37. Endorsement dated 5/12/2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 59 measuring 2 Acre 19 Guntas.
38. Endorsement dated 18/11/2019 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 59 measuring 2 acre 12 Guntas.
39. Endorsement issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 59 measuring 2 acre 12 Guntas.
40. E-katha issued by the Panchyatha having property No. 1502001016009000373, katha No. 59/1 measuring 8093.71 Sq. Meters in the name of Prasanna Kumar R Son of Ramaswamy.
41. E-katha issued by the Panchyatha having property No. 1502001016009000365, katha No. 59/2 measuring 4046.85 Sq. Meters in the name of D R Srinivasa Reddy R Son of Ramaswamy.
42. E-katha issued by the Panchyatha having property No. 1502001016009000371, katha No. 59/2 measuring 3136.31 Sq. Meters in the name of M/s Skanda Avani shelters and others.
43. EC for the period from 1/4/60 to 31/3/2004 reflects various transactions
44. EC for the period from 01/4/2004 to 01/12/2023 reflects various transactions.

TITLE FLOW OF THE PROPERTY

I have been produced the Xerox copy of the documents mentioned above and I have carefully perused all the Photostat copies of the documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location and shape of the Survey Number 59. The Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 59, further is also discloses that the Sy. No. 59 is phooded and sub-divided as Sy No. 59/1, Sy. No. 59/2. The Karnataka

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Revision Settlement Akharband Extract discloses the total and actual extent of Sy. No. 59/1 and 59/2.

The Record of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 2023-24 in respect of Survey No.59, is phooded and sub-divided as Sy No. 59/1 measuring 02 Acre, Sy. No. 59/2. measuring 01 Acre 31 Guntas which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of Sri. R. Prasanna, for 2 Acres as kathedar of the property in Sy No. 59/1 and Sri. D R Srinivasa Reddy, for 1 Acre 31 Guntas as kathedar of the property in Sy No. 59/2.

It appears that an Order was passed by the Special Deputy Commissioner for Abolition of Inams, in Case No. 55, wherein the land itself should be separately registered in favor of S. A. Salam under Section 9. The Endorsement is issued by the Special Deputy Commissioner of Inams Abolition Bangalore confirming occupancy right in the respect Sy No. 59 measuring 4 Are 23 Guntas, under Section 9-A of the Act.

It appears that under the Sale Deed dated 28/7/1962, Sri. S. A. Salam transferred his right title and interest in the property measuring 3 Acre 35 Guntas in Sy No. 60, **Sy No. 59 measuring 4 Acre 23 Guntas**, Sy No. 5 measuring 2 Acre 19 Guntas, Sy No. 57 measuring 3 Acres, Sy No. 58 measuring 4 Acre 18 Guntas in favour of Sri. Y. Appanna Son of Kakkaiah registered as document No. 1319/1962-63, pages 57-60 volume No. 951 in the office of the sub registrar at Anekal.

It appears that Exchange deed dated 14/2/68 was executed by Sri. Y Annappa in favour of Sri. Munidasappa uruf Madanagiriappa son of Muniyappa pertaining to Sy No. 59 measuring 1 Acre 10 Guntas registered as document No. 3752/67-68 in the office of the sub registrar at Anekal.

It appears that under the Sale deed dated 13/3/70 was executed by Sri. Madanagiriappa Son of Thoti Muniyappa transferring his right title and interest pertaining to Sy No. 59 measuring 1 Acre 10 Guntas in favour of Y. Annappa registered as document No. 2891/69-70 in the office of the sub registrar at Anekal.

Thus Sri. Y. Appanna Son of Kakkaiah became the absolute owner of the property in Sy No. 59 measuring 4 Acre 23 Guntas.

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It appears that Gift deed dated 28/8/74 was executed by Sri. Y Appanna in favor of his daughter Smt. Muniyamma uruf Chinnaiayamma transferring his right title and interest in the property in Sy No. 59 measuring 4 Acre 23 Gunta, registered as document No. 1876/74-75 in the office of the sub registrar at Anekal.

The Complaint Copy disclose that one Sri. A Nagaraja Reddy filed suit against Y Appanna son of Late Sri. Kakaiah, Veerabhadraiah, Somasekhara Reddy and other in O S No. 21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.

In the said suit Compromise petition under order XXIII Rule 3 read with section 151 of the code of civil procedure was wherein the Property are allotted as

- a. Sy No. 59 measuring 4 Acre 23 Guntas, was allotted to the share of Muniyamma the Defendant item No. 2 under Schedule F and Sy No. 19 measuring 2 Acre to Muniyamma item No. 3 under schedule F of Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Accordingly, Preliminary Decree was passed by the Hon'ble court accepting the Joint Petition U/O 23 Rule 3 of C P C and suit decreed as per the compromise Petition.

Subsequently, Partition deed dated 30/06/2006 was executed by Smt. A. Muniyamma wife of Late Ramaswamy Reddy, and children of Late Ramaswamy Reddy that is Sri. D.R. Srinivasa Reddy, Smt. R. Prabhamani, Smt. D R Gayatri Chandra Shekar daughter of Late Ramaswamy Reddy and Sri. R. Prasanna son of Late Ramaswamy Reddy wherein the property in Sy No. 59 measuring 2 acre 12 Guntas out of 4 Acre 23 Guntas is allotted to the share of Sri. D.R. Srinivasa Reddy under Schedule B Property, the property in Sy No. 59 measuring 2 Acre 11 Guntas out of 4 Acre 23 Guntas is allotted to the share of Sri. R. Prasanna son of Late Ramaswamy Reddy under Schedule C Property.

The Mutation Registrar MR 8/2007-08 confirms transfer of revenue records in the name of Sri. Srinivasa Reddy bin Late Ramaswamy Reddy for 2 Acre 12 Guntas and Sri. Prasanna bin Late Ramaswamy Reddy for 2 Acre 11 Guntas.

Thus Sri. Srinivasa Reddy bin Late Ramaswamy Reddy became the absolute owner of the property measuring 2 Acre 12 Guntas in Sy No. 59 and Sri. Prasanna bin Late Ramaswamy Reddy for 2 Acre 11 Guntas in Sy No. 59.

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With the intension to sell the property, Agreement of Sale dated 30/3/2016 was executed by Sri. D R Srinivasa Reddy, Smt. D V Bhagaya Lakshmi, Smt. S Shilpa, Sri. S Pradeep, in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to sell the property in Sy No. 59 measuring 1 Acre 12 Guntas out of 2 Acre 12 Guntas, registered as Document No. SRJ-1-05358/2015-16 stored in CD. No. SRJD194 on 30/3/2016 in the office of the sub registrar. In terms of the agreement, General Power of Attorney dated 30/3/2016 was executed by Sri. D R Srinivasa Reddy, Sri. D V Bhagaya, Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the property in Sy No. 59 measuring 1 Acre 12 Guntas out of 2 Acre 12 Guntas, registered as Document No. SRJ-4-00375/2015-16 stored in CD. No. SRJD194 on 30/3/2016 in the office of the sub registrar.

FOR SY. No. 59/1 measuring 2 Acres & SY. No. 59/2 measuring 1 Acre.

Sri. D R Srinivasa Reddy and others with the intension to jointly develop the property measuring 1 Acre and Sri. Prasanna bin Late Ramaswamy Reddy & others with the intension to jointly develop the property measuring 2 Acre 11 Guntas entered into Joint Development Agreement dated 30/3/2016 (Sri. D R Srinivasa Reddy, Sri. D V Bhagaya, Sri. Lakshmi, Sri. S. Shilpa, Sri. S. Pradeep, Sri. R Prasanna, Smt. Mamatha J and Sri. Darshana Reddy P) in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 59 measuring 1 Acre and 59 measuring 2 Acres 11 Guntas into residential layout, registered as Document No. SRJ-1-05364/2015-16 stored in CD. No. SRJD194 on 30/3/2016, at the office of the Sub-Registrar, Bannerghatta (Basavangudi). In terms of JD, General Power of Attorney dated 30/3/2016 executed by Sri. D R Srinivasa Reddy, D V Bhagaya Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, Sri. R Prasanna, Sri. Mamatha J and Sri. Darshana Reddy P in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing and nominating the developer to sell the developed area pertaining to Sy No. 59 measuring 1 Acre and 59 measuring 2 Acres 11 Guntas, registered as Document No. SRJ-4-376/2015-16 stored in CD.No.SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Sarjapur (Basavangudi).

Later on, Rectification of Joint Development Agreement dated 30/3/2016 was executed on 04/07/2022 by Sri. D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep R. Prasanna, Smt. Mamatha J, Darshan Reddy P and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 59 measuring 3 Acre (1 Acre and 2 Acre) registered as document No. JGN-1-3628/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Sarjapur (Basavangudi) re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses /villament/apartment/any other residential development by obtaining the development plan form BDA and

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sanctioned building plan. And also due to reduction of the extent as per physically survey of the land, land measuring to an extent of 11 Guntas found less than the total extent 02 Acres 11 Guntas allotted to the share of R. Prasanna. Hence, R. Prasanna, is left out with only 2 Acres in Survey Number 59. Rectification of General Power of Attorney dated 30/3/2016 executed on 04/07/2022 by D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, R. Prasanna, Smt. Mamatha J, Darshan Reddy P and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 59 measuring 3 Acre 02 Guntas (1 Acre and 2 Acre) registered as document No. JGN-4-00069/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Sarjapur (Basavangudi).

Subsequently Sri. D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep R. Prasanna, Smt. Mamatha J, Darshan Reddy P being the absolute owner of the property bearing Sy. No. 59/1 and 59/2 measuring 3 acres 2 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 30/03/2016 and 19/07/2022 agreeing to develop the converted property bearing Sy No. 59/1, 59/2 measuring 3 acres 2 Guntas, Registered as Document No. SRJ-1-10562-2023-24, on 15/02/2024 at the Office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 15.02.2024, executed jointly by Sri. D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep R. Prasanna, Smt. Mamatha J, Darshan Reddy P along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No. 59/1, 59/2 measuring 3 acres 2 Guntas, registered as Document No. SRJ-4-00680-2023-24 on 15.02.2024, at the Office of the Sub-Registrar, Sarjapura.

FOR SY. No. 59/2 measuring 31 Guntas.

It appears that Deed of Sale dated 18/05/2023 executed by Sri. D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, in favour of M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M, transferring their right title and interest in the property in Sy No. 59/2 measuring 31 Guntas registered as document No. SRJ-1-01215-2023-24 on 18/05/2023 in the office of the sub registrar at Sarjapura.

Thus M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M became the absolute owner of the property in Sy. No. 59/2 measuring 31 Guntas.

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Likewise M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M being the absolute owners of the property in Sy No. 59/2 measuring 31 Guntas with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 18/05/2023 in favour of M/s. Neobuild Ventures LLP., agreeing to develop the converted property bearing **Sy No. 59/2 measuring 31 Guntas** Registered as Document No. SRJ-1-01216-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura. In terms of the Joint Development Agreement, General Power of Attorney dated 18/05/2023, executed by M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M in favour of M/s. Neobuild Ventures LLP., authorizing them to sell the developed area in property bearing Sy No. 59/2 measuring 31 Guntas registered as Document No. SRJ-4-00072-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura.

Conversion Orders dated 03.05.2023 vide Reference No.494863, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 59/1 measuring 2 Acres for Personal Housing – Residential purpose.

Conversion Orders dated 03.05.2023 vide Reference No.494864, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 59/2 measuring 1 Acre for Personal Housing – Residential purpose.

Conversion Orders dated 03.05.2023 vide Reference No.494865, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 59/2 measuring 31 Guntas for Personal Housing – Residential purpose.

The Encumbrance Certificate for the period to 31.03.2004, Encumbrance Certificate for the period 01.04.2004 to in respect of Survey No. 59/1 & 59/2 which reflects the relevant transactions for the respective period.

E-katha issued by the Panchyatha having property No. 1502001016009000373, katha No. 59/1 measuring 8093.71 Sq. Meters in the name of Prasanna Kumar R Son of Ramaswamy.

E-katha issued by the Panchyatha having property No. 1502001016009000365, katha No. 59/2 measuring 4046.85 Sq. Meters in the name of D R Srinivasa Reddy R Son of Ramaswamy.

E-katha issued by the Panchyatha having property No. 1502001016009000371, katha No. 59/2 measuring 3136.31 Sq. Meters in the name of M/s Skanda Avani shelters and others.



The Endorsement dated 5/12/2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 59 measuring 2 Acre 12 Guntas.

The Endorsement dated 5/12/2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 59 measuring 2 Acre 19 Guntas.

The Endorsement issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate for Sy No. 19/3 measuring 2 Acre 02 Guntas.

The Endorsement dated 18/11/2019 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 59 measuring 2 Acre 12 Guntas.

The Endorsement issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 59 measuring 2 Acre 12 Guntas.

OPINION: - In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owner Sri. D R Srinivasa Reddy, Sri. D V Bhagaya Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep are the absolute owner of the converted property bearing **Sy No. 59/1 MEASURING** 2 Acre 12 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and has got absolute valid title, right and marketable title to the Schedule Property. Sri. R. Prasanna, Smt. Mamatha J, Darshan Reddy P is the absolute owner of the converted property bearing **Sy No. 59/2 MEASURING** 2 Acre 11 Guntas situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and has got absolute valid, right and marketable title to the Schedule Property. The Present owner Sri. D R Srinivasa Reddy, Sri. D V Bhagaya Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, Sri. R. Prasanna, Smt. Mamatha J, Darshan Reddy P has entered into Joint Development Agreement on 30/3/2016 with and M/s Skanda Avani Shelters Pvt Ltd., registered as Document No. SRJ-1-05364/2015-16 stored in CD. No. SRJD194, at the office of the Sub-Registrar, Sarjapura. In terms of JD, General Power of Attorney dated 30/3/2016 executed by Sri. D R Srinivasa Reddy, D V Bhagaya Sri. Lakshmi, Sri. S Shilpa, Sri. S Pradeep, Sri. R Prasanna, Sri. Mamatha J and Sri. Darshana Reddy P in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing and nominating the developer to sell the developed area pertaining to Sy No. 59 measuring 1 Acre and Sy No. 59 measuring 2 Acres 11 Guntas, registered as Document No. SRJ-4-376/2015-16 stored in CD.No. SRJD194 on 30/3/2016, at the Office of the Sub-Registrar,

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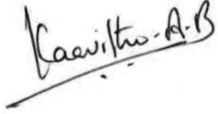
Sarjapura. Thereafter Rectification of Joint Development Agreement dated 04/07/2022 by Sri. D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep R. Prasanna, Smt. Mamatha J, Darshan Reddy P and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 59 measuring 3 Acre (1 Acre and 2 Acre) registered as document No. JGN-1-3628/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Jigani re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses /villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan. Rectification of General Power of Attorney dated 30/3/2016 executed on 04/07/2022 by D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, R. Prasanna, Smt. Mamatha J, Darshan Reddy P and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 59 measuring 3 Acre 02 Guntas (1 Acre and 2 Acre) registered as document No. JGN-4-00069/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani

Further, D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, R. Prasanna, Smt. Mamatha J, Darshan Reddy P being the absolute owners of the property bearing Sy No. 59 measuring 3 Acre 02 Guntas (1 Acre and 2 Acre) along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 30/03/2016 and 19/07/2022 agreeing to develop the converted property vide Deed of Rectification/Addition/Deletion/Modification of Indentures dated.30/03/2016 & 19/07/2022 which was executed on 15/02/2024 registered as Document No. SRJ-1-10562-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura). In terms of the above said Agreement, Deed of Rectification/Addition/Deletion/Modification of General Power of Attorney dated 15.02.2024, was executed jointly by D R Srinivasa Reddy, D V Bhagyalakshmi, S. Shilpa, S. Pradeep, R. Prasanna, Smt. Mamatha J, Darshan Reddy P along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No. 59 measuring 3 Acres 02 Guntas, registered as Document No. SRJ-4-00680-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura).

I am of the considered opinion that the present owner M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M are the absolute owner of the converted property bearing **Sy No. 59/2 MEASURING** 31 Guntas situated at Chikkavadeyarpura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and has got absolute valid, right and marketable title to the Schedule Property. The Present owner M/s. Skanda Avani Shelters Pvt Ltd., Smt. Swaroopa Naga Ramanolla, and Smt. Sujana M have entered into Joint Development Agreement on 18/5/2023 with and M/s Neobuild Ventures

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LLP, ltd., registered as Document No. SRJ-1-01216/2023-24 stored in CD. No. SRJD1386, at the office of the Sub-Registrar, Sarjapura and in terms of JD, General Power of Attorney dated 18/5/2023 with and M/s Neobuild Ventures LLP, ltd., registered as Document No. SRJ-1-01216/2023-24 stored in CD. No. SRJD1386, authorizing and nominating the developer to sell the developed area pertaining to Sy No. 59 measuring 1 Acre and Sy No. 59 measuring 2 Acres 11 Guntas, registered as Document No. SRJ-4-376/2015-16 stored in CD.No. SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Sarjapura.



KAVITHA A.B.
Advocate

Housiey.com



**KAVITHA A. B
ADVOCATE**

No. 2577, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102

LEGAL REPORT

SCHEDULE PROPERTY

ITEM - 1

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 4/9** (Old Sy No. 4/2) measuring to an extent of **10 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 5	Survey No. 4/2	Survey No. 4/10 (old Sy no. 4/3)

ITEM - 2

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy. No. 4/10** (Old Sy No. 4/3) measuring to an extent of **10 Guntas** situated at Chikkavaderapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 5	Survey No. 4/9 (Old Sy no 4/2)	Survey No. 4/3

PRESENT OWNER: -

Sri. Bhargav Sunil Kumar Parvataneni. (Sy No. 4/9)
Smt. Ramanolla Sri Vara Lakshmi (Sy No. 4/10)

DOCUMENTS PRODUCED FOR SY NO. 4: -

1. Tippani for Sy No. 4.
2. Form No. 5 (Atlas for Sy No. 4) shows the sub division of the property.
3. Atlas for the property Sy No. 4.
4. Akarband Sy No. 4/3 measuring 1 Acre 30 Guntas.

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5. Akarband Sy No. 4/2 measuring 2 Acre.
6. RTC for the period from 1969-70 to 2023-24 with relevant entries.
7. Order passed by the Special Deputy Commissioner for abolition of Inams Bangalore issuing Occupancy right for the property in Sy No. 4 measuring 5 Acres 09 Guntas of Chikkavaderpura in the name of Syed Kutbdin under section 9 of the act and Motappa is ordinary tenant under the section 9-A for the land in case No. 39/1958-59 and case No. 17/1958-59 (of Chikka Vaderpura).
8. Sale Deed dated 18/3/1968 executed by Smt. Zeenathunnisa Begun, Sri. Syed Sirajuddin and Sri. Syed Nooruddin (since minor represented by his mother) in favour of A. Veerabhadradaiah, registered as document No. 4146/67-68 in the office of the sub registrar pertaining to property in Sy No. 4 measuring 5 Acre 09 Guntas.
9. Mortgage deed dated 15/5/69 executed by A. Veerabhadrappe in favour of Dommasandra Seva Sarakari Sanga for 3000/- loan registered as document No. 546/69-70 pertaining to Sy No. 4 measuring 5 Acres 09 Guntas.
10. Discharge Deed dated 11/12/70 executed by Secretary Dommasandra in favour of A. Veerabhadrappe, registered as document No. 2393/70-71 in the office of the sub registrar pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. (for clearing loan of 3000/-)
11. Mortgage deed dated 25/06/1971 executed by A. Veerabhadrappe in favour of Dommasandra Seva Sarakari Sanga registered as document No. 1085/1971-72 in the office of sub registrar at Anekal pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. Rs. 5000/-.
12. Mortgage deed transfer to Dena Bank doc. No. 1199 dated 8/7/1971.
13. Discharge Deed dated 11/12/70 executed by Dommasandra Seva Sarakari Sanga in favour of A. Veerabhadrappe, registered as document No. 3013/77-78 in the office of the sub registrar pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. (loan 5000/- cleared).
14. MR 2/93-94 (transfer in the name of Jayamma wife of A. Veerabhadraiah after his demise and based on the statement of children).
15. Complaint Copy filed by Sri. A Nagaraja Reddy Son of Sri. Y. Appanna against Y Appanna son of Late Sri. Kakaiah, Veerabhadraiah, Somasekhara Reddy and other in O S No. 21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.
16. Written statement filed by the Defendant No. 6 and 7 under order VII Rule 1 of the code of Civil procedure read with section 94 (e) and 151 in O S No. 21/1991.

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17. Written statement filed by the Defendant No. 1 i.e., LR (a) to (b) under order VII Rule 1 of the code of Civil procedure in O S No. 21/1991.
18. Compromise petition under order XXIII Rule 3 read with section 151 of the code of civil procedure filed before the court.
19. Preliminary Decree passed by the Hon'ble court accepting the Joint Petition U/O 23 Rule 3 of C P C and reported compromise and suit decreed as per the compromise Petition.
20. MR 2/98-99 (transfer in the name of D V Krishnappa).
21. Sale deed dated 02/08/1999 executed by Sri. D. V. Krishnappa son of Late A Veerabhadraiah in favor of Sri. C. Umashankar Son of B Chandrappa transferring his right title and interest in the property in Sy No. 4 measuring 1 Acre out of 4 Acres 32 Guntas, registered as document No. 2126/99-2000 in the office of the sub registrar at Anekal.
22. Agreement of Sale dated 14/12/2015 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 4/2 measuring 10 Guntas registered as document No. 10804/15-16 in the office of the sub registrar at Banashankari.
23. General Power of Attorney executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa appointing and Nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No. 4/2 measuring 10 Guntas registered as document No. BSK-4-00310/2015-16 stored in CD. No. BSKD334 in the office of the sub registrar at Banashankari.
24. Agreement of sale dated 21/12/2015 executed by Sri. D V Krishnappa son of Late Veerabhadraiah, his wife and children in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 4/3 measuring 10 Guntas registered as document No. 3676/15-16 in the office of the sub registrar at Banashankari.
25. General Power of Attorney executed by Sri. D V Krishnappa son of Late Veerabhadraiah, wife Smt. Bharathi, daughter Miss Harshitha K and Rakshitha K (since minor represented by her mother) appointing and Nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No. 4/3 measuring 10 Guntas registered as document No. SRJ-4-00283/2015-16 stored in CD. No. SJRD186 in the office of the sub registrar at Sarjapur.

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26. Deed of Sale dated 07/07/2022 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa represented by GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and Confirming Party M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Bhargav Sunil Kumar Parvataneni transferring his right title and interest in the property in Sy No. 4/2 measuring 10 Guntas registered as document No. 3265/2022-23 in the office of the sub registrar at Basavanagudi.
27. Deed of Sale dated 07/07/2022 executed by Sri. D V Krishnappa son of Late Veerabhadraiah, wife Smt. Bharathi, daughter Miss Harshitha K and Rakshitha (since minor represented by her mother) represented by their GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and confirming party M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Ramanolla Sri. Vara Lakshmi transferring his right title and interest in the property in Sy No. 4/3 measuring 10 Guntas registered as document No. 3266/2022-23 in the office of the sub registrar at Basavanagudi.
28. Joint Development Agreement dated 07/07/2022 executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy. No. 4/2 measuring 10 Guntas of Registered as Document No. JGN-1-03626/2022-23 stored in CD. No. JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Jigani with agreed ratio of 62% to the developer and 38% to the Owners.
29. General Power of Attorney dated 07/07/2022 executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/s Skanda Avani Shelters Pvt Ltd., authoring then to sell the developed area in the property bearing Sy. No. 4/2 measuring 10 Guntas of Registered as Document No. JGN-4-00073/2022-23 stored in CD. No. JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Jigani.
30. Joint Development Agreement dated 07/07/2022 executed by Smt. Ramanolla Sri Vara Lakshmi in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 4/3 measuring 10 Gunta Registered as Document No. JGN-1-03625/2022-23 stored in CD. No. JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Jigani, with agreed ratio of 74% to the developer and 26% to Owners.


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31. General Power of Attorney dated 07/07/2022 executed by Smt. Ramanolla Sri Vara Lakshmi in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 4/3 measuring 10 Gunta registered as Document No. JGN- 4-00108/2022-23 stored in CD.No. JGND1448 on 26/8/2022, at the Office of the Sub-Registrar, Jigani.
32. Rectification Addition/deletion/modification of Indentures deed dated 22/02/2024 executed by Sri. Bhargav Sunil Kumar Parvataneni along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 4/3 measuring 10 GuntaS.
33. Rectification Addition/deletion/modification of General Power of Attorney dated 22/02/2024 executed by Sri. Bhargav Sunil Kumar Parvataneni along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build authorizing them to sell the developed area in property bearing Sy No. 4/3 measuring 10 Gunta.
34. Rectification Addition/deletion/modification of Indentures deed dated 22/02/2024 executed by Smt. Ramanolla Sri Vara Lakshmi along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 4/3 measuring 10 Gunta.
35. Rectification Addition/deletion/modification of General Power of Attorney dated 22/02/2024 executed by Smt. Ramanolla Sri Vara Lakshmi along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build authorizing them to sell the developed area in property bearing Sy No. 4/3 measuring 10 Gunta.
36. Nil tenancy certificate dated 18/11/2019 for Sy No. 4/2 measuring 1 Acre stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
37. Nil tenancy certificate dated 18/11/2019 for Sy No. 4/3 measuring 1 Acre 30 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
38. Conversion Orders dated 04.01.2023 vide Reference No.422272, ALN(ASH) SR 219/2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/9 measuring 10 Guntas for Personal Housing – Residential purpose.
39. Conversion Orders dated 04.01.2023 vide Reference No.422273, ALN(ASH) SR 220/2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/10 measuring 10 Guntas for Personal Housing – Residential purpose.



40. E-katha issued by the Panchyatha having property No. 1502001016009000366, katha No. 4/9 measuring 1011.714 Sq. Meters in the name of Sri. Bhargav Sunil Kumar Parvataneni.
41. E-katha issued by the Panchyatha having property No. 1502001016009000369, katha No. 4/10 measuring 1011.714 Sq. Meters in the name of Smt. Ramanolla Sri. Varalakshmi.
42. EC for the period 1/4/60 to 31/3/2004 reflects the various transaction for Sy No. 4.
43. EC for the period 1/4/2004 to 01/12/2023 reflects the various transaction for Sy No. 4/2.
44. EC for the period 1/4/2004 to 01/12/2023 reflects the various transaction for Sy No. 4/3.

TITLE FLOW OF THE PROPERTY

I have been produced the Xerox copy of the documents mentioned above and I have carefully perused all the Photostat copies of the documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location and shape of the Survey Number 4. The Tippani, the Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 4, further is also discloses that the Sy. No. 4 is phooded and sub-divided as 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 4/8, 4/9, & 4/10. The Karnataka Revision Settlement Akarband Extract discloses the total and actual extent of Sy No. 4/9 measuring 10 Guntas and Sy No. 4/10 measuring 10 Guntas.

The Record of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 2023-24 in respect of Survey No.4, is phooded and sub-divided as Sy No. 4/9 (Old Sy No. 4/2) measuring 10 Guntas, Sy. No. 4/10 (Old Sy No. 4/3) measuring 10 Guntas which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of Sri. Bhargav Sunil Kumar Parvataneni for 10 Guntas as kathedar of the property in Sy No. 4/9 (Old Sy No. 4/2) and Smt. Ramanolla Sri. Vara Lakshmi, for 10 Guntas as kathedar of the property in Sy No. 4/10 (Old Sy No. 4/3).

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It appears that Occupancy right for the property in Sy No. 4 measuring 5 Acres 09 Guntas of Chikkavaderpura in the name of Syed Khutubdin under section 9 of the act and Sri. Motappa is ordinary tenant under the section 9-A confirmed by an Order passed by the Special Deputy Commissioner for abolition of Inams Bangalore in case No. 39/1958-59 and case No. 17/1958-59 (of Chikka Vaderpura).

Later after the demise of Syed Khutubdin under the Sale Deed dated 18/3/1968, his wife and children ie., Smt. Zeenathunnisa Begum, Sri. Syed Sirajuddin and Sri. Syed Nooruddin (Since minor represented by his mother) transferred their right title and interest in the property pertaining to Sy No. 4 measuring 5 Acre 09 Guntas in favour of A. Veerabhradaiah, registered as document No. 4146/67-68 in the office of the sub registrar.

It appears that Mortgage deed dated 15/5/1969 was executed by A. Veerabhadrappe in favour of Dommasandra Seva Sarakari Sanga for 3000/- loan registered as document No. 546/69-70 pertaining to Sy No. 4 measuring 5 Acres 09 Guntas, the same was cleared by executing Discharge Deed dated 11/12/1970 by the Secretary Dommasandra in favour of A. Veerabhadrappe, registered as document No. 2393/70-71 in the office of the sub registrar pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. (loan 3000/- cleared)

Again Mortgage deed dated 25/06/1971 was executed by A. Veerabhadrappe in favour of Dommasandra Seva Sarakari Sanga registered as document No. 1083/71-72 in the office of sub registrar at Anekal pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. Rs. 5000/- the same was cleared and Discharge Deed dated 11/12/70 was executed by Dommasandra Seva Sarakari Sanga in favour of A. Veerabhadrappe, registered as document No. 3013/77-78 in the office of the sub registrar pertaining to Sy No. 4 measuring 5 Acres 09 Guntas. (loan 5000/- cleared)

The Mutation Register MR 2/93-94 confirms transfer in the name of Jayamma wife of A. Veerabhadraiah after his demise and based on the statement of their children.

It appears from the Complaint Copy which disclose that one Sri. A Nagaraja Reddy Son of Y. Appanna filed suit against his father Sri. Y. Appanna (son of Late Sri. Kakaiah), Sri. Veerabhadraiah, Sri. Somasekhara Reddy and others numbered as O. S. No. 21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.

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It is clarified that Late Veerabhadraiah Son of Y. Appanna has children by name Sri. D V Dhanaraj, Sri. D V Krishnappa, Late Sri. D V Somasekhara Reddy.

In the said suit Compromise petition dated 27/1/1999 under order XXIII Rule 3 read with section 151 of the code of civil procedure was filed by the parties, wherein the Property were allotted as follows:-

- a. Sy No. 4 measuring 4 Acre 32 Guntas of Chikkavaderapura was allotted to the share of D V Krishnappa the LR of Veerabhadraiah who is Son of Y Appanna under Schedule A-3.

Accordingly, Preliminary Decree was passed by the Hon'ble court accepting the Joint Petition U/O 23 Rule 3 of C P C and suit decreed as per the compromise Petition.

The Mutation Registrar MR 2/98-99 confirms transfer of revenue records in the name of D V Krishnappa bin Veerabrahmaiah for 4 Acre 32 Guntas in Sy No. 4 after the court order in O S No. 21/91.

FOR SY. No. 4/9 (Old No. 4/2) MEASURING 10 Guntas

It appears that under the Sale deed dated 02/08/1999, Sri. D. V. Krishnappa son of Late A. Veerabhadraiah transferred his right title and interest in the property in Sy No. 4 measuring 1 Acre out of 4 Acres 32 Guntas in favor of Sri. C. Umashankar Son of B Chandrappa, registered as document No. 2126/99-2000 in the office of the sub registrar at Anekal.

Thus Sri. C Umashankar Son of B Chandrappa became the absolute owner of the property in Sy No. 4 ad measuring 1 Acre out of total extent 4 Acres 32 Guntas.

Subsequently Agreement of Sale dated 14/12/2015 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 4/2 measuring 10 Guntas registered as document No. 10804/15-16 in the office of the sub registrar at Banashankari. In terms of the sale agreement and General Power of Attorney was executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa appointing and Nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No. 4/2 measuring 10 Guntas registered as document No. BSK-4-

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00310/2015-16 stored in CD. No. BSKD334 in the office of the sub registrar at Banashankari.

It appears that Deed of Sale dated 07/07/2022 executed by Sri. C. Uma Shankar Son of Sri. B. Chandrappa represented by GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and Confirming Party M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Bhargav Sunil Kumar Parvataneni transferring his right title and interest in the property in Sy No. 4/2 measuring 10 Guntas registered as document No. 3265/2022-23 in the office of the sub registrar at Basavanagudi.

Thus Sri. Bhargav Sunil Kumar Parvataneni became the absolute owner of the property in Sy No. 4/2 measuring 10 Guntas.

Sri. Bhargav Sunil Kumar Parvataneni being the absolute owner of the property measuring 10 Guntas with the intention to jointly develop the same by construction of residential apartment has entered into Joint Development Agreement dated 07/07/2022 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy. No. 4/2 measuring 10 Guntas of Registered as Document No. JGN-1-03626/2022-23 stored in CD. No. JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 07/07/2022 was executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/s Skanda Avani Shelters Pvt Ltd., authoring then to sell the developed area in the property bearing **Sy. No. 4/2 measuring 10 Guntas** of Registered as Document No. SRJ-4-00073/2022-23 stored in CD. No. SRJD1419 on 19/7/2022, at the Office of the Sub-Registrar, Sarjapura.

Subsequently Sri. **Bhargav Sunil Kumar Parvataneni** being the absolute owner of the property bearing Sy. No. 4/9 (Old Sy No. 4/2) measuring 10 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 07/07/2022 agreeing to develop the converted property bearing **Sy No. 4/9 (Old Sy No. 4/2) measuring 10 Guntas**. In terms of the above said Agreement, General Power of Attorney dated 22/02/2024, executed jointly by Sri. Bhargav kumar Parvataneni along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing

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them to sell the developed area in property bearing **Sy No. 4/9** (Old Sy No. 4/2) **measuring 10 Guntas**.

FOR SY. No. 4/10 (Old No. 4/3) MEASURING 10 Guntas

It appears that out of total measuring 4 acres 32 guntas Sri. D V Krishnappa bin Veerabrahmaiah, sold 1 acre to Sri. C. Umashankar bin B Chandrappa, also sold another 1 acre to **Sri. B. Chandrappa and** sell another 1 acre to Smt. Dhanalakshmi daughter of Papanna @ Shankarappa *and retained 1 Acre 30 Guntas out of which he sold 10 Guntas to M/s Skanda Avani Shelters Pvt Ltd.,* by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep

It appears that Agreement of sale dated 21/12/2015 executed by Sri. D V Krishnappa son of Late Veerabhadraiah, his wife and children in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 4/3 measuring 10 Guntas registered as document No. 3676/15-16 in the office of the sub registrar at Sarjapur. In terms of agreement General Power of Attorney was executed by Sri. D V Krishnappa son of Late Veerabhadraiah, wife Smt. Bharathi, daughter Miss Harshitha K and Rakshitha minor daughter appointing and Nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to do the acts and deeds & Sell pertaining to the property in Sy No. 4/3 measuring 10 Guntas registered as document No. SRJ-4-00283/2015-16 stored in CD. No. SRJD186 in the office of the sub registrar at Basavangudi.

It appears that Deed of Sale dated 07/07/2022 executed by Sri. D V Krishnappa son of Late Veerabhadraiah, wife Smt. Bharathi, daughter Miss Harshitha K and Miss Rakshitha K and confirming party M/s Skanda Avani Shelters Pvt Ltd., by its Managing Director Sri. R. Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of Sri. Ramanolla Sri Varalakshmi transferring his right title and interest in the property in Sy No. 4/3 measuring 10 Guntas registered as document No. 3266/2022-23 in the office of the sub registrar at Basavanagudi.

Thus Smt. Ramanolla Sri. Vara Lakshmi became the absolute owner of the property in Sy. No. 4/10 (Old Sy No. 4/3).

Ravikumar A.B

Likewise Smt. Ramanolla Sri Vara Lakshmi being the absolute owner of the property measuring 10 Guntas with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 07/07/2022 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing **Sy No. 4/3 measuring 10 Gunta**, Registered as Document No. JGN-1-03625/2022-23 stored in CD.No.JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Bannerghatta (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 19/7/2022, executed by Smt. Ramanolla Sri Varalakshmi in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 4/3 measuring 10 Gunta registered as Document No. SRJ-4-00108/2022-23 stored in CD.No. SRJD1448 on 26/8/2022, at the Office of the Sub-Registrar, Sarjapura

Subsequently Smt. Ramanolla Sri Vara Lakshmi being the absolute owner of the property bearing Sy. No. 4/10 (Old Sy No. 4/3) measuring 10 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 07/07/2022 and 19/07/2022 agreeing to develop the converted property bearing **Sy No. 4/10 (Old Sy No. 4/3) measuring 10 Guntas**, Registered as Document No. SRJ-1-10795-2023-24, on 22/02/2024 at the Office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 22.02.2024, executed jointly by Smt. Ramanolla Sri Varalakshmi along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing **Sy No. 4/10 (Old Sy No. 4/3) measuring 10 Guntas**.

Conversion Orders dated 04.01.2023 vide Reference No.422272, ALN(ASH) SR 219/2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/9 measuring 10 Guntas for Personal Housing – Residential purpose.

Conversion Orders dated 04.01.2023 vide Reference No.422273, ALN(ASH) SR 220/2022-2023 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 4/10 measuring 10 Guntas for Personal Housing – Residential purpose.

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The Encumbrance Certificate for the period 15.02.1960 to to 31.03.2004, shows various transactions for Sy No. 4 measuring to an extent of 4 acres 32 guntas.

Encumbrance Certificate for the period 01.04.2004 to 18.07.2019 and for the period 01.04.2019 to 28.12.2022 in respect of Survey No. Sy No. 4/9 (Old Sy No. 4/2) and Sy. No. 4/10 (Old Sy No. 4/3) which reflects the relevant transactions for the respective period.

E-katha issued by the Panchyatha having property No. 1502001016009000366, katha No. 4/9 measuring 1011.714 Sq. Meters in the name of Sri. Bhargav Sunil Kumar Parvataneni.

E-katha issued by the Panchyatha having property No. 1502001016009000369, katha No. 4/10 measuring 1011.714 Sq. Meters in the name of Smt. Ramanolla Sri. Varalakshmi.

Nil tenancy certificate dated 18/11/2019 for Sy No. 4/2 measuring 1 Acre stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

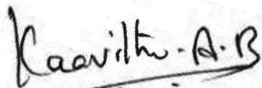
Nil tenancy certificate dated 18/11/2019 for Sy No. 4/3 measuring 1 Acre 30 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

OPINION: - In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owner Sri. Bhargav Sunil Kumar Parvataneni is the absolute owner of the converted property bearing **Sy No. 4/9 (Old No. 4/2) MEASURING 10 Guntas** and Smt. Ramanolla Sri Vara Lakshmi is the absolute owner of the converted property bearing **Sy No. 4/10 (Old No. 4/3) MEASURING 10 Guntas** situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and they got absolute valid, right and marketable title to the Schedule Property. The Present owner Sri. Bhargav Sunil Kumar Parvataneni has entered into Registered Joint development agreement as Document No. JGN-1-03626/2022-23 stored in CD. No. JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Jigani (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 07/07/2022 was executed by Sri. Bhargav Sunil Kumar Parvataneni in favour of M/s Skanda Avani Shelters Pvt Ltd., authoring then to sell the developed area in the property bearing **Sy No. 4/9 (Old No.4/2) MEASURING 10 Guntas** of Registered as Document No. SRJ-4-00073/2022-23 stored in CD. No. SRJD1419 on 19/7/2022, at the Office of the Sub-

Caavithu A.B

Registrar, Sarjapura and Smt. Ramanolla Sri Vara Lakshmi has entered into Joint Development Agreement dated 07/07/2022 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing **Sy No. 4/3 measuring 10 Gunta**, Registered as Document No. JGN-1-03625/2022-23 stored in CD.No.JGND1419 on 19/7/2022, at the Office of the Sub-Registrar, Jigani (Basavangudi). In terms of the Joint Development Agreement, General Power of Attorney dated 30/3/2016 executed by Smt. Ramanolla Sri Vara Lakshmi in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 4/3 measuring 10 Gunta registered as Document No. SRJ-4-00108/2022-23 stored in CD.No.SRJD1448 on 26/8/2022, at the Office of the Sub-Registrar, Sarjapura subject to terms and condition of the Joint Development agreement, General Power of Attorney obtaining building plan approval and RERA registration.

Subsequently, Sri. Bhargav Sunil Kumar Parvataneni is the absolute owner of the converted property bearing **Sy No. 4/9 (Old No. 4/2) MEASURING 10 Guntas** and Smt. Ramanolla Sri Vara Lakshmi is the absolute owner of the converted property bearing **Sy No. 4/10 (Old No. 4/3) MEASURING 10 Guntas** along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures agreeing to develop the said property. And In terms of the above said Agreement, Deed of Rectification/ Addition/Deletion /Modification of General Power of Attorney dated 22.02.2024, was executed jointly by Sri. Bhargav Sunil Kumar Parvataneni and Smt. Ramanolla Sri Vara Lakshmi along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell their share of developed area.


KAVITHA.B
ADVOCATE



**KAVITHA A. B
ADVOCATE**

No. 2577, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102

**LEGAL REPORT
SCHEDULE PROPERTY**

ITEM NO.1

All that part and parcel of the undeveloped vacant agricultural land bearing **Survey Number 5**, measuring **2 Acres 19 Guntas** situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
ROAD	Survey No. 60/4	Survey No. 6	Survey No. 3

ITEM NO.2

All that part and parcel of the undeveloped vacant agricultural land bearing **Survey Number 60/4**, measuring **1 Acres 30 Guntas** situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
Survey No. 5	Survey No. 59 & Survey No. 60/2	Survey No. 6	Survey No. 60/1, 2, 3

**DOCUMENTS PRODUCED FOR SY NO. 5 SITUATED AT
CHIKKAVADEYARAPURA:**

1. Tippani for Sy No. 5
2. Karada Copy for Sy No. 5
3. Akarband for Sy No. 5 reflects 2 Acre 21 Guntas

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4. Phanies for the period from 1963-64 to 1968-69 reflects the name of Y.Annappa as Hudvalidar of the property in Sy No. 4 measuring 5 Acres 09 Guntas, Sy No. 5 measuring 2 Acres 21 Guntas, Sy No. 6 measuring 2 Acres 39 Guntas, Sy No. 7 measuring 3 Acres 13 Guntas.
5. RTC for the period from 1969-70 to 73-74, 74-75 to 79-80, 79-80 to 83-84, 84-85 to 88-89, 89-90 to 94-95, 95-96 to 96-97 reflects the name of Y.Annappa as kathedar of the property in Sy No. 5 measuring 2 Acres 19 Guntas.
6. RTC for the period from 97-98 to 2001-02 to 2004-05 reflects the name of Chandrashekar Reddy bin Y.Annappa as kathedar of the property in Sy No. 5 measuring 2 Acres 19 Guntas. (MR 1/99-2000).
7. RTC for the period from 2005-06 to 2019-2020 reflects the name of D R Gayathri C/o Late.A.Chandrashekar as kathedar of the property in Sy No. 5 measuring 2 Acres 19 Guntas. (MR 47/2004-05).
8. Order Sheet passed by Special Tahsildar for Abolition of Inams in Case No.55/1958-59, it is evident that Sri.K.Abdul Gobbar Son of Shaik Ahamad claimed occupancy right in the respect Sy No. 59 measuring 4 Acres 23 Guntas, Sy No. 5 measuring 2 Acres 19 Guntas, Sy No. 57 measuring 4 Acres 32, Sy No. 58 measuring 4 Acres 18 Guntas, Sy No. 60 measuring 2 Acres 28 Guntas, under Section 9-A of the Act against of Inamdar of Chikkavaderpura village.
9. Order was passed by the Special Deputy Commissioner for Abolition of Inams, in Case No. 55, wherein the land itself should be separately registered in favor of S.A. Salam under Section 9.
10. Endorsement issued by the Special Deputy Commissioner of Inams Abolition Bangalore confirming occupancy right.
11. Sale Deed dated 28/7/62 executed by S.A.Salem Asamulla in favour of Y.Appanna Son of Kakkaiah transferring his right, title and interest in the property measuring 3 Acres 35 Guntas in Sy No. 60 and Sy No. 59 measuring 4 Acres 23 Guntas, Sy No. 5 measuring 2 Acres 19 Guntas, Sy No. 57 measuring 3 Acres, Sy No. 58 measuring 4 Acres 18 Guntas registered as document No. 1319/1962-63, pages 57-60 volume No. 951 in the office of the Sub registrar at Anekal.
12. Death certificate dated 10/1/94 issued by the authority confirms Sri.Y.Appanna having expired on 8/1/94.
13. Death certificate dated 31/08/04 issued by the authority confirms Sri.A.Chandrasekhara having expired on 28/08/04.

Caavithu A.B

14. Plaintiff Copy filed by Sri.A.Nagaraja Reddy Son of Sri.Y.Appanna against Y.Appanna son of Late Sri.Kakaiah, Veerabhadraiah, Somasekhara Reddy and other in O.S No.21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.
15. Written Statement filed by the Defendant No. 6 and 7 under order VII Rule 1 of the Code of Civil procedure read with Section 94 (e) and 151 in O.S No. 21/1991.
16. Written Statement filed by the Defendant No. 1 i.e., LR's (a) to (b) under order VII Rule 1 of the Code of Civil Procedure in O.S No. 21/1991.
17. Compromise petition under order XXIII Rule 3 read with Section 151 of the Code of Civil Procedure filed before the Court.
18. Preliminary Decree passed by the Hon'ble Court accepting the Joint Petition U/O 23 Rule 3 of C.P.C and reported compromise and suit decreed as per the Compromise Petition.
19. MR 1/99-2000 (transfer in the name of Somaeshwara for Sy No. 20 measuring 3 Acres 03 Guntas (C - Schedule) and Chandrashekarareddy for Sy No. 5 measuring 2 Acres 19 Guntas and Sy No. 60 measuring 1 Acre 36 Guntas (E - Schedule).
20. Change of Land Usage 29/8/2022 from agricultural purpose for residential purpose issued by the Bangalore Development Authority dated 29/08/2022, vide MBC-1035/1125/ 2022-23, pertaining to Sy No. 5 measuring 19 Guntas.
- 21.** Official Memorandum dated 15/9/2022, ALN(ASH) SR/126/22-23 issued by the Deputy Commissioner converting the Property in Sy No. 5 measuring to an extent of 2 Acres 21 Guntas, situated at Chikkavadeyarapura Village, Sarajpura Hobli, Anekal Taluk Bangalore Urban District.
22. Conversion Sketch for Sy No. 5 measuring 2 Acres 21 Guntas.
23. Official Memorandum dated Nil vide bearing ALND[A]CR. 04/22-23, issued by Deputy Commissioner, Bangalore, approving for construction of bridge in Survey No. 5 measuring 04 Guntas.
24. Joint Development Agreement dated 30/3/2016 executed by Smt. D R Gayathri, G C Vikas, G. C. Tejas in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, Registered as Document No. SRJ-1-05371/2015-16 stored in CD.No.SRJD194 on 30/3/2021, at the Office of the Sub-Registrar, Sarjapura with the agreed ratio of 12, 700 Sq. Feet to the developer and 59,150 Sq. Feet to Owners.

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25. General Power of Attorney dated 30/3/2016 executed by Smt.D.R.Gayathri, G.C.Vikas, G.C.Tejas in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas including Karab, registered as Document No. SRJ- 4-00372/2015-16 stored in CD.No.SRJD194 on 30/3/2021, at the Office of the Sub-Registrar, Sarjapura.
26. Rectification of Joint Development Agreement dated 30/3/2016 executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, registered as document No. JGN-1-3627/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Bannerghatta (Basavangudi) re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan from BDA and sanctioned building plan.
27. Rectification of General Power of Attorney dated 30/03/2016 executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas registered as document No. JGN-4-00070/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Bannerghatta (Basavangudi).
28. Nil tenancy certificate dated 18/11/2019 for Sy No. 5 measuring 2 Acres 19 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
29. EC for the period from 1/4/1940 to 31/3/2004 reflects various transactions.
30. EC for the period from 01/04/2004 to 1/12/2023 reflects various transactions.

DOCUMENTS PRODUCED FOR SY NO. 60/4 SITUATED AT CHIKKAVADEYARAPURA:

1. Tippani.
2. Atlas for Sy No. 60 sub divided as Sy No. 60/1, 60/2, 60/3, 60/4 and 60/5
3. Akarband for 60 measuring 4 Acres 01 Guntas and karab 6 Guntas.

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4. Index of land for Sy No. 5 reflects the name of S.A.Salem Syed and Sy No. 60 reflects the name of S.A.Salem Syed, later Sri.Y.Appanna bin Kakaiah uruf Appaiah, then Venkataramanappa.
5. Index of land for Sy No. 60 and Sy No. 61.
6. RR 61 for Sy No. 59 and RR No. 62 for Sy No. 60.
7. Phanies for the period 1963-64 to 1968-68 reflects the name of S.A.Salem Sab bin Syed Mohiyuddin Sab as Huduvalidar of the property in Sy No. 59 and 60 and later Sri.Y.Appanna bin Kakaiah uruf Appaiah.
8. RTC for the period from 1969-70 to 73-74, 74-75 to 78-79, 79-80 to 83-84, 89-90 to 93-94, 95-96 to 96-97, reflects the name of Sri.Y.Appanna bin Kakaiah uruf Appaiah.
9. RTC for the period from 1997-98 to 2001-02, 2000-01 to 2005-06 reflects the name of Chandrashekar Reddy bin Y.Appanna (1 Acre 36 Guntas by MR 1/99-2000) and Y.Appanna bin Kakaiah uruf Appaiah (1 Acre 36 Guntas).
10. RTC for the period from 2006-07 to 2015-16 reflects the name of Smt.D.R.Gayathri c/o Chandrashekar Reddy (1 Acre 36 Guntas by MR 47/2004-05) and Y.Appanna bin Kakaiah uruf Appaiah (1 Acre 36 Guntas).
11. RTC for the period from 2016-17 to 2017-18, 2018-19, 2019-20 reflects the name of Smt.D.R.Gayathri c/o Chandrashekar Reddy (1 Acre 36 Guntas by MR 47/2004-05) and Smt.Sharadhamma, Smt.Rajalakshmamma bin Late.Ramaiah, Prabha, Srikantha, Chandana bin Chandamma (2 Acres 05 Guntas) MR H3/2016-17.
12. Order Sheet passed by Special Tahsildar for Abolition of Inams in Case No. 55/1958-59, it is evident that Sri.K.Abdul Gobbar Son of Shaik Ahamad claimed occupancy right in the respect Sy No.59 measuring 4 Acres 23 Guntas, Sy No. 5 measuring 2 Acres 19 Guntas, Sy No. 57 measuring 4 Acres 32 Guntas, Sy No. 58 measuring 4 Acres 18 Guntas, Sy No. 60 measuring 2 Acres 28 Guntas, under Section 9-A of the Act against of Inamdar of Chikkavaderpura village.
13. Order was passed by the Special Deputy Commissioner for Abolition of Inams, in Case No. 55, wherein the land itself should be separately registered in favor of S.A.Salam under Section 9.
14. Endorsement is issued by the Special Deputy Commissioner of Inams Abolition Bangalore confirming occupancy right.

Kaavithu-A.B

15. Sale Deed dated 28/7/62 executed by Sri.S.A.Salam Asamulla in favour of Sri.Y.Appanna Son of Kakkaiah transferring his right, title and interest in the property measuring 3 Acres 35 Guntas in Sy No. 60 (Sy No. 59 measuring 4 Acres 23 Guntas, Sy No. 5 measuring 2 Acres 19 Guntas, Sy No. 57 measuring 3 Acres, Sy No. 58 measuring 4 Acre 18 Guntas) registered as document No. 1319/1962-63, pages 57-60 volume No. 951 in the office of the sub registrar at Anekal.
16. Sale Deed dated 08/01/68 executed by Sri.Y.Appanna Son of Kakkaiah in favour of Sri.T.Venkataranamappa Son of D.S.Thippaiah transferring his right, title and interest in the property measuring 2 Acres 08 Guntas in Sy No. 60 registered as document No. 3440/67-68, pages 162-163 volume No. 1071 in the office of the sub registrar at Anekal.
17. Family tree of Late Sri.Y.Appanna by way of Affidavit discloses he having wife by name Late Thimmakka and out of their wed lock they had 8 children namely Late.A.Veerabhadraiah, Late.Muniyamma, Sri.A.Nagaraja Reddy, Sri.Somasekhara Reddy, Sri.A.Jayakumar, Smt.Susheela, Smt.Sarasawathi, Late.A.Chandrasekhara.
18. Death certificate dated 10/1/94 issued by the authority confirms Sri.Y.Appanna having expired on 8/1/94.
19. Death certificate dated 31/08/04 issued by the authority confirms Sri.A.Chandrasekhara having expired on 28/08/04.
20. Plaint Copy filed by Sri.A.Nagaraja Reddy Son of Sri.Y.Appanna against Y.Appanna son of Late Sri.Kakaiah, Veerabhadraiah, Somasekhara Reddy and others in O.S No. 21/1991 before the Court of the Civil Judge, Bangalore District for Partition of the Suit Schedule Properties.
21. Written Statement filed by the Defendant No. 6 and 7 under order VII Rule 1 of the Code of Civil Procedure read with Section 94 (e) and 151 in O.S No. 21/1991.
22. Written Statement filed by the Defendant No. 1 i.e., LR (a) to (b) under order VII Rule 1 of the Code of Civil Procedure in O.S No. 21/1991.
23. Compromise Petition under order XXIII Rule 3 read with Section 151 of the Code of Civil Procedure filed before the Court.
24. Preliminary Decree passed by the Hon'ble Court accepting the Joint Petition U/O 23 Rule 3 of C.P.C and reported compromise and suit decreed as per the Compromise Petition.
25. MR 1/99-2000 transfer in the name of Sri. Somaeshwara for Sy No. 20 measuring 3 Acres 03 Guntas (C - Schedule) and Sri.Chandrashekar for Sy No. 5 measuring 2 Acres 19 Guntas and Sy No. 60 measuring 1 Acre 36 Guntas (E - Schedule).

Kaavitha A.B

26. MR 47/2004-05 transfer in the name of Smt.D.R.Gayathri c/o Chandrashekar Reddy for Sy No. 5 measuring 2 Acres 19 Guntas and Sy No. 60 measuring 1 Acre 36 Guntas.
27. Joint Development Agreement dated 30/3/2016 executed by Smt.D.R.Gayathri, Sri.G.C.Vikas, Sri.G.C.Tejas in favour of M/s.Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas of registered as Document No. SRJ-1-05371/2015-16 stored in CD.No.SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 12,700 Sq. Feet to the developer and 59,150 Sq. feet to the Owners.
28. General Power of Attorney dated 30/3/2016 executed by Smt.D.R.Gayathri, G.C.Vikas, G.C.Tejas in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas including Karab registered as Document No.SRJ-4-00377/2015-16 stored in CD.No.SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Sarjapura.
29. Rectification of Joint Development Agreement dated 30/3/2016 executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, registered as document No. JGN-1-3627/22-23, stored in C.D.No.JGND1419 in the office of Sub registrar at Bannerghatta (Basavangudi) re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.
30. Rectification of General Power of Attorney dated 30/3/2016 executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas registered as document No. JGN-4-00070/22-23, stored in C.D. No. JGND1419 in the office of Sub registrar at Bannerghatta (Basavangudi).
31. Change of Land Usage 15/03/2022 from agricultural purpose for residential purpose issued by the Bangalore Development Authority CLU-107/2020-21/2006/2021-22 pertaining to Sy No. 60 and others from agricultural to residential use.



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32. Official Memorandum dated 30/12/2022, vide No. 406775 issued by the Deputy Commissioner converting in the property in Sy No. 60/4 measuring to an extent of 1 Acre 34 Guntas, situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk Bangalore Urban District.
33. Conversion Sketch for Sy No. 60/4 measuring 1 Acres 30 Guntas.
34. Nil tenancy certificate dated 19/1/2019 issued by the Tahsildar confirms nil tenancy for the property measuring 1 Acre 30 Gunta in Sy No. 60 which is issued for the period of one year.
35. EC for the period from 1/4/1940 to 31/3/2004 reflects various transactions.
36. EC for the period from 01/04/2004 to 01/12/2023 reflects various transactions.

TITLE FLOW OF THE PROPERTY

I have been produced the Photocopies of the documents mentioned above and I have carefully perused all the Photostat copies of the documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location and shape of the Survey Number 5 & 60 (60/4). The Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 5 & 60 (60/4). The Karnataka Revision Settlement Akarbandh Extract discloses the total and actual extent of Sy. No. 5 & 60 (60/4).

The Record of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 2023-24 in respect of Survey No. 5 & 60, further Sy No. 60 is phoodi and sub-divided as Sy No. 60/4 measuring 1 Acre 30 Guntas, which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of Smt.D.R.Gayathri, for 2 Acres 19 Guntas as kathedar of the property in Sy No. 5 and for 1 Acre 30 Guntas as kathedar of the property in Sy No. 60/4.

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It appears that an Order was passed by the Special Deputy Commissioner for Abolition of Inams, in Case No. 55, wherein the land itself should be separately registered in favor of S.A.Salam under Section 9. The Endorsement is issued by the Special Deputy Commissioner of Inams Abolition Bangalore confirming occupancy right in the respect **Sy No. 5 measuring 2 Acre 19 Guntas**, Sy No. 60 measuring 2 Acre 28 Guntas, under Section 9-A of the Act. It appears that under the Sale Deed dated 28/7/62, Sri. S.A.Salem Asamulla transferring his right, title and interest in the property measuring 3 Acres 35 Guntas in Sy No. 60, Sy No. 59 measuring 4 Acres 23 Guntas, **Sy No. 5 measuring 2 Acre 19 Guntas**, Sy No. 57 measuring 3 Acres, Sy No. 58 measuring 4 Acre 18 Guntas in favour of Sri.Y.Appanna Son of Kakkaiah registered as document No. 1319/1962-63, pages 57-60 volume No. 951 in the office of the Sub registrar at Anekal.

The Death certificate dated 10/1/94 issued by the Authority confirms Sri.Y.Appanna having expired on 8/1/94.

The Death certificate dated 31/08/04 issued by the Authority confirms Sri.A.Chandrasekhara having expired on 28/08/04.

The Complaint Copy discloses that one Sri.A.Nagaraja Reddy filed suit against Y.Appanna son of Late Sri.Kakaiah, Veerabhadraiah, Somasekhara Reddy and others in O.S No.21/1991 before the Court of the Civil Judge, Bangalore District for partition of the Suit Schedule Properties.

In the said suit Compromise Petition under Order XXIII Rule 3 read with Section 151 of the Code of Civil Procedure wherein the Property was allotted as

- a. Sy No. 5 measuring 2 Acres 19 Guntas and Sy No. 60 measuring 1 Acre 36 Guntas, was allotted to the share of A.Chandrashekar the Fifth Defendant under Schedule E.

Accordingly, Preliminary Decree was passed by the Hon'ble Court accepting the Joint Petition U/O 23 Rule 3 of C.P.C and suit decreed as per the Compromise Petition.



The Mutation Registrar MR 1/99-2000 confirms transfer of revenue records in the name of A.Chandrashekar for Sy No. 5 measuring 2 Acres 19 Guntas and Sy No. 60 measuring 1 Acre 36 Guntas (E - Schedule) after the Court order in O S No. 21/1991.

The Mutation Registrar MR 47/2004-05 confirms transfer of revenue records in the name of Smt.D.R.Gayathri c/o Chandrashekar for Sy No. 5 measuring 2 Acres 19 Guntas and Sy No. 60 measuring 1 Acre 36 Guntas after the demise of Chandrashekar.

Subsequently, Smt.D.R.Gayathri c/o Chandrashekar Reddy, Mr.G.C.Vikas, Mr.G.C.Tejas with the intention to develop the property in Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas into residential layout entered into Joint Development Agreement on 30/3/2016 in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas into residential layout which is registered as Document No.SRJ-1-05371/2015-16 stored in CD.No.SRJD194, in the Office of the Sub-Registrar, Sarjapura with agreed ratio of 12,700 Sq. Feet to the developer and 59,150 Sq. feet to Owners. In terms of the development agreement, General Power of Attorney dated 30/3/2016 was executed by Smt.D.R.Gayathri, G.C.Vikas, G.C.Tejas in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in property bearing Sy No. 60 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas including Karab registered as Document No. SRJ- 4-00377/2015-16 stored in CD.No.SRJD194, at the Office of the Sub-Registrar, Sarjapura.

Subsequently, the Landowners and the Developer decided to develop the converted land into villa project or row-houses/villament/apartment/any other residential development and entered into Rectification of Joint Development Agreement dated 30/3/2016 executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, registered as document No. JGN-1-3627/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Basavangudi (Jigani) re-negotiated the terms of JDA dated 30/03/2016 wherein it was decided to develop the property either into villa project or row-houses /villament /apartment/any other residential development by obtaining the development plan from BDA and sanctioned building plan. Accordingly in terms of rectification of Joint Development Agreement, Rectification of General Power of Attorney dated 30/03/2016 was executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani

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Shelters Pvt Ltd., pertaining to Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas registered as document No. JGN-4-00070/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Basavangudi (Jigani).

Subsequently Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas being the absolute owners of the property bearing Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr.R.Vijaya Kumar Reddy and Mr.A.Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 30/03/2016 and 20/06/2022 agreeing to develop the converted property vide Deed of Rectification/Addition/Deletion/Modification of Indentures dated. 30/03/2016 & 20/06/2022 which was executed on 15/02/2024. In terms of the above said Agreement, Deed of Rectification/Addition/Deletion/Modification of General Power of Attorney dated 15.02.2024, was executed jointly by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, registered as Document No. SRJ-4-00678-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura).

It appears that Smt.D.R.Gayathri c/o Chandrashekar Reddy applied for conversion of the property and an Official Memorandum dated 15/9/2022, vide No. ALN(ASH) SR/126/22-23 was issued by the Deputy Commissioner converting the property in Sy No. 5 measuring to an extent of 2 Acres 21 Guntas as per the master plan, situated at Chikkavadeyarapura Village, Sarajpura Hobli, Anekal Taluk Bangalore Urban District. The Conversion Sketch for Sy No. 5 measuring 2 Acres 21 Guntas confirms the extent of land converted.

Further It appears that Smt.D.R.Gayathri c/o Chandrashekar Reddy applied for conversion of the property and an Official Memorandum dated 30/12/2022, vide No. ALN(ASH)SR/161/22-23 was issued by the Deputy Commissioner converting the property in Sy No. 60/4 measuring to an extent of 1 Acre 34 Guntas as per the master plan, situated at Chikkavadeyarapura Village, Sarajpura Hobli, Anekal Taluk Bangalore Urban District. The Conversion Sketch for Sy No. 60/4 measuring 1 Acre 34 Guntas confirms the extent of land converted.

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The Encumbrance Certificate for the period from 01.04.1940 to 31.03.2004 and the Encumbrance Certificate for the period 01.04.2004 to 01/12/2023 in respect of **Sy No. 5 measuring 2 Acres 19 Guntas & Sy No. 60/4 measuring 1 Acre 30 Guntas**, which reflects the relevant transactions for the respective period.

E-katha issued by the Panchyatha having property No. 1502001016009000367, for Sy.No.5 measuring 10015.9696 Sq. Meters in the name of Smt.D.R.Gayathri c/o Chandrashekar Reddy.

E-katha issued by the Panchyatha having property No. 1502001016009000364, for Sy.No.60/4 measuring 7081.998739 Sq. Meters in the name of Smt.D.R.Gayathri c/o Chandrashekar Reddy.

Nil tenancy certificate dated 18/11/2019 for Sy No. 5 measuring 2 Acres 19 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

Nil tenancy certificate dated 19/11/2019 for Sy No. 60/4 measuring 1 Acre 30 Guntas stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

OPINION: - In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present Owner Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas are the absolute owners of the converted property bearing **Sy No. 5 measuring 2 Acres 19 Guntas & Sy No. 60/4 measuring 1 Acre 30 Guntas**, situated at Chikkavadeyarapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and has got absolute valid title, right and marketable title to the Schedule Property. The Present Owners Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas has entered into the Joint Development Agreement with and M/s Skanda Avani Shelters Pvt Ltd., registered as Document No. SRJ-1-05371/2015-16 stored in CD.No.SRJD194 on 30/3/2016, in the Office of the Sub-Registrar, Sarjapura for development of residential layout. In terms of the development agreement, General Power of Attorney dated 30/3/2016 was executed by Smt.D.R.Gayathri, G.C.Vikas, G.C.Tejas in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area registered as Document No. SRJ- 4-00377/2015-16 stored in CD. No. SRJD194 on 30/3/2016, at the Office of the Sub-Registrar, Sarjapura. Thereafter Rectification of Joint Development Agreement dated 30/3/2016 was executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters

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Pvt Ltd., registered as document No. JGN-1-3627/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Basavangudi (Jigani) re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses /villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan. Accordingly, in term of rectification of Joint Development Agreement, Rectification of General Power of Attorney dated 30/3/2016 was executed on 19/07/2022 by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas and M/s Skanda Avani Shelters Pvt Ltd., registered as document No. JGN-4-00070/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Basavangudi (Jigani) and Further, Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas being the absolute owners of the property bearing Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr.R.Vijaya Kumar Reddy and Mr.A.Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 30/03/2016 and 20/06/2022 agreeing to develop the converted property vide Deed of Rectification/Addition /Deletion/Modification of Indentures dated. 30/03/2016 & 20/06/2022 which was executed on 15/02/2024. In terms of the above said Agreement, Deed of Rectification/ Addition/Deletion /Modification of General Power of Attorney dated 15.02.2024, was executed jointly by Smt.D.R.Gayathri, G.C.Vikas and G.C.Tejas along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No. 60/4 measuring 01 Acre 30 Guntas and Sy No. 5 measuring 2 Acres 19 Guntas, registered as Document No. SRJ-4-00678-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura). Hence, my opinion is subject to the terms and conditions of the Joint Development agreement, Rectification of Joint Development Agreement, Rectification of General Power of Attorney and Deed of Rectification/Addition/Deletion/Modification of Indentures, and upon obtaining building plan approval and RERA registration.


KAVITHA A.B.
Advocate



**KAVITHA A. B
ADVOCATE**

No. 2577, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102

LEGAL REPORT

SCHEDULE PROPERTY

ITEM-1

All that piece and parcel of property in **Sy No. 18/1** measuring 1 Acre situated at Heggaondahalli Village Sarjapura Hobli, Anekal Taluk Bangalore Urban District (Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/131/22-23, (No. 398703) issued by Deputy Commissioner, Bangalore) and bounded on the

East by :- Property in Sy No. 18/2;

West by :- Property in Sy No. 21;

North by :- Property in Sy No. 19/3;

South by :- Chikkavaderapura Ghadi;

ITEM-2

All that piece and parcel of property in **Sy No. 18/2** measuring 27 Guntas situated at Heggaondahalli Village Sarjapura Hobli, Anekal Taluk Bangalore Urban District (Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/129/22-23, (No. 398712) issued by Deputy Commissioner, Bangalore) and bounded on the

East by :- Property in Sy No. 18/3;

West by :- Property in Sy No. 18/1;

North by :- Property in Sy No. 19/3;

South by :- Chikkavaderapura Ghadi;

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ITEM-3

All that piece and parcel of property in **Sy No. 18/3** measuring 1 Acre situated at Heggaondahalli Village Sarjapura Hobli, Anekal Taluk Bangalore Urban District (Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/124/22-23, (No. 398705) issued by Deputy Commissioner, Bangalore) and bounded on the

East by :- Property in Sy No. 18/4;
West by :- Property in Sy No. 18/2;
North by :- Property in Sy No. 19/3;
South by :- Chikkavaderapura Ghadi;

ITEM-4

All that piece and parcel of property in **Sy No. 18/4** measuring 1 acre situated at Heggaondahalli Village Sarjapura Hobli, Anekal Taluk Bangalore Urban District (Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/128/22-23, (No. 398706) issued by Deputy Commissioner, Bangalore) and bounded on the

East by :- Property in Sy No. 18/5;
West by :- Property in Sy No. 18/3;
North by :- Property in Sy No. 19/3;
South by :- Chikkavaderapura Ghadi;

ITEM-5

All that piece and parcel of property in **Sy No. 18/5** measuring 1 Acre situated at Heggaondahalli Village Sarjapura Hobli, Anekal Taluk Bangalore Urban District (Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/125/22-23, (No. 398707) issued by Deputy Commissioner, Bangalore) and bounded on the



East by :- Property in Sy No. 17;
 West by :- Property in Sy No. 18/4;
 North by :- Property in Sy No. 19/3;
 South by :- Chikkavaderapura Ghadi;

Present Owners: -

SY. No.	Area		Land Owner Name
	Acre	Guntas	
18/1	01	00	Sri. K.C.V. Madhukar
18/2	00	27	Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla
18/3	01	00	M/S Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati,
18/4	01	00	Smt. Manne Udaya Swapna, Miss. Manne krishna Sharada, Smt Mannekanaka Durga
18/5	01	00	M/S Skanda Avani Shelters Pvt Ltd.

DOCUMENTS PRODUCED FOR SY NO. 18: -

1. Tippani for Sy No. 18.
2. Atlas for Sy No. 18 (grama Pakka book) discloses sub division as 18/1, 18/2, 18/3, 18/4 and 18/5.
3. Hissa Manojin disclose the name of Hissdar of the property in 18/1 measuring 1 acre in the name of K V Madukar, 18/2 measuring 1 acre in the name of Sajan Poovaiah, 18/3 measuring 1 Acre in the name of Sajan Poovaiah, 18/4 measuring 1 Acre 02 Guntas in the name of Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada and Smt. Manna Kanaka Durga, and 18/5 measuring 1 Acre 02 Guntas in the name of Sajan Poovaiah.
4. Akarband for Sy No. 18/1, 18/2, 18/3, 18/4, 18/5 measuring 4 acre 27 guntas.

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5. Endorsement dated 18/01/2016 issued by the Tahsildar stating non availability of IL, RR and Preliminary record for Sy No. 18.
6. Endorsement dated 18/01/2016 issued by the Tahsildar stating non availability of form No 8 pertaining to Sy No. 18.
7. Phanies for the period from 1963-64 to 1968-69 reflects the name of Sri. Poojari Abbaiah bin Doddamuniyappa as Heduvallidar of the property in Sy No. 18.
8. RTC for the period from 1969-70 to 2023-24 with relevant entries.
9. Family tree of Sri. Poojari Abbaiah issued by the Village accountant discloses he having Smt. Rammakka, Smt. Channamma and Smt. Dodda Muniyamma as Daughter.
10. Order dated 30th May 1959 passed by the Special Deputy Commissioner for abolition of Inams in case No. 2 Bangalore issuing Occupancy right for the property in Sy No. 18 measuring 4 Acres 27 Guntas of Chikkavaderpura in the name of Poojari Abbaiah under sub section (1) section 2 of the Act, Mysore (personal and Quasi Miscellaneous)
11. IHC 2/91-92 (transfer in the name of Sri. Chennappa bin Muniyappa from Poojari Abbaiah after his demise).
12. MR 9/98-99 (transfer in the name of Smt. Rammakka, Smt. Channamma and Smt. Dodda Muniyamma based on RRTC (D) 103/96-97).
13. Appeal filed before Assistant Commissioner by Smt. Ramakka and other in RA No. 6/92-93 against Channappa and Tahsildar under Section 136 (2) of the Karnataka land revenue act challenging IHC 2/91-92.
14. Order dated 20/1/96 passed by the Assistant Commissioner in RA No. 6/92-93 allowing the appeal by setting aside the IHC 2/91-92 and remanded the matter for fresh disposal.
15. Plaint Copy filed by Smt. Ramakka Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Dodda Muniyamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Channamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah against Chennappa son of Muniyappa @ Chikka Muniyappa and others filed in O S No. 261/1992 in the court of Munsiff and JMFC at Anekal for Sy. No. 18 measuring 4 Acre 32 Guntas including 5 Gunts declaring that plaintiff is the absolute owner of the property.
16. Amended Plaint Copy filed by Smt. Ramakka Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Dodda Muniyamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Channamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah against Channappa son of Muniyappa @ Chikka Muniyappa and others filed in O S No. 261/1992 in the court of Munsiff and JMFC at Anekal for Sy. No. 18 measuring

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4 Acre 32 Guntas including 5 Gunts declaring that plaintiff is the absolute owner of the property.

17. Order sheet passed by the Civil Judge (JR Div) and JMFC in O.S. No. 261/1992.
18. Judgement and Decree dated 18/12/1999 passed by the Civil Judge (JR Div) and JMFC in O.S. No. 261/1992 decreeing the suit of the plaintiff and declaring that Smt. Rammakka, Smt. Channamma and Smt. Dodda Muniyamma are the absolute owner of the property and the defendant are restrained from interfering with the possession of the plaintiff.
19. Plaint copy filed by Smt. Gangamma wife of Narasimhaiah and daughter of Late Ramakrishnappa against Smt. Chennamma wife of Late Ramakrsihnappa claiming right in the property in O S No. 418/2004 in the court of the Civil Judge Junire Division and JMFC Anekal.
20. Compromise filed by the parties in O S No. 418/2004 in the court of the Civil Judge Junior Division and JMFC Anekal wherein a sum of Rs. 2,25,000/- was paid to the plaintiff and defendant No. 7 Smt. Anjinamma daughter of Ramakrishnappa by the proposed defendant Sri. Sajan Poovayya.
21. Deed of absolute sale dated 28/03/2005 executed by Mrs. Ramakka wife of Siddappa, Mrs. Chennamma wife of Late Ramakrishnappa and Mrs. Dodda Muniyamma wife of Krishnappa (all daughters of Poojari Abbaiah) in favour of Mr. Sajan Poovayya son of Mr. M.K. Poovayya transferring their right title and interest in the property in Sy No. 18 measuring 4 Acre 32 Guntas including 05 Guntas of karab registered as document No. ANk-1-29321/2004-05 in the office of the sub registrar at Anekal wherein Kamalamma, Narayanappa, Gopal, Somashekar and Venkatesh has signed the deed as confirming party.
22. MR 25/2004-05 (transfer in the name of Mr. Sajan Poovayya son of Mr. M.K. Poovayya after purchase of the property).
23. Order passed by the Karnataka Appellate Tribunal dated 09/11/2010, filed by Sri. Sajan Poovayya against State of Karnataka and The Assistant commissioner challenging the order passed by the Assistant commissioner in LRF 983) ASA/09/06-07 dated 18/07/2007 wherein 79(A) and (B) and Section 80 preceding was initiated after purchase of the property which was dropped.
24. MR 32/2008-09 confirms transfer of revenue records in the name of Sri. Sajan Poovayya.
25. Unregistered Deed of Declaration dated 15/04/2005 executed by daughter of Late Ramakrishnappa and Chennamma namely Smt. Parvathamma, Smt. Pillamma, Smt. Anjinamma confirms the execution of the sale deed in favour of Sri. Sajan Poovayya and declaring that they don't have right in the property.

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26. General Power of Attorney dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan authorizing and nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their Attorney to sell and do the acts and deeds pertaining to Sy No. 18 measuring 1 Acre out of 4 Acres 32 Guntas registered as Document No. SRJ-4-00051/2016-17 stored in CD. No. SRJD197 on 18/5/2016, at the Office of the Sub-Registrar, Sarjapura (Basavangudi).
27. General Power of Attorney dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs Sanjanthi Sajan authorizing and nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to sell and do the acts and deeds pertaining to Sy No. 18 measuring 3 Acre 32 Guntas out of 4 Acres 32 Guntas registered as Document No. SRJ-4-00050/2016-17 stored in CD. No. SRJD197 on 18/5/2016, at the Office of the Sub-Registrar, Sarjapura (Basavangudi).
28. Agreement of Sale dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan and minor children in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 18 measuring 3 Acre 32 Guntas registered as document No. SJR-1-00546/2016-17 stored in CD. No. SRJD197 in the office of the sub registrar at Sarjapura.
29. Agreement of Sale dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan and minor children in favour of K C V Madhukar agreeing to sell the property in Sy No. 18 measuring 1 Acre registered as document No. SJR-1-00545/2016-17 stored in CD. No. SRJD197 in the office of the sub registrar at Sarjapura.
30. Agreement of Sale dated 28/10/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan represented by their GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of R V Ram Mohan Rao agreeing to sell the property in Sy No. 18 measuring 15 Guntas registered as document No. CMP-1-06028/2016-17 stored in CD. No. CMPD197 in the office of the sub registrar at Chamrajapet.
31. Cancellation of Agreement to Sell dated 28/10/2016 executed on 25/8/2021 by Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., and Sri. R V Ram Mohan Rao and Dileep R cancelling the sale agreement executed on 28/10/2016, registered as document No. CMP-1-06028/2016-17 pertaining to the property in Sy No. 18 measuring 15 Guntas registered as document No. SRJ-1-2551/21-22, stored in CD No. SRJD921 in the office of the sub registrar at Sarajapura.

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32. Agreement of Sale dated 28/10/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan represented by their GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep in favour of R V Ram Mohan Rao and Dileep R agreeing to sell the property in Sy No. 18 measuring 25 Guntas registered as document No. CMP-1-06029/2016-17 stored in CD. No. CMPD197 in the office of the sub registrar at Chamrajapet.
33. Cancellation of Agreement to Sell dated 28/10/2016 executed on 25/8/2021 by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., and Sri. R V Ram Mohan Rao and Dileep R cancelling the sale agreement executed on 28/10/2016, registered as document No. CMP-1-06029/2016-17 pertaining to the property in Sy No. 18 measuring 25 Guntas registered as document No. SRJ-1-2553/21-22, stored in CD No. SRJD921 in the office of the sub registrar at Sarajpura.
34. Deed of Sale dated 10/2/2021 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as confirming party in favour of Sri. K C V Madhukar transferring his right title and interest in the property in Sy No. 18 measuring 1 Acre registered as document No. SRJ-1-04809/2020-21 stored in Cd. No. SRJD798 in the office of the sub registrar at Sarjapura.
35. Deed of Sale dated 09/08/2021 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as confirming party in favour of Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla transferring his right title and interest in the property in Sy No. 18 measuring 1 Acre registered as document No. SRJ-1-04809/2020-21 stored in Cd. No. SRJD798 in the office of the sub registrar at Sarjapura.
36. Joint Development Agreement dated 10/02/2021 executed by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada and Smt. Manna Kanaka Durga in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to develop the converted property bearing Sy No. 18 measuring 1 Acre Registered as Document No. SRJ-1-04806/2020-21 stored in CD.No.SRJD798 on 11/02/2021 at the Office of the Sub-Registrar, Sarjapura, with agreed ratio of 4233 Sq. Feet Smt. Manne Udaya Swapna, 4233 Sq. feet to Ms Manne Krishna

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Sharada and 4234 Sq. Feet to Smt. Manna Kanaka Durga to the Owners and remaining Sq. Feet to the Developer.

37. General Power of Attorney dated 10/2/2021 executed by Sri. K C V Madhukar in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep authorizing them to sell the developed area in property bearing Sy No. 18 measuring 01 Acre registered as Document No. SRJ- 4-00277/2020-21 stored in CD.No.SRJD798 on 11/02/2021, at the Office of the Sub-Registrar, Sarjapura.
38. Joint Development Agreement dated 10/2/2021 executed by Sri. K C V Madhukar in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to develop the converted property bearing Sy. No. 18 measuring 1 Acre of Registered as Document No. SRJ-1-04826/2020-21 stored in CD.No.SRJD799 on 12/02/2021, at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 12, 700 Sq. Feet to the developer and 12700 Sq. feet to Owners.
39. General Power of Attorney dated 10/2/2021 executed by Sri. K C V Madhukar in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep authorizing them to sell the developed area in property bearing Sy No. 18 measuring 01 Acre registered as Document No. SRJ- 4-00283/2020-21 stored in CD.No.SRJD194 on 30/3/2021, at the Office of the Sub-Registrar, Sarjapura.
40. Joint Development Agreement dated 09/8/2021 executed by Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to develop the converted property bearing Sy.No. 18/2 measuring 27 Guntas of Registered as Document No. SRJ-1-02547/2020-21 stored in CD.No.SRJD921 on 25/8/2021, at the Office of the Sub-Registrar, Sarjapura with agreed ratio 3572 Sq. feet to owner No. 1 and 2977 Sq. Ft to the Owners 2 and 3 and the remaining developed area to the developer.
41. General Power of Attorney dated 09/08/2021 executed by Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep authorizing them to sell the developed area in property bearing Sy.No. 18/2 measuring 27 Guntas registered as Document No. SRJ- 4-00120/2015-16 stored in CD.No.SRJD921 on 30/3/2021, at the Office of the Sub-Registrar, Sarjapura.

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42. Rectification of Joint Development Agreement dated 10/2/2021 executed on 14/07/2022 by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada, Smt. Manne Kanaka Durga and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/4 measuring 01 Acre, registered as document No. JGN-1-3633/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Jigani re-negotiated the terms of JDA dated 10/2/2021 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.
43. Rectification of General Power of Attorney dated 10/2/2021 executed on 14/07/2022 by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada, Smt. Manne Kanaka Durga and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/4 measuring 01 Acre registered as document No. JGN-4-00067/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani.
44. Rectification of Joint Development Agreement dated 21/10/2020 executed on 04/07/2022 by Sri. K. C.V. Madhukar Son of Late Venkataramanappa and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/1 measuring 01 Acre registered as document No. JGN-1-3631/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.
45. Rectification of General Power of Attorney dated 10/2/2021 executed on 04/07/2022 by Sri. K. C.V. Madhukar Son of Late Venkataramanappa and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/1 measuring 59 Guntas registered as document No. JGN-4-00072/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani.
46. Rectification of Joint Development Agreement dated 09/08/2021 executed on 29/6/2022 by Sri. Dileep Ramanolla, Sri. Srikanth R and Sri. Vikranth R and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/4 measuring 01 Acre, registered as document No. JGN-1-3632/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Jigani re-negotiated the terms of JDA dated 09/8/2021 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other

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residential development by obtaining the development plan form BDA and sanctioned building plan.

47. Rectification of General Power of Attorney dated 09/08/2021 executed on 29/6/2022 by Sri. Dileep Ramanolla, Sri. Srikanth R and Sri. Vikranth R and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/2 measuring 27 Guntas registered as document No. JGN-4-00068/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani.
48. Rectification Addition/deletion/modification of Indentures deed dated 15/02/2024, executed by Sri. K.C.V. Madhukar. along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 18/1 measuring 1 acre Registered as Document No. 10563 stored in on 15/02/2024, at the Office of the Sub-Registrar.
49. Rectification Addition/deletion/modification of General Power of Attorney dated 15/02/2024, executed by Sri. K.C.V. Madhukar. along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 18/1 measuring 1 acre Registered as Document No. 00679 stored in on 15/02/2024, at the Office of the Sub-Registrar.
50. Rectification Addition/deletion/modification of Indentures deed dated 22/02/2024, executed by Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 18/2 measuring 27 guntas.
51. Rectification Addition/deletion/modification of General Power of Attorney dated 22/02/2024, executed by Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s Neo Build agreeing to develop the converted property bearing Sy No. 18/2 measuring 27 guntas.
52. Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/131/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/1 measuring 1 Acre for Non- Agricultural Purpose as per the master plan.
53. Conversion sketch for Sy No. 18/1 measuring 1 Acre.
54. Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/129/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/2 measuring 27 Gunta for Non- Agricultural Purpose as per the master plan.

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55. Conversion sketch for Sy No. 18/2 measuring 27 Guntas.
56. Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/124/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/3 measuring 1 Acre 01 Gunta for Non-Agricultural Purpose as per the master plan.
57. Conversion sketch for Sy No. 18/3 measuring 1 Acre 01 Guntas.
58. Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH /SR/128/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/4 measuring 1 Acre 02 Gunta for Non-Agricultural Purpose as per the master plan.
59. Conversion sketch for Sy No. 18/4 measuring 1 Acre 02 Guntas.
60. Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH /SR/128/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/5 measuring 1 Acre 02 Gunta for Non-Agricultural Purpose as per the master plan.
61. Conversion sketch for Sy No. 18/5 measuring 1 Acre 02 Guntas.
62. Endorsement dated 25/02/2016 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 18 measuring 4 Acres 27 Guntas.
63. Endorsement dated 25/02/2016 issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate for Sy No. 18 measuring 4 Acres 27 Guntas.
64. Nil tenancy certificate dated 20/01/2016 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 18 measuring 4 Acres 27 Guntas.
65. EC for the period from 1/4/1940 to 31/3/2004 reflects partition deed dated 3/9/73 among Munishamppa, G M Ramaiah, Joddappa GM Krishnappa and G M Narayanappa (clarify required) .
66. EC for the period from 1/4/2004 to 1/12/2023 reflects various transaction for that period.
67. E-katha issued by the Panchyatha having property No. 150200101600820170, katha No. 18/1 measuring 4046.85 Sq. Meters in the name of Sri. K. C. V. Madhukar.
68. E-katha issued by the Panchyatha having property No. 150200101600820168, katha No. 18/2 measuring 2731.62 Sq. Meters in the name of Sri. Dileep Ramanolla, Sri. Srikanth R and Sri. Vikranth R .



69. E-katha issued by the Panchyatha having property No. 150200101600820171, katha No. 18/3 measuring 4046.85 Sq. Meters in the name of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep, Sri. Uvtukuru Venkata Rami Reddy, Jayanth N Thyamagundlam, D Srimannarayana Reddy and Satish Gedupudi & others.
70. E-katha issued by the Panchyatha having property No. 150200101600820169, katha No. 18/4 measuring 4046.85 Sq. Meters in the name of Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada, Smt. Manne Kanaka Durga.
71. E-katha issued by the Panchyatha having property No. 150200101600820169, katha No. 18/5 measuring 4046.85 Sq. Meters in the name of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep.

TITLE FLOW OF THE PROPERTY

I have been produced the Xerox copy of the documents mentioned above and I have carefully perused all the Photostat copies of the documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location and shape of the Survey Number 18. The Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 18, further is also discloses that the Sy. No. 18 is phoodi and sub-divided as Sy No. 18/1, 18/2, 18/3, 18/4 and 18/5. The Karnataka Revision Settlement Akarbandh Extract discloses the total and actual extent of Sy. No. 18/1, 18/2, 18/3, 18/4 and 18/5.

The Record of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 2023-24 in respect of Survey No. 18, further Sy No. 18 is phoodi and sub-divided as Sy No. 18/1, 18/2, 18/3, 18/4 and 18/5, which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of land owners in the following manner;

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Sy. No.	Acre	Guntas	Land Owners Name
18/1	01	00	Sri. K.C.V. Madhukar.
18/2	00	27	Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla.
18/3	01	00	M/S Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati.
18/4	01	00	Smt. Manne Udaya Swapna, Miss. Mannekrishna Sharada, Smt. Mannekanaka Durga.
18/5	01	00	M/s Skanda Avani Shelters Pvt ltd.

It appears that by an Order dated 30th May 1959 passed by the Special Deputy Commissioner for abolition of Inams in case No. 2 Bangalore, Occupancy right for the property in Sy No. 18 measuring 4 Acres 27 Guntas of Chikkavaderpura was order to be registered in the name of Poojari Abbaiah under sub section (1) section 2 of the Act, Mysore (personal and Quasi Miscellaneous). The Endorsement dated 18/01/2016 is issued by the Tahsildar stating non availability of form No 8 pertaining to Sy No. 18.

It appears that, Sri. Chennappa bin Muniyappa after the demise of Poojari Abbaiah got his name mutated in the RTC which was challenged by the daughter of Late Poojari Abbaiah before the Assistant Commissioner by Smt. Ramakka and other in RA No. 6/92-93 against Channappa and Tahsildar under Section 136 (2) of the Karnataka land revenue act challenging IHC 2/91-92. After hearing the appeal an Order dated 20/1/96 was passed by the Assistant Commissioner in RA No. 6/92-93 allowing the appeal by setting aside the IHC 2/91-92 and remanded the matter for fresh disposal.

Further it appears from the Complaint Copy, that Smt. Ramakka Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Dodda Muniyamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Channamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah filed suit against Chennappa son of Muniyappa @ Chikka Muniyappa and others in O S No. 261/1992 in the court of Munsiff and JMFC at Anekal for Sy. No. 18 measuring 4 Acre 32 Guntas including 5 Guntas declaring that plaintiff is the absolute owner of the property. Thereafter Amended Complaint was filed by Smt. Ramakka Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt.

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Dodda Muniyamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah, Smt. Channamma Daughter of Late Poojary Abbaiah @ Chikkeerappa @ Chikkabbaiah against Channappa son of Muniyappa @ Chikka Muniyappa and others filed in O S No. 261/1992 in the court of Munsiff and JMFC at Anekal for Sy. No. 18 measuring 4 Acre 32 Guntas including 5 Guntas declaring that plaintiff is the absolute owner of the property. accordingly, Judgement and Decree dated 18/12/1999 was passed by the Civil Judge (JR Div) and JMFC in O.S. No. 261/1992 decreeing the suit of the plaintiff and declaring that Smt. Rammakka, Smt. Channamma and Smt. Dodda Muniyamma are the absolute owner of the property and the defendant are restrained from interfering with the possession of the plaintiff.

Deed of absolute sale dated 28/03/2005 executed by Mrs. Ramakka wife of Siddappa, Mrs. Chennamma wife of Late Ramakrishnappa and Mrs. Dodda Muniyamma wife of Krishnappa (all daughters of Poojari Abbaiah) in favour of Mr. Sajan Poovayya son of Mr. M.K. Poovayya transferring their right title and interest in the property in Sy No. 18 measuring 4 Acre 32 Guntas including 05 Guntas of karab registered as document No. ANk-1-29321/2004-05 in the office of the sub registrar at Anekal wherein Kamalamma, Narayanappa, Gopal, Somashekar and Venkatesh has signed the deed as confirming party.

MR 25/2004-05 (transfer in the name of Mr. Sajan Poovayya son of Mr. M.K. Poovayya after purchase of the property).

Order passed by the Karnataka Appellate Tribunal dated 09/11/2010, filed by Sri. Sajan Poovayya against State of Karnataka and The Assistant commissioner challenging the order passed by the Assistant commissioner in LRF 983) ASA/09/06-07 dated 18/07/2007 wherein 79(A) and (B) and Section 80 preceding was initiated after purchase of the property which was dropped.

MR 32/2008-09 confirms transfer of revenue records in the name of Sri. Sajan Poovayya.

Unregistered Deed of Declaration dated 15/04/2005 executed by daughter of Late Ramakrishnappa and Chennamma namely Smt. Parvathamma, Smt. Pillamma, Smt. Anjinamma confirms the execution of the sale deed in favour of Sri. Sajan Poovayya and declaring that they don't have right in the property.

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General Power of Attorney dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan authorizing and nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their Attorney to sell and do the acts and deeds pertaining to Sy No. 18 measuring 1 Acre out of 4 Acres 32 Guntas registered as Document No. SRJ-4-00051/2016-17 stored in CD. No. SRJD197 on 18/5/2016, at the Office of the Sub-Registrar, Sarjapura (Basavangudi).

General Power of Attorney dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs Sanjanthi Sajan authorizing and nominating M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as their attorney to sell and do the acts and deeds pertaining to Sy No. 18 measuring 3 Acre 32 Guntas out of 4 Acres 32 Guntas registered as Document No. SRJ-4-00050/2016-17 stored in CD. No. SRJD197 on 18/5/2016, at the Office of the Sub-Registrar, Sarjapura (Basavangudi).

Agreement of Sale dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan and minor children in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to sell the property in Sy No. 18 measuring 3 Acre 32 Guntas registered as document No. SJR-1-00546/2016-17 stored in CD. No. SRJD197 in the office of the sub registrar at Sarjapura.

Agreement of Sale dated 16/05/2016 executed by Mr. Sajan Poovayya and Mrs. Sanjanthi Sajan and minor children in favour of K C V Madhukar agreeing to sell the property in Sy No. 18 measuring 1 Acre registered as document No. SJR-1-00545/2016-17 stored in CD. No. SRJD197 in the office of the sub registrar at Sarjapura.

FOR SY. No. 18/1, Measuring 1 Acre.

Deed of Sale dated 10/2/2021 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as confirming party in favour of Sri. K C V Madhukar transferring his right title and interest in the property in Sy No. 18 measuring 1 Acre registered as document No. SRJ-1-04809/2020-21 stored in Cd. No. SRJD798 in the office of the sub registrar at Sarjapura.

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Joint Development Agreement dated 10/2/2021 executed by Sri. K C V Madhukar in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to develop the converted property bearing Sy. No. 18 measuring 1 Acre of Registered as Document No. SRJ-1-04826/2020-21 stored in CD.No.SRJD799 on 12/02/2021, at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 12, 700 Sq. Feet to the developer and 12700 Sq. feet to Owners.

General Power of Attorney dated 10/2/2021 executed by Sri. K C V Madhukar in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep authorizing them to sell the developed area in property bearing Sy No. 18 measuring 01 Acre registered as Document No. SRJ- 4-00283/2020-21 stored in CD.No.SRJD194 on 30/3/2021, at the Office of the Sub-Registrar, Sarjapura.

Rectification of Joint Development Agreement dated 21/10/2020 executed on 04/07/2022 by Sri. K. C.V. Madhukar Son of Late Venkataramanappa and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/1 measuring 01 Acre registered as document No. JGN-1-3631/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani, re-negotiated the terms of JDA dated 30/3/2016 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.

Rectification of General Power of Attorney dated 10/2/2021 executed on 04/07/2022 by Sri. K. C.V. Madhukar Son of Late Venkataramanappa and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/1 measuring 59 Guntas registered as document No. JGN-4-00072/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani.

Subsequently Sri. K.C.V. Madhukar being the absolute owner of the property bearing Sy. No. 18/1 measuring 1 acre, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 10/02/2021 and 04/07/2022 agreeing to develop the converted property bearing **Sy No. 18/1 measuring 1 acre**, Registered as Document No. SRJ-1-10563-

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2023-24, on 15/02/2024 at the Office of the Sub-Registrar, Sarjapura. In terms of the above said Agreement, General Power of Attorney dated 15.02.2024, executed jointly by Sri. K.C.V. Madhukar along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing **Sy No. 18/1 measuring 1 acre**, registered as Document No. SRJ-4-00679 on 15/02/2024, at the Office of the Sub-Registrar, Sarjapura.

FOR SY. No. 18/2, Measuring 27 Guntas

Deed of Sale dated 09/08/2021 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as confirming party in favour of Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla transferring his right title and interest in the property in Sy No. 18 measuring 27 Guntas registered as document No. SRJ-1-02545/2021-2022 stored in Cd. No. SRJD921, on dated 25/08/2021 in the office of the sub registrar at Sarjapura.

Joint Development Agreement dated 09/8/2021 executed by Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to develop the converted property bearing Sy. No. 18/2 measuring 27 Guntas of Registered as Document No. SRJ-1-02547/2020-21 stored in CD. No. SRJD921 on 25/8/2021, at the Office of the Sub-Registrar, Sarjapura with agreed ratio 3572 Sq. feet to owner No. 1 and 2977 Sq. Ft to the Owners 2 and 3 and the remaining developed area to the developer.

General Power of Attorney dated 09/08/2021 executed by Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep authorizing them to sell the developed area in property bearing Sy. No. 18/2 measuring 27 Guntas registered as Document No. SRJ- 4-00120/2015-16 stored in CD. No. SRJD921 on 30/3/2021, at the Office of the Sub-Registrar, Sarjapura.

Rectification of Joint Development Agreement dated 09/08/2021 executed on 29/6/2022 by Sri. Dileep Ramanolla, Sri. Srikanth R and Sri. Vikranth R and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/4 measuring 01 Acre,

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registered as document No. JGN-1-3632/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Jigani, re-negotiated the terms of JDA dated 09/8/2021 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.

Rectification of General Power of Attorney dated 09/08/2021 executed on 29/6/2022 by Sri. Dileep Ramanolla, Sri. Srikanth R and Sri. Vikranth R and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/2 measuring 27 Guntas registered as document No. JGN-4-00068/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani.

Subsequently Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla being the absolute owner of the property bearing Sy. No. 18/2 measuring 27 guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 10/02/2021 and 04/07/2022 agreeing to develop the converted property bearing Sy No. 18/2 measuring 27 guntas. In terms of the above said Agreement, General Power of Attorney executed jointly by Sri. Dileep Ramanolla, Srikantha Ramanolla, Sri. Vikranth Ramanolla along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing **Sy No. 18/2** measuring 27 guntas.

FOR SY. No. 18/3, Measuring 1 Acre.

It appears that Deed of Sale dated 21/04/2023 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., in favour of M/S. Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati, transferring their right title and interest in the property in Sy No. 18/3, measuring 1 Acre registered as document No. SRJ-1-00618-2023-24 on 24/04/2023 in the office of the sub registrar at Sarjapura.

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Thus M/S. Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati, became the absolute owner of the property in Sy. No. 18/3 measuring 1 Acre.

Likewise, M/S. Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati, being the absolute owners of the property in Sy No. 18/3, measuring 1 Acre with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 21/04/2023 in favour of M/s. Neobuild Ventures LLP., agreeing to develop the converted property bearing **Sy. No. 18/3 measuring 1 Acre** Registered as Document No. SRJ-1-00622-2023-24 on 24/04/2023, at the Office of the Sub-Registrar, Sarjapura. In terms of the Joint Development Agreement, General Power of Attorney dated 21/04/2023, executed by M/S. Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati, in favour of M/s. Neobuild Ventures LLP., authorizing them to sell the developed area in property bearing Sy No. 18/3, measuring 1 Acre registered as Document No. SRJ-4-00037-2023-24 on 24/04/2023, at the Office of the Sub-Registrar, Sarjapura.

FOR SY. No. 18/4, Measuring 1 Acre.

Deed of Sale dated 10/2/2021 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep as confirming party in favour of Smt. Manne Udaya Swapna, Ms. Manne Krishna Sharada and Smt. Manna Kanaka Durga transferring his right title and interest in the property in Sy No. 18 measuring 1 Acre registered as document No. SRJ-1-04805/2020-21 stored in Cd. No. SRJD798 in the office of the sub registrar at Sarjapura.

Caavilth A.B

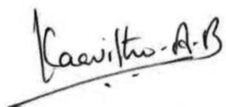
Joint Development Agreement dated 10/02/2021 executed by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada and Smt. Manna Kanaka Durga in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep agreeing to develop the converted property bearing Sy No. 18 measuring 1 Acre Registered as Document No. SRJ-1-04806/2020-21 stored in CD. No. SRJD798 on 11/02/2021 at the Office of the Sub-Registrar, Sarjapura. Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada and Smt. Manna Kanaka Durga to the Owners and remaining Sq. Feet to the Developer.

General Power of Attorney dated 10/2/2021 executed by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada and Smt. Manna Kanaka Durga in favour of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep authorizing them to sell the developed area in property bearing Sy No. 18 measuring 01 Acre registered as Document No. SRJ- 4-00277/2020-21 stored in CD.No. SRJD798 on 11/02/2021, at the Office of the Sub-Registrar, Sarjapura.

Rectification of Joint Development Agreement dated 10/2/2021 executed on 14/07/2022 by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada, Smt. Manne Kanaka Durga and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/4 measuring 01 Acre, registered as document No. JGN-1-3633/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Jigani, re-negotiated the terms of JDA dated 10/2/2021 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan form BDA and sanctioned building plan.

Rectification of General Power of Attorney dated 10/2/2021 executed on 14/07/2022 by Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada, Smt. Manne Kanaka Durga and M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep pertaining to Sy No. 18/4 measuring 01 Acre registered as document No. JGN-4-00067/22-23, stored in Cd. No. JGND1419 in the office of Sub registrar at Jigani.

Subsequently Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada and Smt. Manna Kanaka Durga being the absolute owner of the property bearing Sy. No. 18/4 measuring 1 acre, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda

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Avani Shelters Pvt Ltd., under the above said indentures dated 10/02/2021 and 04/07/2022 agreeing to develop the converted property bearing Sy. No. 18/4 measuring 1 acre.

FOR SY. No. 18/5, Measuring 1 Acre.

It appears that Deed of Sale dated 21/04/2023 executed by Sri. Sajan Poovayya represented by his GPA Holder M/s Skanda Avani Shelters Pvt Ltd., in favour of M/S. Skanda Avani Shelters Pvt Ltd., transferring their right title and interest in the property in Sy No. 18/5, measuring 1 Acre registered as document No. SRJ-1-01223-2023-24 CD no. SRJD1386 on 24/04/2023 in the office of the sub registrar at Sarjapura.

Thus M/S. Skanda Avani Shelters Pvt Ltd., became the absolute owner of the property in Sy. No. 18/5 measuring 1 Acre.

Likewise, M/S. Skanda Avani Shelters Pvt Ltd., being the absolute owners of the property in Sy No. 18/5, measuring 1 Acre with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 18/05/2023 in favour of M/s. Neobuild Ventures LLP., agreeing to develop the converted property bearing **Sy. No. 18/5 measuring 1 Acre** Registered as Document No. SRJ-1-01224-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura. In terms of the Joint Development Agreement, General Power of Attorney dated 18/05/2023, executed by M/S. Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP., authorizing them to sell the developed area in property bearing Sy No. 18/5, measuring 1 Acre registered as Document No. SRJ-4-00074-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura.

Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/131/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/1 measuring 1 Acre for Non- Agricultural Purpose as per the master plan. Conversion sketch for Sy No. 18/1 confirms the shape and location of the property measuring 1 Acre.

Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/129/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/2 measuring 27 Gunta for Non- Agricultural Purpose as per the master plan. Conversion sketch for Sy No. 18/2 confirms the shape and location of the property measuring 27 Guntas.

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Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/124/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/3 measuring 1 Acre for Non- Agricultural Purpose as per the master plan. Conversion sketch for Sy No. 18/3 confirms the shape and location of the property measuring 1 Acre.

Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/128/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/4 measuring 1 Acre for Non- Agricultural Purpose as per the master plan. Conversion sketch for Sy No. 18/4 confirms the shape and location of the property measuring 1 Acre.

Conversion Orders dated 15/9/2022 vide Official Memorandum bearing ALN/ASH/SR/125/22-23, issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 18/5 measuring 1 Acre for Non- Agricultural Purpose as per the master plan. Conversion sketch for Sy No. 18/5 confirms the shape and location of the property measuring 1 Acre.

The Encumbrance Certificate for the period 01/04/1960 to 31.03.2004, Encumbrance Certificate for the period 01.04.2004 to 01/12/2023 in respect of Old Survey No. 18, **SY. No. 18/1, Measuring 1 Acre, SY. No. 18/2, Measuring 27 Gunta, SY. No. 18/3, Measuring 1 Acre, SY. No. 18/4, Measuring 1 Acre, SY. No. 18/5, Measuring 1 Acre.**, reflects the relevant transactions for the respective period.

E-katha issued by the Panchyatha having property No. 150200101600820170, katha No. 18/1 measuring 4046.85 Sq. Meters in the name of Sri. K. C. V. Madhukar.

E-katha issued by the Panchyatha having property No. 150200101600820168, katha No. 18/2 measuring 2731.62 Sq. Meters in the name of Sri. Dileep Ramanolla, Sri. Srikanth R and Sri. Vikranth R .

E-katha issued by the Panchyatha having property No. 150200101600820171, katha No. 18/3 measuring 4046.85 Sq. Meters in the name of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep, Sri. Uvtukuru Venkata Rami Reddy, Jayanth N Thyamagundlam, D Srimannarayana Reddy and Satish Gedupudi & others.

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E-katha issued by the Panchyatha having property No. 150200101600820169, katha No. 18/4 measuring 4046.85 Sq. Meters in the name of Smt. Manne Udaya Swapna, Ms Manne Krishna Sharada, Smt. Manne Kanaka Durga.

E-katha issued by the Panchyatha having property No. 150200101600820167, katha No. 18/5 measuring 4046.85 Sq. Meters in the name of M/s Skanda Avani Shelters Pvt Ltd., by its Managing Directors Sri. R Vijaya Kumar Reddy and Sri. Ramanolla Sandeep.

Endorsement dated 25/02/2016 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 18 measuring 4 Acres 27 Guntas.

Endorsement dated 25/02/2016 issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate for Sy No. 18 measuring 4 Acres 27 Guntas.

Nil tenancy certificate dated 20/01/2016 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act for Sy No. 18 measuring 4 Acres 27 Guntas.

OPINION

In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present Owner are as per the below :

SY. No.	Area		Land Owner Name
	Acre	Guntas	
18/1	01	00	Sri. K.C.V. Madhukar
18/2	00	27	Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla
18/3	01	00	M/S Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati,
18/4	01	00	Smt. Manne Udaya Swapna, Miss. Manne krishna Sharada, Smt Mannekanaka Durga
18/5	01	00	M/S Skanda Avani Shelters Pvt Ltd.

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situated at Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and has got absolute valid title, right and marketable title to the Schedule Property.


Further, 1. Sri. K.C.V. Madhukar, being the absolute owners of the property bearing Sy No. 18/1 measuring 1 Acres, 2. Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla being the absolute owners of the property bearing Sy No. 18/2 measuring 27 Guntas 3. Smt. Manne Udaya Swapna, Miss. Manne Krishna Sharada, Smt Manne kanaka Durga, being the absolute owners of the property bearing Sy No. 18/4 measuring 1 Acres, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr. R. Vijaya Kumar Reddy and Mr. A. Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures agreeing to develop the converted property vide Deed of Rectification/Addition/Deletion/Modification of Indentures. In terms of the above said Agreement, Deed of Rectification/Addition/Deletion/Modification of General Power of Attorney was executed by 1. Sri. K.C.V. Madhukar, 2. Sri. Dileep Ramanolla, Sri. Srikanth Ramanolla, Sri. Vikranth Ramanolla 3. Smt. Manne Udaya Swapna, Miss. Manne Krishna Sharada, Smt Manne kanaka Durga, along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No. 18/1, measuring 01 Acre, bearing Sy No. 18/2 measuring 27 Guntas and bearing Sy no. 18/5 measuring 01 Acre, executed as stated above.

Further, I am of the considered opinion that the present owner M/S. Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri. Sreenivas Akurati, being the absolute owners of the property in Sy No. 18/3, measuring 1 Acre with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 21/04/2023 in favour of M/s. Neobuild Ventures LLP., agreeing to develop the converted property bearing **Sy. No. 18/3 measuring 1 Acre** Registered as Document No. SRJ-1-00622-2023-24 on 24/04/2023, at the Office of the Sub-Registrar, Sarjapura. In terms of the Joint Development Agreement, General Power of Attorney dated 21/04/2023, executed by M/S. Skanda Avani Shelters Pvt Ltd., Sri. Vutukur Venkata Rami Reddy, Sri. Jayanth B Thyamagundlam, Sri. D Srimannarayana Reddy, Sri. Sathish Gedupudi, Smt. Sravani Boggaram, Smt. B Sravanthi, Smt. Balarama Krishna Nadipineni, Smt. Mrudula Nadipineni, Sri.

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Sreenivas Akurati, in favour of M/s. Neobuild Ventures LLP., authorizing them to sell the developed area in property bearing Sy No. 18/3, measuring 1 Acre registered as Document No. SRJ-4-00037-2023-24 on 24/04/2023, at the Office of the Sub-Registrar, Sarjapura.

Further, I am of the considered opinion that the present owner M/S. Skanda Avani Shelters Pvt Ltd., being the absolute owners of the property in Sy No. 18/5, measuring 1 Acre with the intention to jointly develop the same by construction residential apartment has entered into Joint Development Agreement dated 18/05/2023 in favour of M/s. Neobuild Ventures LLP., agreeing to develop the converted property bearing **Sy. No. 18/5 measuring 1 Acre** Registered as Document No. SRJ-1-01224-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura. In terms of the Joint Development Agreement, General Power of Attorney dated 18/05/2023, executed by M/S. Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP., authorizing them to sell the developed area in property bearing Sy No. 18/5, measuring 1 Acre registered as Document No. SRJ-4-00074-2023-24 on 18/05/2023, at the Office of the Sub-Registrar, Sarjapura.


KAVITHA A.B.
Advocate



**KAVITHA A. B
ADVOCATE**

No. 2577, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102

LEGAL REPORT

SCHEDULE PROPERTY

All that part and parcel of the undeveloped vacant agricultural land bearing **Sy.No.19/3** measuring to an extent of **2 Acres 2 Guntas** situated at Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

BOUNDARIES			
East	West	North	South
Survey No. 17	Survey No.20	Survey No. 19/2	Survey No. 18

Present Owner: - Sri. Dileep Ramanolla and K C V Madhukar

DOCUMENTS PRODUCED FOR SY NO. 19: -

1. Atlas for Sy No. 19 shows Sy No. 19/1, Sy No. 19/2 and 19/3 and Hissa Manjoni for Sy No. 19 shows Sy No. 19/1 and 19/3.
2. Akarband for Sy No. 19/3 measuring 2 Acres 02 Guntas.
3. Index of land and record of rights.
4. Phanies for the period from 1963-64, 1967-68, 1968-69, reflects the name of Sri.Chowdappa Reddy bin Marullappa as Huduvalidar of the property in Sy No. 19 measuring 4 Acres 30 Guntas karab 04 Guntas.
5. RTC for the period from 1969-70 to 2022-23 for Sy No.19 & 19/3.
6. RTC for the period from 2022-23 reflects the name of Sri.K.C.V Madhukar and Sri.Dileep Ramanolla for 2 Acres 02 Guntas in Sy No. 19/3.
7. Order passed by the Special Deputy Commissioner for Inams in Case No.12/1959-60 occupancy right of the land in Sy No. 19 measuring 4 Acres 30 Guntas to one Bodireddy as Quasi permanent tenant under Section 6 of the Act.
8. Endorsement dated 9/10/2020 issued by the Tahsildar stating non-availability of Form No. 8 pertaining to Sy No. 19.

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9. Sale deed dated 27/05/1978 executed by G.M.Ramaiah, G.M.Krishnappa and G.M.Narayana Reddy all sons of Bodappa (Bodireddy) uruf Munishamappa in favour of Patel Munishamappa Son of Motappa pertaining to Sy No. 19 measuring 2 Acres 02 Guntas registered as document No. 486/78-79 in the office of the Sub-registrar at Anekal.
10. MR 1/86-87 (transfer in the name of Patel Munishamappa Son of Motappa after purchase vide document No. 486/78-79 dated 27/5/78 for measuring 2 Acres 02 Guntas in Sy No. 19).
11. Panchayatha Partition dated 24/01/84 executed among Patel Munishamappa and his children's namely Sri.Krishnappa, Sri.Govindappa, and daughter namely Smt.Gowramma, Smt.Jayamma, Smt.Lakshmiddevamma, Smt.Munilakshmiamma, Smt.Susheelamma wherein the Property in Sy No. 19 measuring 2 Acres 02 Guntas was allotted to the share of Smt.Gowramma under D Schedule and his daughters are also given share in the property.
12. Family tree of Sri.Patel Munishamappa issued by the Revenue Department discloses that he has wife by name Smt.Chinnamma and out of their wed lock they have Krishnappa, Smt.Jayamma, Smt.Gowramma, Smt.Lakshmiddevamma, Sri.Govindappa, Smt.Susheelamma and Smt.Munilakshmiamma as children.
13. Family tree of Smt.Gowramma issued by the Revenue Department discloses that she has Sri.Amaresh, Sri.D.C.Venkatraju, Sri.Basavarajappa, Smt.Jamuna and Late.Pushpa as children.
14. Death certificate of Late Pushpa issued by the Authority confirms she having expired on 18/10/2018.
15. Sale Deed dated 21/10/2020 executed by Smt.Gowramma daughter of Late.Patel Muniswamappa and others in favour of Sri.K.C.V Madhukar and Sri.Dileep Ramanolla transferring their right, title and interest in the property in Sy No. 19/3 (Old Sy No. 19) measuring 2 Acres 02 Guntas registered as document No. SRJ-1-02483/2020-21, stored in CD.No.SRJD717 in the office of the Sub registrar at Sarjapura.
16. Joint Development Agreement dated 21/10/2020 executed by Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy.No. 19/3 measuring 2 Acres 02 Guntas Registered as Document No. SRJ-1-02487/2020-21 stored in CD.No.SRJD717, at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 13000 Sq. Feet to the developer and 13000 Sq. Ft to the each Owners.

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17. General Power of Attorney dated 21/10/2020 executed by Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy. No. 19/3 measuring 2 Acres 02 Guntas Registered as Document No. SRJ-4-00144/2020-21 stored in CD. No. SRJD717, at the Office of the Sub-Registrar, Sarjapura.
18. Rectification of Joint Development Agreement dated 21/10/2020 executed on 19/07/2022 by Sri.Dileep Ramanolla and K.C.V.Madhukar and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 19/3 measuring 2 Acres 02 Guntas registered as document No. JGN-1-3630/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Basavangudi (Jigani).
19. Rectification of General Power of Attorney dated 21/10/2020 executed on 19/07/2022 by Sri.Dileep Ramanolla and K.C.V.Madhukar and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 19/3 measuring 2 Acres 02 Guntas registered as document No. JGN-4-00071/22-23, stored in CD. No. JGND1419 in the office of Sub registrar at Basavangudi (Jigani).
20. Conversion Order dated 28/9/2022 vide Official Memorandum bearing ALN/ASH/SR/130/22-23 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 19/3 measuring 2 Acres 03 Guntas for Non- Agricultural Purpose as per the master plan.
21. Conversion sketch for Sy No. 19/3 measuring 2 Acres 03 Guntas.
22. Endorsement dated 14/1/2020 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 19/3 measuring 2 Acres 02 Guntas.
23. Endorsement issued by the Assistant Commissioner stating that there are no cases pending or filed under PTCL Act as on the date of issuance of the certificate for Sy No. 19/3 measuring 2 Acres 02 Guntas.
24. Endorsement dated 10/1/2020 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
25. E-katha issued by the Panchyatha having Property No. 150200101600820166, katha for Sy.No. 19/3 measuring 8296.05 Sq. Meters in the name of Sri.Dileep Ramanolla and K.C.V.Madhukar.
26. EC for the period from 1/4/1950 to 31/03/2004 reflects various transactions for Sy.No.19/3.
27. EC for the period from 1/4/2004 to 09/11/2023 reflects various transactions for Sy.No.19/3.

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TITLE FLOW OF PROPERTY

I have been produced the Photo copy of the documents mentioned above and I have carefully perused all the Photostat copies of the documents pertaining to the property furnished to me. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location and shape of the Survey Number 19. The Hissa Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 19, further it also discloses that the Sy.No.19 is phoodi and sub-divided as Sy No. 19/1, Sy.No.19/2, Sy.No.19/3. The Karnataka Revision Settlement Akarband Extract discloses the total and actual extent of Sy.No.19/3.

The Records of Rights, Tenancy and Crops/ Pahani for the period 1969-70 to 2023-24 in respect of Survey No.19, is phoodi and sub-divided as Sy No. 19/1, Sy.No.19/2 & Sy.No.19/3 measuring 02 Acres 02 Guntas which corroborates with the documents furnished to us and does not deviate in ownership or occupancy in respect of the Property.

The Records of Tenancy and Crops Certificate for the period from 2023-24 reflects the name of Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla, for 02 Acres 02 Guntas as kathedrar of the Property in Sy.No.19/3.

It appears that the Property in Sy No. 19 measuring to an extent of 4 Acres 30 Guntas situated at Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District was granted to one Sri.Bodireddy by the Special Deputy Commissioner for Inams in Case No. 12/1959-60 as Quasi permanent tenant under Section 6 of the Act based on the application filed by him.

Endorsement dated 9/10/2020 is issued by the Tahsildar stating non-availability of Form No. 8 pertaining to Sy No. 19.

It appears that after the demise of Bodireddy (Bodappa (Bodireddy) uruf Munishamappa his children under the Sale deed dated 27/05/1978, namely Sri.G.M.Ramaiah, G.M.Krishnappa and G.M.Narayana Reddy all sons of Bodappa (Bodireddy) uruf Munishamappa transferred their right, title and interest in the property in Sy No. 19 measuring 2 Acres 02 Guntas in favour of Sri.Patel Munishamappa Son of Motappa registered as document No. 486/78-79 in the office of the Sub registrar at Anekal.

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The Mutation Registrar MR 1/86-87 confirms transfer of revenue records in the name of Patel Munishamappa Son of Motappa after purchase vide document No.486/78-79 dated.27/5/78 for measuring 2 Acres 02 Guntas in Sy No. 19.

Thus, Sri.Patel Munishamappa Son of Motappa became the absolute owner of the property measuring 2 Acres 02 Guntas in Sy No. 19.

It appears that Panchayatha Partition dated 24/01/84 was executed among Patel Munishamappa son of Motappa and his children's namely Sri.Krishnappa, Sri.Govindappa and daughter namely Smt.Gowramma, Smt.Jayamma, Smt.Lakshmiddevamma, Smt.Munilakshmiamma, Smt.Susheelamma wherein the property in Sy No. 19 measuring 2 Acres 02 Guntas was allotted to the share of Gowramma under D - Schedule and other daughters were also given share in the property.

Thus Smt.Gowramma daughter of Late Patel Muniswamappa became the absolute owner of the property in Sy No.19 measuring 2 Acres 02 Guntas.

It appears that under the Sale Deed dated 21/10/2020, Smt. Gowramma daughter of Late Patel Muniswamappa and others transferred their right, title and interest in the property in Sy No. 19/3 (Old Sy No. 19) measuring 2 Acres 02 Guntas in favour of Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla registered as document No.SRJ-1-02483/2020-21, stored in CD. No. SRJD717 in the office of the sub registrar at Sarjapura (Anekal Taluk).

Thus Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla became the absolute owner of the property in Sy No.19 measuring 2 Acres 02 Guntas.

With the intention to develop the property in residential layout, Joint Development Agreement dated 21/10/2020 was executed by Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy.No.19/3 measuring 2 Acres 02 Guntas Registered as Document No. SRJ-1-02487/2020-21 stored in CD.No.SRJD717, at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 13000 Sq.Ft to the developer and 13000 Sq.Ft to the Owners. In terms of Joint Development Agreement, General Power of Attorney dated 21/10/2020, was executed by Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., authoring then to sell the developed area in the property bearing Sy.No.19/3 measuring 2 Acres 02 Guntas Registered as Document No. SRJ-4-00144/2020-21 stored in CD.No.SRJD717, at the Office of the Sub-Registrar, Sarjapura.

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Subsequently, the Landowners and the Developer decided to develop the converted land into villa project or row-houses/villament/apartment/any other residential development and entered into Rectification of Joint Development Agreement dated.21/10/2020 executed on 19/07/2022 by Sri.Dileep Ramanolla and K.C.V.Madhukar and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No.19/3 measuring 2 Acres 02 Guntas registered as document No. JGN-1-03630/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Basavangudi (Jigani). In terms of the Rectification of Joint Development Agreement, Rectification of General Power of Attorney dated 21/10/2020 was executed on 19/07/2022 by Sri.Dileep Ramanolla and K.C.V.Madhukar and M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy.No.19/3 measuring 2 Acres 02 Guntas registered as document No.JGN-4-00071/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Basavangudi (Jigani).

Subsequently Sri.Dileep Ramanolla and K.C.V.Madhukar being the absolute owners of the property bearing Sy No.19/3 measuring 02 Acres 02 Guntas along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s. Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr.R.Vijaya Kumar Reddy and Mr.A.Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated.21/10/2020 and 19/07/2022 agreeing to develop the converted property vide Deed of Rectification/Addition/Deletion/Modification of Indentures dated.21/10/2020 & 19/07/2022 which was executed on 22/02/2024, registered as Document No. SRJ-1-10791-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura). In terms of the above said Agreement, Deed of Rectification/Addition/Deletion/Modification of General Power of Attorney dated 22.02.2024, which was executed jointly by Sri.Dileep Ramanolla and K.C.V.Madhukar along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s. Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing Sy No.19/3 measuring 02 Acres 02 Guntas, registered as Document No. SRJ-4-00688-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura).

It appears that Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla applied for conversion of the property and on accepting the conversion fee, Conversion Order dated 28/9/2022 vide Official Memorandum bearing ALN/ASH/SR/130/22-23, was issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 19/3 measuring 2 Acres 02 Guntas for Non-Agricultural Purpose as per the master plan. The Conversion sketch for Sy No.19/3 measuring 2 Acres 02 Guntas confirms the location and extent of land converted.

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The Encumbrance Certificate for the period from 1/4/1950 to 31/03/2004 and the Encumbrance Certificate for the period from 1/4/2004 to 09/11/2023 in respect of Sy No.19/3, measuring 2 Acres 02 Guntas, which reflects the relevant transactions for the respective period.

E-katha issued by the Panchyatha having Property No. 150200101600820166, katha for Sy.No. 19/3 measuring 8296.05 Sq. Meters in the name of Sri.Dileep Ramanolla and K.C.V.Madhukar.

The Endorsement dated 14/1/2020 is issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate for Sy No. 19/3 measuring 2 Acre 02 Guntas.

Endorsement is issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate for Sy No. 19/3 measuring 2 Acre 02 Guntas.

Endorsement dated 10/1/2020 is issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act Endorsement issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

OPINION:- In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owner Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla are the absolute owners of the converted property bearing **Sy No. 19/3 measuring 2 Acres 02 Guntas**, situated at Heggondanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and has got absolute valid title, right and marketable title to the Schedule Property. The Present owners Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla has entered into the Joint Development Agreement dated 21/10/2020 which was executed by Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., agreeing to develop the converted property bearing Sy.No.19/3 measuring 2 Acres 02 Guntas Registered as Document No.SRJ-1-02487/2020-21 stored in CD.No.SRJD717, at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 13000 Sq.Ft to the developer and 13000 Sq.Ft to the Owners. In terms of Joint Development Agreement, General Power of Attorney dated 21/10/2020, was executed by Sri.K.C.V.Madhukar and Sri.Dileep Ramanolla in favour of M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy.No.19/3 measuring 2 acres 02 Guntas Registered as Document No.SRJ-4-00144/2020-21 stored in CD.No.SRJD717,

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at the Office of the Sub-Registrar, Sarjapura. Thereafter a Rectification of Joint Development Agreement dated 21/10/2020 was executed on 19/07/2022 by Sri.Dileep Ramanolla and Sri.K.C.V.Madhukar and M/s Skanda Avani Shelters Pvt Ltd., pertaining to Sy No. 19/3 measuring 2 Acres 02 Guntas registered as document No. JGN-1-3630/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Basavangudi (Jigani) re-negotiated the terms of JDA dated 21/10/2020 wherein it was decided to develop the property either into villa project or row-houses/villament/apartment/any other residential development by obtaining the development plan from BDA and sanctioned building plan. In terms of the Rectification of Joint Development Agreement, Rectification of General Power of Attorney dated 21/10/2020 was executed on 19/07/2022 by Sri.Dileep Ramanolla and Sri.K.C.V.Madhukar and M/s Skanda Avani Shelters Pvt Ltd., authorizing them to sell the developed area in the property bearing Sy.No.19/3 measuring 2 Acres 02 Guntas registered as document No. JGN-4-00071/22-23, stored in CD.No.JGND1419 in the office of Sub registrar at Basavangudi (Jigani) and Further, Sri.Dileep Ramanolla and Sri.K.C.V.Madhukar being the absolute owners of the property bearing Sy No.19/3 measuring 02 Acres 02 Guntas, along with M/s Skanda Avani Shelters Pvt Ltd., has jointly agreed and consented to appoint and assign, M/s.Neobuild Ventures LLP Represented by its Authorized Partners/Signatories, Mr.R.Vijaya Kumar Reddy and Mr.A.Syam Prasad, as a Developer to perform any and all obligations of M/s Skanda Avani Shelters Pvt Ltd., under the above said indentures dated 21/10/2020 and 19/07/2022 agreeing to develop the converted property vide Deed of Rectification/Addition/Deletion/Modification of Indentures dated. 21/10/2020 and 19/07/2022 which was executed on 22/02/2024 registered as Document No. SRJ-1-10791-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura). In terms of the above said Agreement, Deed of Rectification/Addition/Deletion/Modification of General Power of Attorney dated 22.02.2024, was executed jointly by Sri.Dileep Ramanolla and Sri.K.C.V.Madhukar along with M/s Skanda Avani Shelters Pvt Ltd., in favour of M/s.Neobuild Ventures LLP, authorizing them to sell the developed area in property bearing S Sy No.19/3 measuring 02 Acres 02 Guntas, registered as Document No. SRJ-4-00688-2023-24, at the Office of the Sub-Registrar, Basavangudi (Sarjapura). Hence, my opinion is subject to the terms and conditions of the Joint Development agreement, Rectification of Joint Development Agreement, Rectification of General Power of Attorney and Deed of Rectification/Addition/Deletion/Modification of Indentures, and upon obtaining building plan approval and RERA registration.


KAVITHA A.B.
Advocate