



# JURIES LAW FIRM

Advocates & Solicitors



RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 20.01.2023

Place: Bangalore

To,

**M/s. MODERN SPAACES VENTURES,**  
No.73/2, Chambenahallli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No. 24/1, measuring 12 Guntas, Sy.No. 24/2, measuring 12 Guntas, Sy.No. 24/3, measuring 1 Acre 4 Guntas, Sy.No. 24/4, measuring 16 Guntas, Sy.No. 24/5, measuring 1 Acre 17 Guntas, Sy.No. 24/6, measuring 1 Acre 15 Guntas, Sy.No. 24/7, measuring 1 Acre 28 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

### Sy.No. 24/1

All the piece and parcel of the **Sy.No. 24/1, measuring 12 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 279/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Parvathamma,  
West by : Land belongs to Govinda Reddy,  
North by : Land belongs to Ganeshappa,  
South by : Land belongs to Yellamma.

Present Owner: M/s. Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish.

### Sy.No.24/2

All the piece and parcel of the **Sy.No. 24/2, measuring 12 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 265/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Parvathamma,  
West by : Land belongs to Govinda Reddy,  
North by : Land belongs to Vinodha,  
South by : Land belongs to Narayan Reddy.

Present Owner: M/s. Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish.



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## Sy.No. 24/3

All the piece and parcel of the **Sy.No. 24/3, measuring 1 Acre 4 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 264/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Parvathamma,  
West by : Land belongs to Govinda Reddy,  
North by : Land in Sy.No.24/2,  
South by : Land belongs to Govinda Reddy.

Present Owner: M/s. Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish.

## Sy.No. 24/4

All the piece and parcel of the **Sy.No. 24/4, measuring 16 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 285/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to S2 Homes Layout,  
West by : Land belongs to Parvathamma,  
North by : Land belongs to Munirathnamma,  
South by : Land belongs to Muniswamy Reddy and sons.

Present Owner: M/s. Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish.

## Sy.No.24/5

All the piece and parcel of the **Sy.No. 24/5, measuring 1 Acre 17 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 82/2021-22, Dated: 13.10.2021, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Kurubara Ramaiah and Muniyappa,  
West by : Land belongs to Parvathamma,  
North by : Land belongs to Papamma,  
South by : Land belongs to Parvathamma.

Present Owners: Mrs. Munirathnamma and family



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## Sy.No.24/6.

All the piece and parcel of the **Sy.No. 24/6, measuring 1 Acre 15 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 83/2021-22, Dated: 13.10.2021, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Kurubara Ramaiah and Muniyappa,  
West by : Land belongs to Parvathamma,  
North by : Land belongs to Shivappa,  
South by : Land belongs to Munirathnamma.

Present Owner: Mr. L. Krishna Reddy and family

## Sy.No.24/7

All the piece and parcel of the **Sy.No. 24/7, measuring 1 Acre 28 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 85/2021-22, Dated: 13.10.2021, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land in Sy.No. 24/4, 24/5 and 24/6,  
West by : Land in Sy.No. 24/14, 24/2 and 24/3,  
North by : Land in Sy.No.33/4 and 33/5,  
South by : Land in Sy.No. 25/2 and 25/3.

Present Owner: M/s. Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish.

## II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

### DEEDS / DOCUMENTS:

#### Sy.No. 24

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Sale Deed	Doc No. 122/50-51, Dated: 06.04.1950, of Book No.1, Volume No. 630, Pages: 111-113, executed by Munishamappa, S/o. Nanjundappa in favour of Nanjundappa, S/o. Munishamappa, in respect of Sy.No.24, measuring 3 Acres 12 Guntas along with other properties.	Certified Copy	
2	Sale Deed	Doc No. 553/51-52, Dated: 23.05.1951, executed by Nanjundappa in favour of	Certified Copy	



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		Munishamappa, in respect of Sy.No.24, measuring 3 Acres 12 Guntas		
3	Sale Deed	Doc No. 284/70-71, of Book No.1, Pages 19-21, Volume 1133, Dated: 30.04.1970, executed by Papareddy @ Subbareddy, S/o. Munishamireddy in favour of Thimmareddy, S/o. Munishamireddy, in respect of Sy.No. 24/1, measuring 1 Acre 20 Guntas out of 3 Acres 12 Guntas	Photocopy	
4	Sale Deed	Doc No. 168/72-73, Dated: 12.04.1972, executed by Thimmareddy, in favour of Parvathamma, in respect of Sy.No.24/1, measuring 1 Acre 20 Guntas.	Certified copy	
5	Mortgage Deed	Doc No. 1383/83-84, Dated: 14.12.1983, executed by Subbareddy and Parvathamma, in favour of Reshme Belegarara hagu Raitara Sahakara Sangha, in respect of Sy.No.24, measuring 1 Acre 20 Guntas.	Certified Copy	
6	Mortgage Deed	Doc No. 3585/2000-01, Dated: 20.10.2000, executed by Subbareddy, in favour of Reshme Belegarara hagu Raitara Sahakara Sangha, in respect of Sy.No.24, measuring 1 Acre 20 Guntas.	Certified Copy	
7	Unregistered Panchayat Partition	Dated: 09.09.1988, Between Nanjundareddy, S/o. Late. Thimmareddy and Thimmareddy, S/o. Late. Muniswamy, as per partition 'A' Schedule Property allotted to Nanjunadareddy and 'B' Schedule Property allotted to Thimmareddy, in respect of Sy.No.24, measuring 3 Acres 4 Guntas out of 6 Acres 24 Guntas along with other properties fallen into the share of Nanjundareddy and Sy.No. 24, measuring 3 Acres 20 Guntas out of 6 Acres 24 Guntas along with other properties fallen into the share of Thimmareddy.	Photocopy	
8	Release Deed	Doc No. SRJ-1-8525-2022-23, of Book No.1, Stored in CD No. SRJD1298, Dated: 17.01.2023, registered in the office of Sub Registrar Sarjapura. executed by Reshme Belegarara hagu Raitara Sahakara Sangha in favour of Parvathamma, W/o. Late. Subbareddy in respect of Sy.no.24, measuring 1 acre 20 Guntas.	Photocopy	



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Sy.No. 24/1

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Unregister ed Partition Deed	Dated: 30.10.2006, between Sri. Thimmareddy, Sri. Narayanareddy, S/o. Thimmareddy, Sri. Ganeshappa, S/o. Thimmareddy and Sri. Shivappa, S/o. Thimmareddy, as per Partition Sy.No. 24, measuring 24 Guntas out of 1 Acre 28 Guntas fallen in to the share of Sri. Thimmareddy, as 'A' Schedule Property, and Sy.No.24, measuring 1 Acre 4 Guntas out of 1 Acre 28 Guntas fallen in to the share of Sri. Narayanareddy as 'B' Schedule Property along with other properties.	Photocopy	
2	WILL	Doc No. SRJ-3-0024-2009-10, of Book No.3, Stored in CD NO. SRJD27, Dated: 07.10.2009, registered in the office of Sub Registrar Sarjapura, executed by Sri.Thimmareddy, S/o. Late. Muniswamyreddy in favour of Smt. Vinodha, W/o. Shivappareddy in respect of Sy.No.24, 12 Guntas out of 24 Guntas	Photocopy	
3	Sale Deed	Doc No. SRJ-1-3710-2014-15, of Book No.1, Stored in CD NO. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura, executed by Smt. Vinodha, Smt. Yellamma, Sri. Narayanareddy, Sri. Ganeshappa, Sri. Shivappa, Smt. Ambujamma, Smt. Varalakshmi, Smt. Gowramma and Smt. Rajamma in favour of Sri.Y.A.Prakash, Sri. Murali Mohan and Sri. K.N.Manjunath in respect of Sy.No.24/1, measuring 12 Guntas.	Photocopy	
4	Sale Deed	Doc No. ANK-1-4042-2022-23, of Book No.1, Stored in CD NO. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, executed by Sri.Y.A.Prakash, Sri. Murali Mohan and Sri. K.N.Manjunath in favour of M/s. Modern Spaaces Ventures, represented by its partner Sri.S.Yathish, in respect of Sy.No.24/1, measuring 12 Guntas	Photocopy	



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## Sy.No. 24/2

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Unregister ed Partition Deed	Dated: 30.10.2006, between Sri. Thimmareddy, Sri. Narayanareddy, S/o. Thimmareddy, Sri. Ganeshappa, S/o. Thimmareddy and Sri. Shivappa, S/o. Thimmareddy, as per Partition Sy.No. 24, measuring 24 Guntas out of 1 Acre 28 Guntas fallen in to the share of Sri. Thimmareddy, as 'A' Schedule Property, and Sy.No.24, measuring 1 Acre 4 Guntas out of 1 Acre 28 Guntas fallen in to the share of Sri. Narayanareddy as 'B' Schedule Property along with other properties.	Photocopy	
2	Sale Deed	Doc No. ARJ-1-3709-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura, executed by Smt. Yellamma, Sri.Narayanareddy, Sri.Ganeshappa, Sri. Shivappa, Smt. Ambujamma, Smt. Varalakshmi, Smt. Gowramma and Smt. Rajamma, in favour of Sri.Y.A.Prakash, Sri. Murali Mohan and Sri. K.N.Manjunath in respect of Sy.No. 24/2, measuring 12 Guntas.	Photocopy	
3	Sale Deed	Doc No. ANK-1-4037-2022-23, of Book No.1, Stored in CD NO. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, executed by Sri.Y.A.Prakash, Sri. Murali Mohan and Sri. K.N.Manjunath in favour of M/s. Modern Spaaces Ventures, represented by its partner Sri.S.Yathish, in respect of Sy.No.24/2, measuring 12 Guntas	Photocopy	

## Sy.No. 24/3

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Unregister ed Partition Deed	Dated: 30.10.2006, between Sri. Thimmareddy, Sri. Narayanareddy, S/o. Thimmareddy, Sri. Ganeshappa, S/o. Thimmareddy and Sri. Shivappa, S/o.	Photocopy	



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		Thimmareddy, as per Partition Sy.No. 24, measuring 24 Guntas out of 1 Acre 28 Guntas fallen in to the share of Sri. Thimmareddy, as 'A' Schedule Property, and Sy.No.24, measuring 1 Acre 4 Guntas out of 1 Acre 28 Guntas fallen in to the share of Sri. Narayanareddy as 'B' Schedule Property along with other properties.		
2	Release Deed	Doc No. SRJ-1-3706-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Register Sarjapura, Bangalore, Executed by Mrs. Yallamma, Mr. Ganeshappa, Mr. Shivappa, Mrs. Ambujamma, Mrs. Varalakshmi, Mrs. Gowramma and Mrs. Rajamma in favour of Mr. Narayanareddy, in respect of Sy.No. 24/3, measuring 1 Acre 4 Guntas along with other documents.	Photocopy	
3	Sale Deed	Doc No. SRJ-1-05434-2014-15, of Book No.1, Stored in CD No. SRJD172, Dated: 30.03.2015, registered in the office of Sub Registrar Sarjapura, executed by Sri.Narayanareddy, Smt. Shashikala and Smt. Shweta in favour of Sri. K.N.Manjunath and Sri. Y.A.Prakash, in respect of Sy.No.24/3, measuring 1 Acre 4 Guntas.	Photocopy	
4	Sale Deed	Doc No. ANK-1-4028-2022-23, of Book No.1, Stored in CD NO. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, executed by Sri.Y.A.Prakash, and Sri. K.N.Manjunath in favour of M/s. Modern Spaaces Ventures, represented by its partner Sri.S.Yathish, in respect of Sy.No.24/3, measuring 1 Acre 4 Guntas.	Photocopy	

## Sy.No. 24/4

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Partition Deed	Doc No. SRJ-1-914-2009-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, between Smt. Muniyamma, Smt. Munirathnamma, Smt. Chowdamma, Smt. Papamma, Smt. Jayalakshamma, Smt.	Photocopy	





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		Parvathamma and Smt. K.N.Padmavathi as per Partition Sy.No.24, measuring 1 Acre 17 Guntas out of 3 Acres 20 Guntas fallen into the share of Smt. Munirathnamma, as 'B' Schedule Property, Sy.No.24, measuring 1 Acre 15 Guntas out of 3 acres 20 Guntas fallen into the share of Smt.Papamma, as 'D' Schedule Property, Sy.No. 24, measuring 16 Guntas, out of 3 Acres 20 Guntas fallen into the share of Smt. Parvathamma, as 'F' Schedule Property. Sy.No.24, measuring 12 Guntas out of 3 Acres 20 Guntas fallen into the share of Sri. Thimmareddy, S/o. Late. Muniswamyreddy.		
2	Sale Deed	Doc No. SRJ-1-5695-2018-19, of Book No.1, Stored in CD NO. SRJD303, Dated: 27.02.2019, registered in the office of Sub Registrar Sarjapura, executed by Smt. Parvathamma, Smt. S.Tejaswini and Kumari, S.Tanuja in favour of Sri.K.N.Manjunath and K.S.Shanthamma in respect of Sy.No.24/4, measuring 16 Guntas.	Photocopy	
3	Sale Deed	Doc No. Doc No. ANK-1-4035-2022-23, of Book No.1, Stored in CD NO. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, executed by Smt. Shanthamma.K.S, Smt. Vandana.N, Smt. Chetana.N and Sri. K.N.manjunatha in favour of M/s. Modern Spaaces Ventures, represented by its partner Sri.S.Yathish, in respect of Sy.No.24/4, measuring 16 Guntas.	Photocopy	

**Sy.No. 24/5**

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Partition Deed	Doc No. SRJ-1-914-2009-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, between Smt. Muniyamma, Smt. Munirathnamma, Smt. Chowdamma, Smt. Papamma, Smt. Jayalakshamma, Smt. Parvathamma and Smt. K.N.Padmavathi as per Partition Sy.No.24, measuring 1 Acre 17 Guntas out of	Photocopy	





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		3 Acres 20 Guntas fallen into the share of Smt. Munirathnamma, as 'B' Schedule Property, Sy.No.24, measuring 1 Acre 15 Guntas out of 3 acres 20 Guntas fallen into the share of Smt.Papamma, as 'D' Schedule Property, Sy.No. 24, measuring 16 Guntas, out of 3 Acres 20 Guntas fallen into the share of Smt. Parvathamma, as 'F' Schedule Property. Sy.No.24, measuring 12 Guntas out of 3 Acres 20 Guntas fallen into the share of Sri. Thimmareddy, S/o. Late. Muniswamyreddy.		
2	GPA	Doc No. ANK-4-299-2021-22, of Book No.4, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, executed by Munirathnamma, M.Nagavani, Keshvareddy.H.M, Thanusha.K, Bhavana K Reddy, Babu.H.M, Brithi B Reddy and jushnu Reddy B in favour of M/s. Modern Spaaces Ventures, represented by its partner Sri.S.Yathish, in respect of Sy.No.24/5, measuring 1 Acre 15 Guntas.	Photocopy	
3	JDA	Doc No. ANK-1-5568-2021-22, of Book No.1, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, executed by Munirathnamma, M.Nagavani, Keshvareddy.H.M, Thanusha.K, Bhavana K Reddy, Babu.H.M, Brithi B Reddy and jushnu Reddy B in favour of M/s. Modern Spaaces Ventures, represented by its partner Sri.S.Yathish, in respect of Sy.No.24/5, measuring 1 Acre 15 Guntas	Photocopy`	

Sy.No.24/6

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Partition Deed	Doc No. SRJ-1-0914-2009-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, between Muniyamma, Muniratnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi, as per Partition 1. Schedule 'B' Property, Sy.No. 24, measuring	Photocopy	



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		1 Acre 17 Guntas out of 3 Acres 20 Guntas fallen into the share of Muniratnamma,D/o. Late. Nanjundappa, 2. Schedule 'D' Property Sy.No. 24, measuring 1 Acre 15 Guntas out of 3 Acres 20 Guntas fallen into the share of Papamma, D/o. Late. Nanjundappa, 3. Schedule 'F' Property, Sy.No. 24, measuring 16 Guntas out of 3 Acres 20 Guntas fallen into the share of Parvathamma, D/o. Late. Nanjundappa, 4. Sy.NO.24, measuring 12 Guntas, out of 3 Acres 20 Guntas was allotted to Thimmareddy, S/o. Late. Muniswamy Reddy.		
2	J D A	Doc no. ANK-1-5532-2021-22, of Book No.1, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, executed by L.Krishnareddy, C.K.Manjunatha, Murari.C.Reddy, C.K.Shivananda Kumar, Rithanya C Reddy in favour of M/s. Modernjh Spaaces Ventures, Represented by its Partner Mr.S.Yathish, in respect of Sy.No. 24/6, measuring 1 Acre 15 Guntas.	Photocopy	
3	GPA	Doc No.ANK-4-297-2021-22, of Book No.4, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, executed by L.Krishnareddy, C.K.Manjunatha, Murari.C.Reddy, C.K.Shivananda Kumar, Rithanya C Reddy in favour of M/s. Modernjh Spaaces Ventures, Represented by its Partner Mr.S.Yathish, in respect of Sy.No. 24/6, measuring 1 Acre 15 Guntas.	Photocopy	

**Sy.No. 24/7**

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Unregister ed Panchayat Partition Deed	Dated: 08.09.2006, Between Thimmareddy S/o. Muniswamy Reddy and Parvathamma, W/o. Late. Subbareddy, as per partition Sy.No.24, measuring 1 Acre 28 Guntas out of 3 Acres 16 Guntas along with other properties fallen into the share of Mr.	Photocopy	



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		Thimmareddy and Sy.No. 24, measuring 1 Acre 28 Guntas out of 3 Acres 16 Guntas along with other properties fallen into the share of Mrs.Parvathamma,		
2	General Power of Attorney	Doc No. ANK-4-619-2006-07, of book No.4, Stored in CD no. ANKD168, Dated: 18.10.2006, registered in the office of Sub Registrar Anekal, executed by Parvathamma, Sunandamma, Amaresh and Manjula in favour of N.V.Devika, in respect of Sy.No.24, Measuring 1 Acre 28 Guntas.	Photocopy	
3	Sale Deed	Doc No. SRJ-1-2127-2007-08, of book No.1, Stored in CD No. SRJD9, Dated: 11.12.2007, registered in the office of Sub Registrar Sarjapura, executed by Parvathamma, Sunandamma, Amaresh and Manjula representing their GPA Holder N.V.Devika and K.M.Ramachandrappa as Confirming Party in favour of B.S.Pamesha, in respect of Sy.No. 24, measuring 1 Acre 28 Guntas.	Photocopy	
4	Exchange Deed	Doc No. BSK-1-12928-2021-22, of book No.1, Stored in CD No. BSKD1257, Dated: 07.03.2022, registered in the office of Sub Registrar Banashankari, between M/s. Bricks and milestones Projects LLP, represented by its designated Partner Mr. V.Kiran and M/s. Modern Spaaces ventures, represented by its partner Mr. S.Yathish, as per Deed the land bearing Sy.No. 24/7, Old Sy.No. 24 and 24/4 measuring 1 Acre 27 Guntas allotted to M/s. Modern Spaaces Ventures.	Photocopy	

## Record of Rights, Tenancy and Crops (RTC):

### Sy.No. 24

Duration	Entries
1969-70 to 1978-79	Thimmaiah, S/o. Thimmaiah – 6 A 24 G
1979-80 to 1983-84	Thimmaiah, S/o. Thimmaiah, Vanadhamuniyamma Nanjundareddy, Thimmareddy
1989-90 to 1999-2000	Thimmareddy, Papareddy @ Subbareddy Muniyamma, W/o. Nanjundappa – 3 A 4 G
2000-01 to 2005-06	Thimmareddy, Papareddy @ Subbareddy – 3 A 4 G



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	Muniyamma, W/o. Nanjundappa – 3 A 20 G
2006-07	Thimmareddy Papareddy @ Subbareddy – 1A 16 G Muniyamma, W/o. Nanjundappa – 3 A 20 G Parvathamma, W/o. Late. Subbareddy – 1 A 28 G
2007-08	Muniyamma, W/o. Nanjundappa – 3 A 20 G Parvathamma, W/o. Late. Subbareddy – 1 A 28 G Narayanareddy, S/o. Thimmareddy – 1 A 4 G Thimmareddy, S/o. Late. Muniswamyreddy – 12 G
2009-2010	Muniyamma, W/o. Nanjundappa – 3 A 20 G Parvathamma, W/o. Late. Subbareddy – 1 A 28 G Narayanareddy, S/o. Thimmareddy – 1 A 4 G Thimmareddy, S/o. Late. Muniswamyreddy – 24 G

## Sy.No. 24/1 – 12 Guntas

Duration	Entries
2010-11 to 2018-19	Vinodha – 12 G

## Sy.No.24/2- 12 Guntas

Duration	Entries
2010-11 to 2022-23	Yallamma – 12G

## Sy.No. 24/3 – 1 Acre 4 Guntas

Duration	Entries
2018-19	Narayanareddy – 1 A 4 G

## Sy.No. 24/4 – 16 Guntas

Duration	Entries
2010-11 to 2013-14	Parvathamma, W/o. Late. Subbareddy – 1 A 28 G Munirathnamma – 1 A 17 G Papamma – 1 A 15 G Parvathamma, W/o. Srinivasreddy – 16 G
2014-15 to 2019-20	Munirathnamma – 1 A 17 G Papamma – 1 A 15 G Parvathamma, W/o. Srinivasreddy – 16 G B.S.Paramesha – 1 A 28 G
2020-21	Munirathnamma – 1 A 17 G Parvathamma, W/o. Srinivasreddy – 16 G B.S.Paramesha – 1 A 28 G L.Krishnareddy – 1 A 15 G



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## Sy.No. 24/5 – 1 Acre 17 Guntas

Duration	Entries
2021-22	Munirathnamma – 1 A 17 G

## Sy.No. 24/6 ,1 Acre 15 Guntas

Duration	Entries
1989-70 to 1978-79	Thimmaiah, s/o. Thimmaiah – 6 A 24 G
1979-80 to 1983-84	Thimmaiah, S/o. Thimmaiah Vanada Muniyamma Nanjundareddy
1989-90 to 1996-97	Thimmareddy, Papareddy@ Subbareddy – 6A 24 G
1997-98 to 2005-06	Thimmareddy, Papareddy@ Subbareddy 3 A 04 G Muniyamma, W/o. Nanjundappa – 3 A 20 G
2006-07 to 2007-08	Muniyamma – 3 A 20 G Parvathamma – 1 A 28 G Narayan Reddy – 1 A 4 G Thimmareddy – 12 G
2009-10	Muniyamma – 3 A 08 G Parvathamma – 1 A 28 G Narayan Reddy – 1 A 4 G Thimmareddy – 24 G

## Sy.No. 24/7 ,1 Acre 28 Guntas

Duration	Entries
2021-22 to 2022-23	B.S.Paramesh – 1 A 28 G

## Encumbrance Certificate:

### Sy.No. 24

Duration	Entries / Description
01.04.1920 to 31.03.2004 SA No. 12563/22-23, Dated: 01.10.2022	in Respect of sy.No.24, 24/1, 24/2, 24/3 and 24/4 1. Doc No.122, Dated: 11.04.1950 2. Doc No.553, Dated: 23.05.1951 3. Doc No. 284, Dated: 30.04.1970 4. Doc No.168, Dated: 12.04.1972 5. Doc No. 1383, Dated: 14.12.1983 6. Doc No. 3585, Dated: 20.10.2000.
01.04.2004 to 12.03.2020 SA No. 45483/19-2020, Dated: 12.03.2020	1.SRJ-1-5695-2018-19 2.SRJ-1-914-2009-10



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	3. SRJ-1-914-2009-10 4. SRJ-1-914-2009-10 5. SRJ-1-2127-2007-08
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## Sy.No. 24/1

Duration	Entries / Description
01.04.2004 to 02.01.2023, SA No. 11071/23-24, Dated: 03.01.2023	1. ANK-1-4042-2022-23

## Sy.No. 24/2

Duration	Entries / Description
01.04.2004 to 31.12.2022, SA No. 11074/23-24, Dated: 03.01.2023	1. ANK-1-4037-2022-23 2. SRJ-1-3709-2014-15

## Sy.No. 24/3

Duration	Entries / Description
01.04.2004 to 09.01.2023, SA No. 11478/22-23, Dated: 10.01.2023	1. ANK-1-4028-2022-23 2. SRJ-1-5434-2014-15 3. SRJ-1-3706-2014-15

## Sy.No. 24, New Sy.No. 24/4

Duration	Entries / Description
01.04.2004 to 30.12.2022, SA No. 10982/22-23, Dated: 02.01.2023	1. ANK-1-4035-2022-23 2. BSK-1-1877-2022-23 3. BSK-1-12928-2021-22 4. BSK-1-9900-2021-22 5. BSK-1-10016-2021-22 6. ANK-1-7398-2021-22 7. ANK-1-5568-2021-22 8. ANK-1-5532-2021-22 9. BSK-1-7059-2021-22 10. BSK-1-885-2021-22 11. SRJ-1-5695-2018-19 12. SRJ-1-914-2009-10 13. SRJ-1-914-2009-10 14. SRJ-1-914-2009-10 15. SRJ-1-2127-2007-08

## Sy.No. 24/5

Duration	Entries / Description
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01.04.2004 to 09.01.2023, SA No. 11480/22-23, Dated: 10.01.2023	1. ANK-1-5568-2021-22
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## Sy.No. 24/6

Duration	Entries / Description
01.04.2004 to 31.12.2022, SA No. 11014/23-24, Dated: 03.01.2023	1. ANK-1-5532-2021-22

## Sy.No. 24/7

Duration	Entries / Description
01.04.2004 to 09.01.2023, SA No. 11479/2022-23, Dated: 10.01.2023	1. BSK-1-1877-2022-23 2. BSK-1-12928-2021-22 3. BSK-1-9900-2021-22 4. BSK-1-10016-2021-22 5. ANK-1-7398-2021-22 6. BSK-1-7059-2021-22

## Mutation Register:

### Sy.No. 24

No.	Entries / Description
8/83-84	Mortgage Deed, Doc No. 1385/83-84, Dated: 14.12.1983.
25/94-95	Pavathi Katha, Sy.No. 24, measuring 3A 4 G along with other properties in the name of Muniyamma, W/o. Late. Nanjundappa.
6/2009-10	As per WILL after the death of Thimmareddy, katha of the property mutated in the name of Smt. Vinodha, W/o. Shivappa.
19/2006-07, Dated:30.03.2007	Partition Dated: 08.09.2006, From Thimmareddy Papareddy to Parvathamma, - 1 A 28 G
8/2007-08, Dated: 18.03.2008	Sale Deed, SRJ-1-2127-2007-08, Dated: 11.12.2007.
20/2006-07, Dated: 30.03.2007	Partition, Dated: 23.11.2006, From Thimmareddy Papareddy to Narayanareddy - 1 A 4 G
30/2006-07, Dated: 07.05.2007	Partition, Dated: 30.10.2006, From Thimmareddy Papareddy to Thimmareddy S/o. Late. Muniswamyreddy - 12 G





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03/2009-10, Dated: 15.09.2009	Court Order, RRT, Dated: 01.09.2009
06/2009-10, Dt: 28.08.2010	Sy.No. 24/1 – Thimmareddy to Vinodha – 12 G Sy.No. 24/2- Yallamma – 12G Sy.No.24/3 –Narayanareddy -1A 4 G Sy.No.24/4- Munirathnamma – 1 A 17 G Sy.No.24/4 – Papamma – 1 A 15 G Sy.No.24/4 – Parvathamma – 16 G
5/2009-10, Dated: 07.06.2010	Partition, SRJ-1-914-2009-10, Dated: 06.08.2009
7/2009-10, Dated: 15.06.2010	Pavathi Katha, Dated: 23.12.2009.

## Sy.No. 24/1

No.	Entries / Description

## Sy.No. 24/4

No.	Entries / Description
T3/2021-22	Podi, Dated: 29.07.2021 24/4 – Parvathamma – 16 G 24/5 – Munirathnamma – 1 A 17 G 24/6 – L.Krishnareddy – 1 A 15 G 24/7 – B.S.Paramesha – 1 A 28 G
H13/2014-15	Court Order, RA(A)277/13-14, Dated: 18.02.2015

## Sy.No. 24/6

No.	Entries / Description
H3/2020-21, Dated: 19.10.2020	Pavathi Katha, 25.08.2020
T13/2021-22, Dated: 08.11.2021	Land Conversion, Dated:13.10.2021
T3/2021-22, Dated: 03.08.2021	Partition – Phodi

## Sy.No. 24/7

No.	Entries / Description
T19/2021-22, Dated: 24.12.2021	Land Conversion, Dated: 13.10.2021
19/2006-07, Dated: 30.03.2007	Partition, Dated: 08.09.2006

## Survey Records:

Document	Entries / Description
RR	In respect of Sy.No.24



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Khetuvaru	Thimmaiah, S/o. Thimmaiah
Atlas Sketch, Hissa, Tippani, Survey Sketch	Sunkareddy, S/o. Nanjaiah – 6 A 24 G Thimmaraya
Akarbandh	In respect of Sy.No.24
Akarbandh	Sy.No. 24/1,24/2,24/3, and 24/4
Akarbandh	In respect of Sy.No.24/1.
Akarbandh	In respect of Sy.No.24/2
Akarbandh	In respect of Sy.No. 24/3
Conversion order sketch	In Respect of Sy.No.24/4
Akarbandh	In respect of Sy.No.24/4
Tippani	In respect of Sy.No.24/4
Akarbandh	In respect of Sy.No. 24/5
Alienation Sketch	In respect of Sy.No.24/4
Akarbandh	In respect of Sy.No.24/5
Tippani, Hissa Tippani,	In respect of Sy.No.24/4
Akarbandh	In respect of Sy.no.24/6
RR	In respect of Sy.No.24
Alienation Sketch	In respect of Sy.No.24/4

## Endorsement:

Sl.No.	Document	Description
1	No Objection Certificate, Dated: 01.08.2022,	Letter No. Yamare/ Gra.Pan/41/2022-23, Issued by Yamare Grama Panchayat, Anekal Taluk, Bangalore District, in favour of Modern Spaaces Ventures
2	Conversion order, Dated: 08.05.2014	Issued by Deputy Commissioner, Bangalore, Order No. ALN(A)(S)SR 279/2013-14, in respect of Sy.No. 24/1, measuring 12 Guntas.
3	Conversion order, Dated: 08.05.2014	Issued by Deputy Commissioner, Bangalore, Order No. ALN(A)(S)SR 265/2013-14, in respect of Sy.No. 24/2, measuring 12 Guntas.
4	Conversion order, Dated: 08.05.2014	Issued by Deputy Commissioner, Bangalore, Order No. ALN(A)(S)SR 264/2013-14, in respect of Sy.No. 24/3, measuring 1 Acre 4 Guntas.
5	Conversion order, Dated: 08.05.2014	Issued by Deputy Commissioner, Order No. ALN(A)(S)SR/285/13-14, in respect of Sy.No. 24/4, measuring 16 Guntas.
6	No Tenancy Certificate	In respect of SY.No.24/4, measuring 4 Acres 36 Guntas, in favour of Parvathamma,
7	Conversion order, Dated: 13.10.2021	Issued by Deputy Commissioner, Order No. ALN(A)(S)SR/82/2021-22, in respect of Sy.No. 24/5, measuring 1 Acre 17 Guntas.
8	No Tenancy Certificate	In respect of Sy.No.24/5.measuring 1 Acre 17 Guntas
9	Conversion Order, Dated: 13.10.2021	Order No. ALN(ASH)SR 83/2021-22, issued by Deputy Commissioner, Bangalore, in respect of Sy.no.24/6,



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		measuring 1 Acre 15 Guntas
10	Endorsement, Dated:30.11.2022	Issued by Special Tahasildar, Anekal, stating that IHC 6/79-80 in respect of Sy.No.24 is not available.
11	Fees Paid Receipt, Dated: 21.11.2013	In respect of Sy.No.24/4, in the name of Parvathamma.
12	Fees Paid Receipt, Dated: 21.11.2013	In respect of Sy.No.24/1, 24/3, 24/2, in the name of Vinodha.
13	No Tenancy Certificate	In respect of SY.No.24/6, measuring 1 Acre 15 Guntas, in favour of L.Krishnareddy,
14	Conversion Order, Dated: 13.10.2021	Order No. ALN(ASH)SR 85/21-22, issued by Deputy Commissioner, Bangalore, in respect of Sy.No.24/7, measuring 1 Acre 28 Guntas.

## Other Documents:

Sl.No.	Document	Description
1	Family Tree	Thimmareddy
2	Death Certificate	Muniyamma Thimmareddy

## CASES:

Case No.	Authority	Description
RA(A)277/13-14	Deputy Commissioner, Bangalore South Division, Bangalore	Ordered stating that Mutation is Accepted.

## III. TRACING THE TITLE

Sy.No. 24, measuring an extent of 6 Acres 24 Guntas and 6 Guntas of Kharab Land.

On perusal of the Khetuvaru and RR which is available for perusal, it has been observed that the larger extent of property measuring an extent of 6 Acres 24 Guntas and 6 Guntas of Kharab Land in Sy.No.24, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk was belonging to one Mr. Sunkareddy @ Thimmaiah, S/o. Nanjaiah.

Whereas the above said Sunkareddy @ Thimmaiah had two sons namely Thimmaiah @ Thimmaraya @ Thimmareddy and Nanjundappa @ Nanjareddy and After the death of Sunkareddy @ Thimmaiah the katha of the entire property of 6 Acres 24 Guntas in Sy.No.24 was mutated in the name of elder son Thimmaiah, S/o. Thimmaiah.

The above said Thimmaiah @ Thimmaraya @ Thimmareddy died leaving behind his only son Nanjundareddy @ Nanjundappa.



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Like wise Nanjundappa @ Nanjareddy, S/o. Sunkareddy @ Thimmaiah also died leaving behind his only son Muniswamy Reddy @ Muniswamappa.

Subsequently the aforesaid Muniswamy Reddy @ Muniswamappa also died leaving behind his two sons namely Thimmareddy and Subbareddy @ Papareddy.

Whereas the above said Nanjundareddy, S/o. Thimmaiah @ Thimmaraya @ Thimmareddy and Thimmareddy, S/o. Late. Muniswamy Reddy and Subbareddy have entered into oral partition, accordingly katha of the property was mutated in the name of Nanjundareddy, Thimmareddy and Subbareddy @ Papareddy Jointly.

Whereas the said Munishamappa, S/o. Nanjundappa executed registered Sale Deed in favour of Nanjundappa, S/o. Munishamappa, in respect of Sy.No.24, measuring 3 Acres 12 Guntas along with other properties, vide Doc No. 122/50-51, Dated: 06.04.1950, of Book No.1, Volume No. 630, Pages: 111-113.

Subsequently Nanjundappa, S/o. Munishamappa executed registered sale Deed in favour of Munishamappa, S/o. Nanjundappa in respect of Sy.No.24, measuring 3 Acres 12 Guntas, vide Doc No. 553/51-52, Dated: 23.05.1951.

Whereas the said Papareddy @ Subbareddy, S/o. Munishamireddy executed registered sale deed in favour of Thimmareddy, S/o. Munishamireddy, in respect of Sy.No. 24/1, measuring 1 Acre 20 Guntas out of 3 Acres 12 Guntas, vide Doc No. 284/70-71, of Book No.1, Pages 19-21, Volume 1133, Dated: 30.04.1970.

In turn the aforesaid Thimmareddy, S/o. Munishamireddy executed registered sale deed in favour of Parvathamma, who is the wife of Papareddy @ Subbareddy, in respect of Sy.No. 24/1, measuring 1 Acre 20 Guntas out of 3 Acres 12 Guntas, vide Doc No. 168/72-73, Dated: 12.04.1972.

Later Nanjundareddy, S/o. Thimmaiah and Thimmareddy have entered into Panchayat Partition, Dated: 09.09.1988 and as per the Panchayat Partition, measuring an extent of 3 Acres 4 Guntas out of 6 Acres 24 Guntas was fallen into the share of Nanjundareddy, as 'A' Schedule Property and measuring 3 Acres 20 Guntas out of 6 Acres 24 Guntas fallen into the share of Thimmareddy, S/o. Muniswamy Reddy as 'B' Schedule Property.

Later the said Nanjundareddy died leaving behind his wife Muniyamma and katha of the property measuring an extent of 3 Acres 4 Guntas was mutated in her name Vide Mutation Register No. IHC 25/94-95. But RTC showing from the year 2000-01 to 2005-06 for an extent of 3 Acres 4 Guntas in the name of Thimmareddy and Papareddy @ Subbareddy jointly and 3 Acres 20 Guntas showing Muniyamma, W/o. Nanjundappa.

When things were being Papareddy @ Subbareddy was died leaving behind his wife Parvathamma. There after the above said Parvathamma and Thimmareddy was entered in to unregistered Partition Deed, Dated: 08.09.2006. As per the partition Deed Thimmareddy was allotted 1 Acre 28 Guntas and Parvathamma was allotted 1 Acre 28 Guntas in Sy.No.24 of Kada



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Agrahara Village. And 1 Acre 28 Guntas katha was mutated in the name of Parvathamma, Vide MR No. 19/2006-07. But Thimmareddy came into revenue records (RTC) for only 1 Acre 16 Guntas instead of 1 Acre 28 Guntas (As per RTC not cover in RTC).

However the said Thimmareddy along with his sons namely Narayanreddy, Ganeshappa, Shivappa entered into Panchayat Partition on 30.10.2006. As per the said Partition Sy.No.24, Measuring an extent of 1 Acre 4 Guntas out of 1 Acre 28 Guntas was allotted to Narayanareddy as 'B' Schedule Property and remaining extent of 24 Guntas remains with Thimmareddy.

Subsequent to Partition to recovery and rectify the extent he has filed RRT case before Tahasildar, Anekal Taluk against to Muniyamma, W/o. Nanjundappa, who is the Kathadar of 3 Acres 20 Guntas in Sy.No.24 and as per the Tahasildar Order in RRT case Muniyamma, W/o. Nanjundappa was assigned 3 Acres 8 Guntas and Thimmareddy, S/o. Muniswamy Reddy was assigned 24 Guntas in Sy.No. 24, vide MR No. 3/2009-10.

Thereafter Thimmareddy being a absolute owner of the property of 24 Guntas in Sy.NO.24, he has executed a registered WILL for an extent of 12 Guntas out of 24 Guntas in favourof his Daughter in Law namely Vinodha, W/o. Shivappareddy, vide Doc No. BK-III-24/2009-10, Dated: 07.10.2009.

And the said Thimmareddy died on 05.11.2009.

Subsequent to death of Thimmareddy, Sy.No. 24 was phoded and renumbered as Sy.NO.24/1, 24/2, 24/3 and 24/4.

Sy.No. 24/1, measuring an extent of 12 Guntas assigned in the name of Vinodha, W/o. Shivappareddy as per the WILL, Dated: 07.10.2009.

Sy.No. 24/2, measuring an extent of 12 Guntas was assigned in the name of Yallamma, W/o. Thimmareddy.

Sy.No. 24/3, measuring an extent of 1 Acre 4 Guntas assigned in the name of Narayanreddy as per the Partition Deed and Mutation Register No. 20/2006-07.

Sy.No.24/4, measuring an extent of 5 Acres 0.08 Guntas was assigned jointly in the name of Muniyamma, W/o.Nanjundappa and Parvathamma, W/o. Late. Subbareddy.

## **Sy.No. 24/1, measuring 12 Guntas:**

Whereas the above said Vinodha being a absolute owner of the property bearing Sy.No. 24/1, measuring 12 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 279/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore District.



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Whereas the above said Vinoda, W/o. Shivappa and her family members namely Yallamma, Narayanareddy, Ganeshappa, Shivappa, Ambujamma, Varalakshmi, Gowramma and Rajamma jointly executed registered Sale Deed for converted land of 12 Guntas in Sy.No. 24/1, in favour of Y.A.Prakash, Murali Mohan and K.N.Manjunath, vide Sale Deed No. SRJ-1-03710-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura.

Whereas the above said Y.A.Prakash, Murali Mohan and K.N.Manjunath have executed registered sale deed in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Sale Deed No. ANK-1-4042-2022-23, of Book No.1, Stored in CD No. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal.

## **Sy.No. 24/2, measuring 12 Guntas:**

Whereas the above said Yallamma,W/o. Late. Thimmareddy being absolute owner of the property bearing Sy.No. 24/2, measuring 12 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 265/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore District.

Whereas the above said Yallamma, W/o. Late. Thimmareddy and her family members namely Narayanareddy, Ganeshappa, Shivappa, Ambujamma, Varalakshmi, Gowramma and Rajamma jointly executed registered Sale Deed for converted land of 12 Guntas in Sy.No.24/2, in favour of Y.A.Prakash, Murali Mohan and K.N.Manjunath, vide Sale Deed No. SRJ-1-03709-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura.

Whereas the above said Y.A.Prakash, Murali Mohan and K.N.Manjunath have executed registered sale deed in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Sale Deed No. ANK-1-4037-2022-23, of Book No.1, Stored in CD No. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/2, measuring 12 Guntas.

## **Sy.No. 24/3, measuring 1 Acre 4 Guntas:**

Whereas the above said Narayanareddy, S/o. Late. Thimmareddy being absolute owner of the property bearing Sy.No. 24/3, measuring 1 Acre 4 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 264/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore District.

Whereas the above said Mrs. Yallamma, W/o. Late. Thimmareddy, Mr. Ganeshappa, Mr. Shivappa, Mrs. Ambujamma, Mrs. Varalakshmi, Mrs. Gowramma and Mrs. Rajamma have released their rights, title and interest over the property measuring 1 Acre 4 Guntas in Sy.No. 24/3 along with other properties through registered Release Deed in favour of Mr. Narayanareddy, S/o. Late. Thimmareddy, vide Doc No. SRJ-1-3706-2014-15, of Book No.1,





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Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura, Bangalore.

Whereas the said Narayanareddy and his family namely Shashikala and Shwetha have executed a registered Sale Deed in favour of K.N.Manjunath and Y.A.Prakash, vide Sale Deed No. SRJ-1-5434-2014-15, of Book No. 1, Stored in CD No. SRJD172, Dated: 30.03.2015, registered in the office of Sub Registrar Sarjapura.

Whereas the said Y.A.Prakash and K.N.Manjunath have executed registered sale deed in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Sale Deed No. ANK-1-4028-2022-23, of Book No.1, Stored in CD No. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/3, measuring 1 Acre 4 Guntas.

## **Sy.No. 24/4, measuring 16 Guntas:**

Whereas above said Nanjundappa family members namely Muniyamma, Munirathnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi have entered into family partition, vide doc No. SRJ-1-914-20096-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, as per Partition Deed

- a) 1 Acre 17 Guntas out of 3 Acres 20 Guntas in Sy.No. 24 assigned to Mrs. Munirathnamma, W/o. Munireddy as Schedule 'B' Property and
- b) 1 Acre 15 Guntas out of 3 Acres 20 Guntas in Sy.No. 24 assigned to Mrs. Papamma, W/o. Krishnareddy, as Schedule 'D' Property and
- c) 16 Guntas out of 3 Acres 20 Guntas in Sy.No.24, along with other properties assigned to Mrs. Parvathamma, W/o. Srinivasreddy as Schedule 'F' Property.

And 12 Guntas in Sy.No. 24 was assigned to Mr. Thimmareddy, S/o. Late. Muniswamyreddy and brother of Nanjundappa.

Whereas Sy.No. 24/4, measuring an extent of 4 Acres 36 Guntas and 4.08 Guntas of Kharab was renumbered as 24/4, 24/5, 24/6 and 24/7, which is assigned as below.

Sy.No. 24/4, measuring 16 Guntas was assigned to Parvathamma, W/o. Srinivas Reddy.

Sy.No.24/5, measuring 1 Acre 17 Guntas was assigned to Munirathnamma, W/o. Munireddy.

Sy.No.24/6, measuring 1 Acre 15 Guntas was assigned to L.Krishnareddy, S/o. Late. Lakshmanareddy.

Sy.No. 24/7, measuring 1 acre 28 Guntas was assigned to Parvathamma, W/o. Late. Subbareddy.

Whereas the above said Parvathamma,W/o. Srinivasreddy, being absolute owner of the property bearing Sy.No. 24/4, measuring 16 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 285/2013-14, Dated: 08.05.2014, issued by Deputy Commissioner, Bangalore District.

Whereas the above said Parvathamma and her daughters namely S.Tejaswini and S. Tanuja have executed registered sale deed in favour of K.N.Manjunath and K.S.Shanthamma, vide Doc no. SRJ-1-5695-2018-19, of Book No.1, Stored in CD No. SRJD303, Dated: 27.02.2019,





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registered in the office of Sub Registrar Sarjapura, in respect of Sy.No. 24/4, measuring an extent of 16 Guntas.

Whereas the said K.N.Manjunath, K.S.Shanthamma and daughters of K.S.Shanthamma namely Vandana.N and Chethana.N have executed registered sale deed in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Sale Deed No. ANK-1-4035-2022-23, of Book No.1, Stored in CD No. ANKD1359, Dated: 10.08.2022, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/4, measuring 16 Guntas.

**Sy.No. 24/5, measuring 1 Acre 17 Guntas:**

Whereas above said Nanjundappa family members namely Muniyamma, Munirathnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi have entered into family partition, vide doc No. SRJ-1-914-20096-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, as per Partition Deed

- d) 1 Acre 17 Guntas out of 3 Acres 20 Guntas in Sy.No. 24 assigned to Mrs. Munirathnamma, W/o. Munireddy as Schedule 'B' Property and
- e) 1 Acre 15 Guntas out of 3 Acres 20 Guntas in Sy.No. 24 assigned to Mrs. Papamma, W/o. Krishnareddy, as Schedule 'D' Property and
- f) 16 Guntas out of 3 Acres 20 Guntas in Sy.No.24, along with other properties assigned to Mrs. Parvathamma, W/o. Srinivasreddy as Schedule 'F' Property.
- g) And 12 Guntas in Sy.No. 24 was assigned to Mr. Thimmareddy, S/o. Late. Muniswamyreddy and brother of Nanjundappa.

Whereas Sy.No. 24/4, measuring an extent of 4 Acres 36 Guntas and 4.08 Guntas of Kharab was renumbered as 24/4, 24/5, 24/6 and 24/7, which is assigned as below.

Sy.No. 24/4, measuring 16 Guntas was assigned to Parvathamma, W/o. Srinivas Reddy.

Sy.No.24/5, measuring 1 Acre 17 Guntas was assigned to Munirathnamma, W/o. Munireddy.

Sy.No.24/6, measuring 1 Acre 15 Guntas was assigned to L.Krishnareddy, S/o. Late. Lakshmanareddy.

Sy.No. 24/7, measuring 1 acre 28 Guntas was assigned to Parvathamma, W/o. Late. Subbareddy.

Whereas the above said Munirathnamma, W/o. Munireddy, being absolute owner of the property bearing Sy.No. 24/5, measuring 1 Acre 17 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 82/2021-22, Dated: 13.10.2021, issued by Deputy Commissioner, Bangalore District.

Whereas the above said Munirathnamma and her family members namely M.Nagavani, Keshavareddy.H.M, Thanusha.K, Bhavana.K.Reddy, Babu.H.M, Brithi.B.Reddy and Jishnu Reddy.B executed registered General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Doc No. ANK-4-299-2021-22, of Book No.4, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/5, measuring 1 Acre 17 Guntas.



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Subsequently the above said Munirathnamma and her family members namely M.Nagavani, Keshavareddy.H.M, Thanusha.K, Bhavana.K.Reddy, Babu.H.M, Brithi.B.Reddy and Jishnu Reddy.B entered into Joint Development Agreement with M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Doc No. ANK-1-5568-2021-22, of Book No.1, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/5, measuring 1 Acre 17 Guntas.

## **Sy.No. 24/6, measuring 1 Acre 15 Guntas:**

Whereas above said Nanjundappa family members namely Muniyamma, Munirathnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi have entered into family partition, vide doc No. SRJ-1-914-20096-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, as per Partition Deed

- h) 1 Acre 17 Guntas out of 3 Acres 20 Guntas in Sy.No. 24 assigned to Mrs. Munirathnamma, W/o. Munireddy as Schedule 'B' Property and
- i) 1 Acre 15 Guntas out of 3 Acres 20 Guntas in Sy.No. 24 assigned to Mrs. Papamma, W/o. Krishnareddy, as Schedule 'D' Property and
- j) 16 Guntas out of 3 Acres 20 Guntas in Sy.No.24, along with other properties assigned to Mrs. Parvathamma, W/o. Srinivasreddy as Schedule 'F' Property.

And 12 Guntas in Sy.No. 24 was assigned to Mr. Thimmareddy, S/o. Late. Muniswamyreddy and brother of Nanjundappa.

Whereas the above said Papamma, W/o. Krishnareddy died and the katha of the property was mutated in the name of her husband Mr. L.Krishnareddy, Vide MR No. H3/2020-21, Dated: 19.10.2020.

Whereas Sy.No. 24/4, measuring an extent of 4 Acres 36 Guntas and 4.08 Guntas of Kharab was renumbered as 24/4, 24/5, 24/6 and 24/7, which is assigned as below.

Sy.No. 24/4, measuring 16 Guntas was assigned to Parvathamma, W/o. Srinivas Reddy.

Sy.No.24/5, measuring 1 Acre 17 Guntas was assigned to Munirathnamma, W/o. Munireddy.

Sy.No.24/6, measuring 1 Acre 15 Guntas was assigned to L.Krishnareddy, S/o. Late. Lakshmanareddy.

Sy.No. 24/7, measuring 1 acre 28 Guntas was assigned to Parvathamma, W/o. Late. Subbareddy.

Whereas the above said L.Krishnareddy, S/o. Late. Lakshmanareddy, being absolute owner of the property bearing Sy.No. 24/6, measuring 1 Acre 15 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 83/2021-22, Dated: 13.10.2021, issued by Deputy Commissioner, Bangalore District.

Whereas the above said L.Krishnareddy and his family members namely C.K.Manjunatha, Murari.C.Reddy, C.K.Shivananada Kumar, Rithanya.C.S.Reddy entered into registered Joint Development Agreement with M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Doc No. ANK-1-5532-2021-22, of Book No.1, Stored in CD No. ANKD1149,



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Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/6, measuring 1 Acre 15 Guntas.

Whereas the above said L.Krishnareddy and his family members namely C.K.Manjunatha, Murari.C.Reddy, C.K.Shivananada Kumar, Rithanya.C.S.Reddy executed registered General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, vide Doc No. ANK-4-297-2021-22, of Book No.4, Stored in CD No. ANKD1149, Dated: 08.11.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No.24/6, measuring 1 Acre 15 Guntas.

**Sy.No. 24/7, measuring 1 Acre 28 Guntas:**

Whereas Sy.No. 24/4, measuring an extent of 4 Acres 36 Guntas and 4.08 Guntas of Kharab was renumbered as 24/4, 24/5, 24/6 and 24/7, which is assigned as below.

Sy.No. 24/4, measuring 16 Guntas was assigned to Parvathamma, W/o. Srinivas Reddy.

Sy.No.24/5, measuring 1 Acre 17 Guntas was assigned to Munirathnamma, W/o. Munireddy.

Sy.No.24/6, measuring 1 Acre 15 Guntas was assigned to L.Krishnareddy, S/o. Late. Lakshmanareddy.

Sy.No. 24/7, measuring 1 acre 28 Guntas was assigned to Parvathamma, W/o. Late. Subbareddy.

Whereas the above said Parvathamma, W/o. Late. Subbareddy and her family members namely Sunandamma, Amaresh and Manjula have executed registered General Power of Attorney in favour of N.V.Devika, vide Doc No. ANK-4-619-2006-07, of Book No.4, Stored in CD No.ANKD168, Dated: 18.10.2006, registered in the office of Sub Registrar Anekal, in respect of Sy.No. 24, 1 Acre 28 Guntas.

Whereas the above said Parvathamma, W/o. Late. Subbareddy and her family members namely Sunandamma, Amaresh and Manjula represented by their GPA holder N.V.Devika and K.M.Ramachandrappa as confirming party have executed registered sale deed in favour of B.S.Paramesha, vide Doc No. SRJ-1-2127-2007-08, of Book No.1, Stored in CD No. SRJD9, Dated: 11.12.2007, registered in the office of Sub Registrar Sarjapura, in respect of Sy.No. 24, 1 Acre 28 Guntas.

Whereas the said B.S.Paramesha being absolute owner of the property bearing Sy.No. 24/7, measuring 1 Acre 28 Guntas, applied for conversion from agriculture to non agricultural residential purpose and got converted vide Conversion Order No. ALN(A)(S) SR: 85/2021-22, Dated: 13.10.2021, issued by Deputy Commissioner, Bangalore District.

Whereas said B.S.Paramesha sold the converted property to M/s. Bricks and Milestones Projects LLP, represented by its designated Partner, V.Kiran, vide registered Sale Deed No. BSK-1-07059-2021-22, of Book No.1, Stored in CD No. BSKD1162, Dated: 29.10.2021, registered in the office of Sub Registrar Banashankari.

Whereas the above said M/s. Bricks and Milestones Projects LLP, represented by its designated Partner, V.Kiran, and M/s. Modern Spaaces Ventures, represented by its partner



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S.Yathish have entered into Exchange Deed , vide Doc No. BSK-1-12928-2021-22, of Book No.1, Stored in CD No. BSKD1257, Dated: 07.03.2022, registered in the office of Sub Registrar Banashankari, as per Exchange Deed Converted Land bearing 1 Acre 28 Guntas in Sy.No.24/7 was allotted to M/s. Modern Spaaces Ventures, represented by its partner S.Yathish as Schedule 'A' Property.

#### IV. MORTGAGE AND DISCHARGE DEEDS:

Whereas the said Subbareddy and Parvathamma Mortgage the Property measuring 1 Acre 20 Guntas in Sy.No.24 of Kadaagrahara Village in favour of Reshme Belegarara Hagu Raitara Seva Sahakara Bank Niyamita, vide Mortgage Deed No. 1383/83-84, Dated: 14.12.1983, of Book No.1, Volume No. SF67, Pages 224. And the same Subbareddy Mortgage the property measuring 1 Acre 20 Guntas in Sy.No.24 of Kadaagrahara Village in favour of Reshme Belegarara Hagu Raitara Seva Sahakara Bank Niyamita, vide Mortgage Deed No.3585/2000-01, Dated: 20.10.2000, of Book No.1, Volume No. AAD216, Pages 22.

In turn the said two Mortgage Deeds were released from Reshme Belegarara hagu Raitara Sahakara Sangha in favour of Parvathamma, W/o. Late. Subbareddy in respect of Sy.no.24, measuring 1 acre 20 Guntas, vide Release Deed No. SRJ-1-8525-2022-23, of Book No.1, Stored in CD No. SRJD1298, Dated: 17.01.2023, registered in the office of Sub Registrar Sarjapura.

#### V. OPINION

##### Sy.No. 24/1: 12 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

##### Sy.No.24/2: 12 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

##### Sy.No. 24/3: 1 Acre 4 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.



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## Sy.No.24/4: 16 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

## Sy.No.24/5: 1 Acre 17 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mrs. Munirathnamma and her family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

## Sy.No.24/6: 1 Acre 15 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. L.Krishna Reddy and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

## Sy.No. 24/7: 1 Acre 28 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

### **VI. General Observation to be made:**

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.



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Thanking you,

***Yours Faithfully,***

***Sri. K.A.Raju,  
Juries Law Firm.***

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SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 25.01.2023

Place: Bangalore

To,

**M/s. MODERN SPAACES VENTURES,**  
No.73/2, Chambenahalli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No. 36/1, measuring 1 Acre 38 Guntas, Sy.No. 36/2, measuring 1 Acre 25 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

### Sy.No. 36/1

All the piece and parcel of the property bearing **Sy.No. 36/1, measuring 1 Acre 38 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 313/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land in Sy.No.36/2,  
West by : Land in Sy.No.34/2,  
North by : Raja Kaluve,  
South by : Land in Sy.No. 19 and Sy.No.35.

Present Owners: **Thimmaiah and Family.**

### Sy.No. 36/2

All the piece and parcel of the property bearing **Sy.No. 36/2, measuring 1 Acre 25 Guntas Out of 1 Acre 25 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 314/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land in Sy.No.37,  
West by : Land in Sy.No.36/1,  
North by : Raja Kaluve,  
South by : Land in Sy.No. 19 and Sy.No.35 and Sy.No. 36/2.

Present Owners: **Thimmaiah and Family.**





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## II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

### DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Sale Deed	Doc No. 2623/50-51, of Book No.1, Volume 649, Pages 182-184, Dated: 15.03.1951 executed by Venkata Subbarao, S/o. Devanaiah, in favour of G.Subbaiah, S/o. Venkataramanaiah, in respect of Sy.No.36, measuring 1 Acre 12 Guntas along with other properties.	Photocopy	
2.	Sale Deed	Doc No.1171/56-57, of Book No. 1, Volume 768, Pages 44 to 45, Dated: 06.05.56, executed by Subbaiah, S/o. Venkataramanaiah and Rameshwaraiah, S/o. Munishidevanaiah, in favour of Muniyappa, S/o. Agadoorappa, in respect of Sy.No. 34, measuring 1Acre 31 ½ Guntas and Sy.No. 36, measuring 1Acre 31 ½ Guntas.	Photocopy	
3	Sale Deed	Doc No. 567/56-57, of Book No.1, Volume 87, Pages 84-85, Dated:03.05.56.executed by Govindarao, S/o. S. Ramaraya, in favour of Kempaiah, S/o. Agadoorappa, in respect of Sy.No. 34 and Sy.No. 36, measuring Half Share out of total extent of 7 Acres 38 Guntas.	Photocopy	
4	Unregister ed Panchayat Parikat	Dated:29.02.1964, between Kempanna, S/o. Agadoorappa and Bangyappa @ Muniyappa, S/o. Agadoorappa, as per the Partition Sy.No. 36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, 1 Acre 25 Guntas was fallen in to the share of Bangyappa @ Muniyappa.	Photocopy	
5.	Continuing Mortgage Bond	Doc No. 942/70-71, Dated:23.06.1970, between Yamare Co-operative Society, Limited, and Muniyappa, S/o. Agadoorappa, in respect of Sy.No. 36/2, measuring 1 acre 25 Guntas.	Certified Copy	
6.	Interim Credit Bond	Doc No. 1814/71-72, Dated: 27.09.1971, between Seva Sahakara Sangha, Limited, Yamare Village and Mr. Muniyappa, S/o. Agadoorappa, Thimmaiah, Ramachandra, Shanthamma Children of Muniyappa, in respect of Sy.no. 36/2, measuring 1 Acre 25	Certified Copy	



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		Guntas.		
7	Discharge Deed	Doc No. SRJ-1-8529-2022-23, of Book No.1, Stored in CD No. SRJD1298, Dated: 17.07.2023, registered in the office of Sub Registrar Sarjapura, Bangalore, executed by Reshme Belegarara Hagu Raitara Seva Sahakara Sangha Niyamita, in favour of Thimmaiah, S/o. Late. Muniyappa in respect of Sy.No.36/2 1 Acre 25 Guntas.	Photocopy	
8.	Lease Deed	Doc No. 3248/72-73, Dated: 20.03.73, executed by Muniyappa in favour of Mandappa Reddy, S/o. Patel Appanna, in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, Measuring 1 Acre 25 Guntas.	Photocopy	
9	Unregister ed Panchayat Partition Deed	Dated: 19.11.2012, Between Puttamma, Ramaiah, Agadoorappa, Thimmaiah, Sarojamma, Chandrashekar, Vinoda, Kishore @ Manjunath and Vinutha, as per Partition Deed Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 25 Guntas allotted to A Schedule property - Puttamma, W/o. Late. Muniyappa.	Photocopy	
10.	Release Deed	Doc No. SRJ-1-02573-2017-18, of Book No.1, Stored in CD No. SRJD247, Dated: 09.10.2017, executed by Puttamma, W/o. Late. Muniyappa, Shantamma, D/o. Late. Muniyappa, Nanjamma, D/o. Late. Muniyappa and Pavithra @ Chinamma, D/o. Thimmaiah, in favour Thimmaiah, S/o. Late. Muniyappa. In respect of Item No. 2, Sy.No. 36/1, measuring 1 Acre 38 Guntas, Item No.3, Sy.No. 36/2, measuring 1 Acre 25 Guntas and other properties.	Photocopy	
11	General Power of Attorney	Doc No. ANK-1-00531-21-22, of Book NO.4, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal, executed by Thimmaiah, Beeresh, Master Kishan, Master Bhaskar, Nanhish, Kumari. Baby and Ramachandrappa.K.M in favour of M/s. Modern Spaaces ventures, represented by its Partner S.Yathish in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 25 Guntas.	Photocopy	



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12	Agreement of Sale	Doc No. ANK-1-10636-2021-22, of Book No.1, Stored in CD No. 1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal, executed by Thimmaiah, Beeresh, Master Kishan, Master Bhaskar, Nandish, Kumari. Baby and Ramachandrappa.K.M in favour of M/s. Modern Spaaces ventures, represented by its Partner S.Yathish in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 23 Guntas along with other property.	Photocopy	
13	Joint Development Agreement	Doc No. ANK-1-10635-2021-22, of Book no.1, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal, executed by Thimmaiah, Beeresh, Master Kishan, Master Bhaskar, Nandish, Kumari. Baby and Ramachandrappa.K.M in favour of M/s. Modern Spaaces ventures, represented by its Partner S.Yathish in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 25 Guntas.	Photocopy	

## Record of Rights, Tenancy and Crops (RTC):

### Sy.No. 36/1

Duration	Entries
1969-70 to 1978-79	Venkatasubbarao and Govindarao
1979-80 to 1983-84	Venkatasubbarao and Govindarao
1989-90 to 1999-2000	Muniyappa 1A 31.08G
2000-01 to 2013-14	Venkatasubbarao and Govindarao - 06.08 G Muniyappa - 1A 31.08 G
2014-15 to 2021-22	Puttamma - 1 A 38 G
2022-23	Thimmaiah - 1 A38 G

### Sy.No.36/2

Duration	Entries
1969-70 to 1983-84	Kempaiah - 1A25G
1989-90 to 1999-2000	
2000-01 to 2013-14	Kempaiah - 1A25G
2014-15 to 2021-22	Puttamma - 1A25G
2022-23	Thimmaiah - 1A25G



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## Encumbrance Certificate:

**Sy.No. 36/1**

Duration	Entries / Description
01.04.1920 to 31.03.2004, SA No. 8890/22-23, Dated: 11.08.2022	1. Doc No. 567, Dated: 03.05.1956 2. Doc No., 1171, Dated: 26.07.1956 3. Doc No. 3248, Dated: 20.03.1973 4. Doc No. 245, Dated: 18.05.1983 5. Doc no. 2181, Dated: 08.02.1994
01.04.2004 to 31.12.2022, SA No. 11012/23-24, Dated: 03.01.2023	1.ANK-1-10636-2021-22 2.ANK-1-10635-2021-22 3.SRJ-1-2573-2017-18

**Sy.No. 36/2**

Duration	Entries / Description
01.04.1920 to 31.03.2004, SA No. 12556/22-23, Dated: 01.10.2022	1.Doc no.567, Dated: 03.05.1956 2.Doc No.1171, Dated: 26.07.1956 3.Doc No.942, Dated: 23.06.1970 4.Doc No.1814, Dated: 27.09.1971 5.Doc No.3248, Dated: 20.03.1973 6.Doc No. 245, Dated: 18.05.1983
01.04.2004 to 31.12.2022, SA No. 11013/23-24, dated: 03.01.2023	1.ANK-1-10636-2021-22 2.ANK-1-10635-2021-22

## Mutation Register:

**Sy.No. 36/1**

No.	Entries / Description
H10/2014-15, Dated: 13.03.2015	Court Order, No. RRTCR166/14-15, Dated: 03.03.2015.
T22/2021-22, Dated: 02.02.2022	Court Order No. RRT(RI)(D)CR 18/21-22, Dated: 28.12.2021.

**Sy.No. 36/2**

No.	Entries / Description
H9/2013-14, Dated: 05.09.2014	RRTCR174/2014-15, Dated: 21.05.2014, Sy.No. 36/2, Kempaiah to Puttamma, W/o. Late. Muniyappa and others – 1 A 25 G



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## Survey Records:

Document	Entries / Description
Akarbandh	In respect of Sy.No. 36/1
IL and RR	In respect of Sy.No. 36
Akarbandh	In respect of Sy.No. 36/2.
Hissa Survey, Atlas	In respect of Sy.No. 36/2.

## Endorsement:

Sl.No.	Document	Description
1.	Endorsement Dated: 05.10.2021	Issued by Deputy Divisional Secretariat stating that there is no PTCL case in respect of Sy.No. 36/1, measuring 1 Acre 38 Guntas in favour of Mrs. Puttamma.
2.	Endorsement Dated: 13.01.2015	No. RRT/CR 166/14-15, issued by Deputy Tahasildar, Nadakacheri, Sarjapura Hobli, Sarjapura Taluk, Bangalore District.
3.	Endorsement Dated: 02.12.2022	Issued by Tahasildar, Anekal stating that IL and Preliminary Vahi is vanished in respect of Sy.No. 36/2.
4	Conversion order, Fee Paid Receipt, Conversion Sketch	Vide Order no. ALN(ASH)SR 313/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, in favour of Thimmaiah, S/o. Late. Muniyappa, in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas.
5	Endorsement Dated: 05.10.2021	Issued by Deputy Divisional Secretariat stating that there is no PTCL case in respect of Sy.No. 36/2, measuring 1 Acre 25 Guntas.
6	Endorsement Dated: 28.01.2022	Issued by Tahasildar, Anekal, stating that RTC from 1984 to 1989 in respect of Sy.No. 36/2 in not available.
7	Conversion order, Fee Paid Receipt, Conversion Sketch	Vide Order no. ALN(ASH)SR 314/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, in favour of Thimmaiah, S/o. Late. Muniyappa, in respect of Sy.No.36/2, measuring 1 Acre 15 Guntas
	Endorsement Dated: 28.12.2021.	Issued by Special Tahasildar, Anekal, Order No. RRT(RI)(D)CR/18/2021-22, order to issue katha in favour of Thimmaiah, S/o. Late. Muniyappa as per Doc no. 2573/2017-18, Dated: 09.10.2017

## Other Documents:

Sl.No.	Document	Description
1	Death Certificate	Ramaiah Muniyappa



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		Kempaiah Puttamma
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## CASES:

Case No.	Authority	Description

### III. TRACING THE TITLE

Originally the larger extent of Land measuring an extent of 3 Acres 23 Guntas and 1 Gunta of Kharab Land in Sy.No. 36, situated at Kada agrahara Village, Sarjapura Hobli, Anekal Taluk, was belonging to **Venkata Subbarao, S/o. Devannaiah and Govindarao, S/o. Ramarao Jointly (As per the RR and Khetuvaru). I.e., 1 Acre 31.08 Guntas each.**

Whereas above said Devanniah had two sons namely Venkata Subbarao and Rameshwara Rao.

However since both are the joint family members katha of the property stands in the name of Venkata Subbarao.

Whereas the above said Venkata Subbarao conveyed his share of 36 Guntas out of 1 Acre 31.08 Guntas in favour of G. Subbaiah, S/o. Venkataramanaiah, vide Doc No. 2623/50-51, Dated: 15.03.1951. and remaining extent of 35.08 Guntas out of 1 Acre 31.08 Guntas retains with his brother Mr. Rameshwarrao @ Rameshwaraiah.

Whereas above said Sri. Subbaiah, S/o. Venkataravanappa being a absolute owner for 36 Guntas in Sy.No. 36 and Sri. Rameshwaraiah @ Rameshwar Rao, S/o. Muni Devannaiah being a absolute owner of 35.08 Guntas out of 1 Acre 31.08 Guntas in Sy.No. 36, have jointly conveyed registered sale deed in Sy.No. 36, for an extent of 1 Acre 31.08 Guntas in favour of Sri. Muniyappa, S/o. Hagadurappa, vide doc No. 1171/56-57, Dated: 06.05.1956.

Whereas above said Govindarao, S/o. Ramarao being a absolute owner of 1 Acre 31.08 Guntas out of 3 Acres 23 Guntas in Sy.No.36 ( his Half of the share), he has executed sale deed in favour of Kempaiah, S/o. Hagadoorappa, vide Doc No. 567/56-57, Dated: 03.05.1956.

Subsequently Sy.No.36 was phoded and renumbered as Sy.No.36/1 and 36/2 measuring an extent of 1 Acre 25 Guntas and assigned in the name of Kempaiah and Sy.No.36/1, measuring an extent of 1 Acre 38 Guntas was remain with Venkata Subbarao, S/o. Devannaiah and Govindarao, S/o. Ramarao. (As per Survey Records).

However the above said properties are the joint family properties of Hagadoorappa who is the father of above said Kempaiah and Muniyappa, The said Hagadoorappa had three sons namely Kempaiah, Muniyappa and Ramaiah. Whereas Kempaiah died issueless and had no children, and the said Muniyappa also died leaving behind his wife Puttamma.





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subsequent to death of Kempaiah and Muniyappa legal heirs of Muniyappa namely his wife Puttamma, and his brother Ramaiah and childrens of Ramaiah namely Agadoorappa, Thimmaiah, Sarojamma, Chandrashekar, Vinodha, Kishore @ Manjunath and Vinutha have entered into Panchayat Partition and as per the Partition Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No. 36/2, measuring an extent of 1 Acre 25 Guntas was fallen into the share of Puttamma, as 'A' Schedule Property in the Partition Deed, they have approached to Deputy Tahasildar for enter the Katha in their respective names, as per the Partition. Accordingly katha of the property Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No. 36/2, measuring an extent of 1 Acre 25 Guntas was mutated in the name of Puttamma, vide MR No. H10/2014-15.

Whereas above said Puttamma, W/o. Late. Muniyappa and her children namely Shanthamma, Nanjamma and Pavithra D/o. Thimmaiah have release and relinquished their entire right, title, interest over the schedule property along with other properties in favour of Thimmaiah, S/o. Muniyappa, vide Release Deed No. 2573/17-18, Dated: 07.09.2017. Accordingly katha of the property mutated in the name of Thimmaiah. Vide MR No. T22/2021-22, Dated: 02.02.2022.

Thereafter the said Thimmaiah have applied for conversion of land from agriculture to non - agricultural residential purpose and got conversion order from Deputy Commissioner, Bangalore District, Vide Conversion Order No. ALN(ASH)SR313/21-22, Dated: 26.07.2022, in respect of Sy.No.36/1 and ALN(ASH)SR-314/21-22, Dated: 26.07.2022, in respect of Sy.No.36/2.

Whereas the above said Thimmaiah and his family members namely Beeresh, Master Kishan, Master Bhaskar, Nanhish, Kumari. Baby and Ramachandrappa.K.M have jointly executed registered Sale Agreement in favour of M/s. Modern Spaaces ventures, represented by its Partner S.Yathish in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 25 Guntas, Doc No. ANK-1-10636-2021-22, of Book No.1, Stored in CD No. 1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal.

Whereas the above said Thimmaiah, Beeresh, Master Kishan, Master Bhaskar, Nanhish, Kumari. Baby and Ramachandrappa.K.M have executed registered General Power of Attorney in favour of M/s. Modern Spaaces ventures, represented by its Partner S.Yathish in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 25 Guntas vide Doc No. ANK-1-00531-21-22, of Book No.4, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal.

Whereas the above said Thimmaiah, Beeresh, Master Kishan, Master Bhaskar, Nanhish, Kumari. Baby and Ramachandrappa.K.M have entered into registered Joint Development Agreement with M/s. Modern Spaaces ventures, represented by its Partner S.Yathish in respect of Sy.No.36/1, measuring 1 Acre 38 Guntas and Sy.No.36/2, measuring 1 acre 25 Guntas vide Doc No. ANK-1-10635-2021-22, of Book no.1, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal.





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## IV. MORTGAGE AND DISCHARGE DEEDS:

Whereas one Mr. Muniyappa, S/o. Agadoorappa has mortgage the land bearing Sy.No.36/2, measuring 1 Acre 25 Guntas in favour of Reshme Belegara Hagu Raitara Seva Sahakara Sangha, vide Doc no. 942/70-71, Pages 150, Volume 859, of Book No.1, Dated: 23.06.1970.

Subsequently the said Mr. Muniyappa and his minor children namely Thimmaiah and Ramachandra, Shanthamma have jointly mortgage the land bearing Sy.No.36/2, measuring 1 Acre 25 Guntas in favour of Reshme Belegara Hagu Raitara Seva Sahakara Sangha, vide Doc no. 1814/71-72, of Book No.1, Pages 39, Volume 887, Dated: 27.09.1971.

In turn the above said two Mortgage Deeds are discharged by Reshme Belegara Hagu Raitara Seva Sahakara Sangha in favour of Mr. Thimmaiah, S/o. Late. Muniyappa, as Muniyappa died on 30.12.2004, vide Discharge Deed no. SRJ-1-8529-2022-23, of Book No.1, Stored in CD No. SRJD1298, Dated: 17.01.2023, registered in the office of Sub Registrar Sarjapura, Bangalore.

## V. OPINION

### Sy.No. 36/1: 1 Acre 38 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Thimmaiah and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

### Sy.No. 36/2: 1 acre 25 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Thimmaiah and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.



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**VI. General Observation to be made:**

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.

Thanking you,

*Yours Faithfully,*  
*Sri. K.A.Raju,*

Housiey.com



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SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 20.01.2023

Place: Bangalore

To,

**M/s. MODERN SPAACES VENTURES,**  
No.73/2, Chambenahalli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No.32/1, measuring 1 Acre 28.08 Guntas, Sy.No.32/2, measuring 1 Acre 15 Guntas and Sy. No. 32/3, Measuring 13.8 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

### Sy.No. 32/1

All the piece and parcel of the **Sy.No.32/1, measuring 1 Acre 28.08 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 310/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Same Sy.No. 33/1,  
West by : Land belongs to Agadoorappa and Ajappa,  
North by : Land belongs to Sy.No.30,  
South by : Land belongs to Muniyamma and Padmavathi, Jayalakshamma.

Present Owner: **Mr. Ambarish and Family.**

### Sy.No. 32/2

All the piece and parcel of the **Sy.No.32/2, measuring 1 Acre 15 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(A)(S)SR 316/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Jayalakshamma,  
West by : Land belongs to Kurbhar Muniyappa,  
North by : Land belongs to Parvathamma,  
South by : Land belongs to Muniswamy Reddy.

Present Owner: **Mrs. Padmavathi.K.N and Family.**



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## Sy.No. 32/3

All the piece and parcel of the **Sy.No.32/3, Old Sy.No. 32/2, measuring 13.08 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 317/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Ganesh,  
West by : Land belongs to Padmavathi,  
North by : Land belongs to Parvathamma,  
South by : Land belongs to Muniswamy Reddy and sons.

Present Owner: **Mrs. Jayalakshamma and Family.**

## II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

### DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Mortgage Deed	Doc No. 1573/87-88, Pages 62, Volume AD1478, of Book No.1, Dated: 20.11.1987, registered in the office of Sub Registrar Anekal, executed by Subbareddy, in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.32, measuring 1 Acre 38 Guntas.	Photocopy	
2	Unregister ed Panchayat Partition Deed	Dated: 09.09.1988, Between Nanjunda Reddy, S/o. Late. Thimmareddy and Thimmareddy, S/o. Late. Muniswamyreddy, as per Partition Sy.No. 32, measuring 3 Acres 17 Guntas Schedule A Property allotted to Nanjundareddy along with other properties and Sy.No.32, measuring 3 Acres 17 Guntas allotted to Thimmareddy along with other properties.	Photocopy	
3	Unregister ed Partition Deed	Dated: 08.09.2006, Between Mr. Thimmareddy, S/o. Late. Muniswamy Reddy and Mrs. Parvathamma, W/o. Late. Subbareddy, D/o. Late. Muniswamy Reddy, as per partition deed Sy.No. 32, measuring 1 Acre 28.08 Guntas was allotted to Schedule B Property - Parvathamma, W/o. Late. Subbareddy.	Photocopy	



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4	Partition Deed	Doc No. SRJ-1-0914-2009-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, Between Muniyamma, Munirathnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi as per partition Sy.No. 32, measuring 13.08 Guntas out of 1 Acre 28.08 Guntas was allotted to Jayalakshamma, W/o. Munireddy, Schedule E Property, and Sy.No. 32, measuring 1 Acre 15 Guntas out of 1 Acre 28.08 Guntas was allotted to K.N.Padmavathi, W/o. CHinnareddy, Schedule G Property.	Photocopy	
5	Release Deed	Doc No. SRJ-1-05199-2015-16, of Book No.1, Stored in CD No. SRJD193, Dated: 24.03.2016, registered in the office of Sub Registrar Sarjapura, executed by Sunandamma and Manjula in favour of Parvathamma in respect of Old Sy.No. 32, New Sy.No. 32/1, measuring 1 Acre 28.08 Guntas, along with other properties.	Photocopy	
6	Mortgage Deed	Doc no. SRJ-1-0152-2016-17, of Book No.1, Stored in CD No. SRJD195, Dated: 15.04.2016, registered in the office of Sub Registrar Sarjapura, executed by Parvathamma, Ambarish and Anush in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other properties.	Photocopy	
7	Mortgage Deed	Doc No. SRJ-1-0027-2020-21, of Book No.1, Stored in CD No. SRJD596, Dated: 05.05.2020, registered in the office of Sub Registrar Sarjapura, executed by Padmavathi and C.Bhuvaneshwari represented by her mother Padmavathi in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas.	Photocopy	
8	Release Deed	Doc No. SRJ-1-04928-2020-21, of Book No.1, Stored in CD No. SRJD802, Dated: 17.02.2021, registered in the office of Sub Registrar Sarjapura, executed by Reshme Belegarara Hagu Raithara Seva Sahakara Sangha	Photocopy	



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		Niyamita in favour of Parvathamma, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other properties.		
9	Gift Deed	Doc No. SRJ-1-03785-2021-22, of Book No.1, Stored in CD No. SRJD958, Dated: 18.10.2021, registered in the office of Sub Registrar, Sarjapura, executed by Parvathamma, in favour of Amaresh, in respect of Sy.No.32, New Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other property.	Photocopy	
10	Joint Development Agreement	Doc No. ANK-1-6980-2021-22, of Book No.1, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal, Executed by Ambarish and Anush in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other property.	Photocopy	
11	General Power of Attorney	Doc No. ANK-4-0356-2021-22, of Book No.4, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal, executed by Ambarish and Anush in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other property.	Photocopy	
12	Agreement of Sale	Doc No. ANK-1-6983-2021-22, of book No.1, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal, Executed by Mr. Ambarish and Mr. Anush in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other property.	Photocopy	
13	General Power of Attorney	Doc No. ANK-4-0364-2021-22, of Book No.4, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, executed by Padmavathi.K.N and Bhuvaneshwari in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas.	Photocopy	
14	Joint Development Agreement	Doc No. ANK-1-7123-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, Executed by	Photocopy	



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		Padmavathi.K.N and Bhuvaneshwari in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas.		
15	Joint Development Agreement	Doc No. ANK-1-7129-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, executed by Jayalakshamma and Geethanjali.S.M in favour of M/s. Modern Spaaces Ventures, represented by S.Yathish, in respect of Sy.No.32/2, measuring 13.08 Guntas along with other property.	Photocopy	
16	General Power of Attorney	Doc no. ANK-4-0366-2021-22, of Book No.4, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, executed by Jayalakshamma and Geethanjali.S.M in favour of M/s. Modern Spaaces Ventures, represented by S.Yathish, in respect of Sy.No.32/2, measuring 13.08 Guntas along with other property.	Photocopy	
17	Agreement of Sale	Doc No. ANK-1-7131-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, executed by Jayalakshamma and Geethanjali.S.M in favour of M/s. Modern Spaaces Ventures, represented by S.Yathish, in respect of Sy.No.32/2, measuring 13.08 Guntas along with other property.	Photocopy	
18	Release Deed	Doc No. SRJ-1-8525-2022-23, of Book No.1, Stored in CD No. SRJD1298, Dated: 17.01.2023, registered in the office of Sub Registrar Sarjapura. executed by Reshme Belegarara hagu Raitara Sahakara Sangha in favour of Parvathamma, W/o. Late. Subbareddy in respect of Sy.No.32, measuring 1 Acre 38 Guntas along with other property.	Photocopy	
19	Release Deed	Doc no. SRJ-1-2482-2022-23, of Book No.1, Stored in CD No. SRJD1139, Dated: 18.06.2022, executed by Reshme Belegarara hagu Raitara Sahakara Sangha in favour of Mrs. Padmavathi.K.N, W/o. R.Channareddy, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas.	Photocopy	





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## Record of Rights, Tenancy and Crops (RTC):

Sy.No. 32

Duration	Entries
1965-63, 1964-65	Thimmayya – 3 A 17 G
1969-70 to 1983-84	Thimmayya – 3 A 17 G
1989-90 to 1999-2000	Nanjundareddy Subbareddy Muniyamma – 1A 28.08 G
2000-01 to 2005-06	Nanjundareddy and Subbareddy – 1 A 28.08G Muniyamma – 1A 28.08 G
2006-07 to 2009-10	Muniyamma – 1 A 28.08 G Parvathamma – 1 A 28.08 G

Sy.No. 32/1

Duration	Entries
2010-11 to 2021-22	Parvathamma – 1 A 28.08 G

Sy.No. 32/2

Duration	Entries
2010-11 to 2021-22	K.N.Padmavathi – 1 A 15 G

Sy.No. 32/3

Duration	Entries
2010-11 to 2021-22	Jayalakshamma – 13.08 G

## Encumbrance Certificate:

Duration	Entries / Description
01.04.2004 to 31.03.2004, SA No. 12560/22-23, Dated: 01.10.2022	1. 1573/87-88
01.04.2004 to 31.12.2022, SA No. 10986/22-23, Dated: 02.01.2023 – Sy.No.32/1	1. ANK-1-06983-2021-22 2. ANK-1-6980-2021-22 3. SRJ-1-3785-2021-22 4. SJR-1-4928-2020-21 5. SRJ-1-152-2016-17 6. SRJ-1-5199-2015-16
01.04.2004 to 30.12.2022, SA No. 10987/22-23,	1. SRJ-1-2482-2022-23



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Dated: 02.01.2023, - Sy.No. 32/2	2. ANK-1-7168-2021-22 3. ANK-1-7125-2021-22 4. ANK-1-7123-2021-22 5. ANK-1-7131-2021-22 6. ANK-1-7129-2021-22 7. SRJ-1-0027-2020-21
01.04.2004 to 09.01.2023, SA No. 11482/22-23, Dated:10.01.2023, - Sy.No. 32/3	1. SRJ-1-6641-2022-23 2. SRJ-1-6643-2022-23

## Mutation Register:

No.	Entries / Description
5/2009-10, Dated:07.06.2010.	Partition Deed, SRJ-1-0914-2009-10, Dated: 06.08.2009
19/2006-07, Dated: 30.03.2007	Partition, Dated:08.09.2006
T15/2019-20, Dated: 26.05.2020	Lease or Mortgage Deed, SRJ-1-0027-2020-21, Dated: 05.05.2020.
T18/2015-16, Dated: 11.05.2016	Lease or Mortgage Deed, SRJ-1-0152-2016-17, Dated: 15.04.2016.
25/94-95	Pavathi Katha in favour of Muniyamma
H15/2021-22, Dated: 25.11.2021	Gift Deed, SRJ-1-3785-2021-22, Dated: 18.10.2021.

## Survey Records:

Document	Entries / Description
Hissa Survey, RR, Ketuvaru	Inrespect of Sy.No.32.
Akarbandh	In respect of Sy. No. 32/3, 32/2, 32/1,
Hissa Tippani	In Respect of Sy.No. 32/1, 32/2, 32/3

## Endorsement:

Sl.No.	Document	Description
1	Conversion order	Vide Order No. ALN(ASH)SR310/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, in favour of Mr. Amaresh, S/o. Late. Subbareddy, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas.
2	Conversion order	Vide Order No. ALN(ASH)SR316/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, in favour of Mrs. K.N.Padmavathi, W/o. Chinnareddy, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas.
3	Conversion Order	Vide Order No. ALN(ASH)SR 317/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, in



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		favour of Mrs. Jayalakshamma, W/o. Munireddy, in respect of Sy.No.32/3, measuring 13.08 Guntas.
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## Other Documents:

Sl.No.	Document	Description
1	Death Certificate, Registration No. 03/02	Of Subbareddy

## CASES: N/A

Case No.	Authority	Description

## III. TRACING THE TITLE

On perusal of the Khetuvaru and RR which is available for perusal, it has been observed that the larger extent of property measuring an extent of 3 Acres 17 Guntas in Sy.No.32, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk was belonging to one Mr. Sunkareddy @ Thimmaiah, S/o. Nanjaiah.

Whereas the above said Sunkareddy @ Thimmaiah had two sons namely Thimmaiah @ Thimmaraya @ Thimmareddy and Nanjundappa @ Nanjareddy and After the death of Sunkareddy @ Thimmaiah the katha of the entire property of 3 Acres 17 Guntas in Sy.No.32 was mutated in the name of elder son Thimmaiah, S/o. Thimmaiah.

The above said Thimmaiah @ Thimmaraya @ Thimmareddy died leaving behind his only son Nanjundareddy @ Nanjundappa.

Like wise Nanjundappa @ Nanjareddy, S/o. Sunkareddy @ Thimmaiah also died leaving behind his only son Muniswamy Reddy @ Muniswamappa.

Subsequently the aforesaid Muniswamy Reddy @ Muniswamappa also died leaving behind his two sons namely Thimmareddy and Subbareddy @ Papareddy.

Whereas the above said Nanjundareddy, S/o. Thimmaiah @ Thimmaraya @ Thimmareddy and Thimmareddy, S/o. Late. Muniswamy Reddy and Subbareddy have entered into oral partition, accordingly katha of the property was mutated in the name of Nanjundareddy, Thimmareddy and Subbareddy @ Papareddy Jointly.

Whereas above said Nanjundareddy, S/o. Late. Thimmaiah @ Thimmareddy and Thimmareddy, S/o. Late. Muniswamyreddy have entered into Panchayat Partition on 09.09.1988, in respect of Sy.No. 32 and other properties and as per the Partition deed,



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measuring an extent of 1 Acre 28.08 Guntas in Sy.No.32, allotted to Nanjundareddy and measuring an extent of 1 Acres 28.08 Guntas allotted to Thimmareddy.

Whereas after demise of Nanjundareddy his wife Muniyamma entered in RTC for an extent of 1 Acre 28 ½ Guntas as per IHC 25/94-95 and 1 Acre 28 ½ Guntas in SY.No. 32 was remains with the Subbareddy only. (Subject to Change of Partition Deed).

Where after death of Subbareddy his wife Parvathamma and brother of Subbareddy namely Thimmareddy were entered into Panchayat Partition Dated: 08.09.2006, in respect of 1 Acre 28 ½ Guntas in Sy.No. 32 along with other ancestor properties , as per partition Sy.No.32 , measuring an extent of 1 Acre 28 ½ Guntas was allotted to Parvathamma exclusively, accordingly katha of the property mutated in her name vide MR No. 19/2006-07.

Subsequently Muniyamma W/o. Nanjundappa along with her daughters namely Munirathnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi have entered into registered Partition Deed, vide Doc No .SRJ-1-914-09-10, registered in the office of Sub Registrar Sarjapura, as per the said Partition Deed Sy.No. 32, measuring an extent of 13.8 Guntas was allotted to Jayalakshamma, W/o. Munireddy as 'E'Schedule Property and measuring an extent of 1 Acre 15 Guntas in Sy.No. 32 was allotted to K.N.Padmavathi, W/o. Chennareddy as 'G' Schedule Property, accordingly katha of the property mutated in their respective names Vide MR No. 5/2009-10.

In the mean time Sy.No. 32, measuring an total extent of 3 Acres 17 Guntas was phoded and renumbered as Sy.No. 32/1, 32/2 and 32/3,

Sy.No. 32/1, measuring an extent of 1 Acre 28 ½. Guntas was assigned in the name of Parvathamma, W/o. Subbareddy.

Sy.No. 32/2, measuring an extent of 1 Acre 15 Guntas was assigned in the name of K.N.Padmavathi, W/o. Chennareddy.

And Sy.No. 32/3, measuring an extent of 13.08 Guntas was assigned in the name of Jayalakshamma, W/o. Munireddy.

## **Sy.No. 32/1, measuring 1 Acre 28 ½ Guntas**

Whereas Daughters of Late. Subbareddy and Parvathamma namely Sunandamma and Manjula have executed Release Deed in favour of their Mother Parvathamma, vide Release Deed No. SRJ-1-5199-2015-16, of Book NO.1, Stored in CD No. SRJD193, Dated: 24.03.20196, registered in the office of Sub Registrar Sarjapura, in respect of Sy.No. 32/1, measuring 1 Acre 28.08 Guntas along with other properties.

Whereas as the said Parvathamma executed Gift Deed in favour of her son Mr. Amaresh, in respect of Sy.No. 32/1, measuring 1 Acre 28.08 Guntas along with other property, vide Gift Deed No. SRJ-1-3785-2021-22, of book No.1, Stored in CD No. SRJD958, Dated: 18.10.2021, registered in the office of Sub Registrar Sarjapura.

Whereas the said Amaresh applied for land conversion from agriculture to non agricultural residential purpose and got converted vide official memorandum Order No.



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ALN(ASH)SR310/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas.

Whereas the said Amaresh @ Ambarish and his son Anush have executed registered General Power of Attorney in favour of M/s. Modern Spaaces ventures, represented by its Partner S. Yathish, in respect of Sy.No.32/1 measuring 1 Acre 28.08 Guntas and Sy.No.33/1, measuring 10 Guntas, vide General Power of Attorney Doc No. ANK-4-356-2021-22, of Book No.4, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal.

Subsequently the said Amaresh @ Ambarish and his son Anush entered into registered Joint Development Agreement with M/s. Modern Spaaces ventures, represented by its Partner S. Yathish, in respect of Sy.No.32/1 measuring 1 Acre 28.08 Guntas and Sy.No.33/1, measuring 10 Guntas, vide Doc No. ANK-1-6980-2021-22, of Book No.1, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal.

Subsequently the said Amaresh @ Ambarish and his son Anush have executed registered Sale Agreement in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other property vide Doc no. ANK-1-6983-2021-22, of book No.1, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal.

## **Sy.No. 32/2, measuring 1 Acre 15 Guntas**

Whereas the above said K.N.Padmavathi, W/o. Channareddy applied for land conversion from agriculture to non agricultural residential purpose and got converted vide official memorandum Order No. ALN(ASH)SR316/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas.

Whereas the above said K.N.Padmavathi, W/o. Channareddy and her daughter Bhuvaneshwari.C have executed registered General Power of Attorney in favour of M/s. Modern Spaaces ventures, represented by its Partner S. Yathish, in respect of Sy.No.32/2 measuring 1 Acre 15 Guntas, vide General Power of Attorney Doc No. ANK-4-364-2021-22, of Book No.4, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal.

Subsequently said K.N.Padmavathi, W/o. Channareddy and her daughter Bhuvaneshwari.C have entered into registered Joint Development Agreement with M/s. Modern Spaaces ventures, represented by its Partner S. Yathish, in respect of Sy.No.32/2 measuring 1 Acre 15 Guntas, vide Doc No. ANK-1-7123-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal.

## **Sy.No. 32/3, measuring 13.08 Guntas**



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Whereas the above said Jayalakshamma applied for land conversion from agriculture to non agricultural residential purpose and got converted vide official memorandum Order No. ALN(ASH)SR317/21-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore.

Whereas the above said Jayalakshamma, W/o. Munireddy and her daughter Geethanjali.S.M have executed registered General Power of Attorney in favour of M/s. Modern Spaaces ventures, represented by its Partner S. Yathish, in respect of Sy.No. 32/3, old Sy.No.32/2 measuring 13.08 Guntas and Sy.No. 33/2, measuring 1 Acre 1.08 Guntas, vide General Power of Attorney Doc No. ANK-4-366-2021-22, of Book No.4, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal.

Subsequently said Jayalakshamma, W/o. Munireddy and her daughter Geethanjali.S.M have entered into registered Joint Development Agreement with M/s. Modern Spaaces ventures, represented by its Partner S. Yathish, in respect of Sy.No. 32/3, old Sy.No.32/2 measuring 13.08 Guntas and Sy.No. 33/2, measuring 1 Acre 1.08 Guntas,, vide Doc No. ANK-1-7129-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal.

Subsequently Jayalakshamma, W/o. Munireddy and her daughter Geethanjali.S.M have executed registered Sale Agreement in favour of M/s. Modern Spaaces Ventures, represented by S.Yathish, in respect of Sy.No.32/2, measuring 13.08 Guntas along with other property, vide Doc No. ANK-1-7131-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal.

#### IV. MORTGAGE AND DISCHARGE DEEDS:

Whereas one Mr. Subbareddy, S/o. Muniswamy Reddy has executed Mortgage Deed in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.32, measuring 1 Acre 38 Guntas, vide Doc no. 1573/87-88, Pages 62, Volume AD1478, of Book No.1, Dated: 20.11.1987, registered in the office of Sub Registrar Anekal.

Inturn the above said Mortgage Deed is released through Release Deed executed by Reshme Belegarara hagu Raitara Sahakara Sangha in favour of Parvathamma, W/o. Late. Subbareddy in respect of Sy.No.32, measuring 1 Acre 38 Guntas along with other property vide Doc No. SRJ-1-8525-2022-23, of Book No.1, Stored in CD No. SRJD1298, Dated: 17.01.2023, registered in the office of Sub Registrar Sarjapura.

Whereas the above said Parvathamma, her son Ambarish and Anush, S/o. Ambarish have executed Registered Mortgage Deed in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other properties, vide Doc No. SRJ-1-0152-2016-17, of Book No.1, Stored in CD No. SRJD195, Dated: 15.04.2016, registered in the office of Sub Registrar Sarjapura.

In turn the above said Mortgage is released through Release Deed executed by Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita in favour of Parvathamma, in





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respect of Sy.No.32/1, measuring 1 Acre 28.08 Guntas along with other properties, vide Doc no. SRJ-1-04928-2020-21, of Book No.1, Stored in CD No. SRJD802, Dated: 17.02.2021, registered in the office of Sub Registrar Sarjapura.

Whereas K.N.Padmavathi, W/o. Channareddy and her daughter Bhuvaneshwari.C have executed registered Mortgage Deed in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas, vide Doc no. SRJ-1-0027-2020-21, of Book No.1, Stored in CD No. SRJD596, Dated: 05.05.2020, registered in the office of Sub Registrar Sarjapura.

Inturn the above said Mortgage deed was released through registered Release Deed executed by Reshme Belegarara hagu Raitara Sahakara Sangha in favour of Mrs. Padmavathi.K.N, W/o. R.Channareddy, in respect of Sy.No.32/2, measuring 1 Acre 15 Guntas, vide Doc no. SRJ-1-2482-2022-23, of Book No.1, Stored in CD No. SRJD1139, Dated: 18.06.2022.

## V. OPINION

### Sy.No. 32/1: 1 Acre 28.08 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Ambarish and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

### Sy.No. 32/2: 1 Acre 15 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mrs. Padmavathi.K.N and her family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

### Sy.No. 32/3: 13.08 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided**





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**share** of constructed area in the property described above and **Mrs. Jayalakshmamma and her family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

**VI. General Observation to be made:**

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.

Thanking you,

***Yours Faithfully,***

***Sri. K.A.Raju,  
Juries Law Firm.***



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SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 15.09.2022

Place: Bangalore

To,

**M/s. MODERN SPAACES VENTURES,**  
No.73/2, Chambenahalli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No. 34/1, measuring 1 Acre 4 Guntas, Sy.No. 34/1, measuring 1 acre 4 Guntas, Sy.No. 34/2, measuring 1 Acre 3.08 Guntas and Sy.No. 34/2, measuring 1 Acre 3.08 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

### **Sy.No.34/1, measuring 1 Acre 4 Guntas**

All the piece and parcel of the **Sy.No. 34/1, measuring 1 Acres 4 Guntas**, duly converted, vide Official Memorandum No. ALN(ASH)SR 61/2015-16, Dated: 29.07.2015, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk. and bounded on the

East by : Land belongs to Kishore @ Manjunath,  
West by : Land belongs to Thimmaiah,  
North by : Raja Kaluve,  
South by : Land belongs to Sy.No.23.

Present Owners: Mr. K.N.Manjunath and Mr. Prakash.Y.A.

### **Sy.No.34/1, measuring 1 Acre 4 Guntas**

All the piece and parcel of the **Sy.No. 34/1, measuring 1 Acres 4 Guntas**, duly converted, vide Official Memorandum No. ALN(ASH)SR 103/2015-16, Dated: 26.09.2015, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk. and bounded on the

East by : Land belongs to Manjunath and Prakash,  
West by : Land belongs to Muniyamma and Shivappa Reddy,  
North by : Raja Kaluve and Road,  
South by : Land belongs to Sy.No.23 and Road and Raja Kaluve.



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Present Owners: Mr. Jayaprakash.K.C and family

## **Sy.No.34/2, measuring 1 Acre 3.08 Guntas**

All the piece and parcel of the **Sy.No. 34/2, measuring 1 Acres 3.08 Guntas**, duly converted, vide Official Memorandum No. ALN(ASH)SR 308/2021.22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk. and bounded on the

East by : Land in Sy.No. 36/1,  
West by : Land belongs to Kishore @ Manjunath in Sy.No. 34/3,  
North by : Raja Kaluve,  
South by : Land belongs to Sy.No.35.

Present Owners: Mr. Thimmaiah, S/o. Late. Muniyappa and family.

## **Sy.No.34/2, New Sy.No. 34/3, measuring 1 Acre 3.08 Guntas**

All the piece and parcel of the **Sy.No. 34/2, New Sy.No. 34/3, measuring 1 Acres 3.08 Guntas**, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk. and bounded on the

East by : Land belongs to Puttamma,  
West by : Land belongs to Chandrashekar,  
North by : Raja Kaluve,  
South by : Land belongs to Nyatha Reddy.

Present Owners: Mr. Kishore @ Manjunath and family.

## **II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:**

### **DEEDS / DOCUMENTS:**

Sl. No.	Document	Document Description	Certified / Photocopy / Original	Remarks
1.	Sale Deed	Doc No. 2623/50-51, Dated: 15.03.1951, of Book No.1, Volume 649, Pages 152-154, executed by Venkatasubbarao, S/o.	Photocopy	



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		Devannaiah in favour of Subbaiah, S/o. Venkataramanaiah in respect of Sy.No.36, measuring 1 Acre 12 Guntas, along with other Sy.no.		
2	Sale Deed	Doc No. 567/1956-57, of Book No.1, Volume 87, Pages 84 to 85, Dated: 03.05.1956, executed by S.Govindarao, S/o. S.Ramaraya, in favour of Kempaiah, S/o. Agadoorappa, in respect of Sy.No.34 and 36, measuring 7 Acre 38 Guntas, Sy.No. 50 and 57, measuring 1 Acre 19 Guntas.	Photocopy	
3	Sale Deed	Doc No. 1171/56-57, Dated: 06.05.1956, executed by G.Subbaiah, S/o. Venaktaramanaiah and S. Rameshwaraiah, S/o. Munishidevanaiah in favour of Muniyappa, S/o. Agadoorappa in respect of Sy.No. 34, measuring 1 Acre 31.08 Guntas and Sy.No.36, measuring 1 Acres 31.08 Guntas.	Photocopy	
4	Sale Deed	Doc No. 1211/67-68, Dated: 04.07.1967. executed by Kempaiah, S/o. Agadoorappa, in favour of Muneppa, S/o. Agadoorappa, in respect of Sy.No. 34/1, measuring 2 Acres 8 Guntas along with other properties.	Photocopy	
5	Panchayat Partition Deed (Unregistered)	Dated: 19.11.2012, Between Puttamma, Ramaiah, Agadoorappa, Thimmaiah, Sarojamma, Chandrashekar, Vinoda, Kishore @ Manjunath and Vinutha in respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas, (Schedule 'A' – Puttamma, W/o. late. Muniyappa), Sy.No.34/1, measuring 1 Acre 4 Guntas out of 2 acres 8 Guntas.( Schedule D – Thimmaiah, S/o. Ramaiah), Sy.No. 34/1, measuring 1 Acre 4 Guntas out of 2 acres 8 Guntas.( Schedule F – Chandrahsekar, S/o. Ramaiah) and Sy.No. 34/2, measuring 1 Acre 3.08 Guntas (Schedule 'H' – Kishore	Photocopy	



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		@ Manjunath).		
6	Sale Agreement	Doc No.SRJ-1-04285-2014-15, of Book No.1, Stored in CD No. 165, Dated: 17.01.2015, registered in the office of Sub Registrar Sarjapura, executed by Chandrashekar, S/o. Ramaiah, Suma, W/o. Chandrashekar and Kumari. C.Deepa, D/o. Chandrashekar, represented by her father Chandrashekar in favour of K.N.Manjunath, S/o. Nyatareddy and Y.A Prakash, S/o. Ananthreddy, in respect of Sy.No.34/1, measuring 1 Acre 4 Guntas out of 2 Acres 8 Guntas.	Photocopy	
7	General Power of Attorney	Doc No. SRJ-4-532-2014-15, of Book No.4, Stored in CD No. ARJD165, Dated: 17.01.2015, registered in the office of sub Registrar Sarjapura, execute by Chandrashekar, S/o. Ramaiah, Suma, W/o. Chandrashekar and Kumari. C.Deepa, D/o. Chandrashekar, represented by her father Chandrashekar in favour of K.N.Manjunath, S/o. Nyatareddy and Y.A Prakash, S/o. Ananthreddy, in respect of Sy.No.34/1, measuring 1 Acre 4 Guntas out of 2 Acres 8 Guntas.	Photocopy	
8	Release Deed	Doc No. SRJ-1-00159-2015-16, of Book No.1, Stored in CD No. SRJD174, Dated: 16.04.2015, registered in the office of Sub Registrar Sarjapura, executed by Ramaiah, S/o. Late. Agadoorappa, Agadoorappa, S/o. Ramaiah, Thimmaiah, S/o. Ramaiah, Sarojamma, D/o. Ramaiah, Vinoda, D/o. Ramaiah, Kishore @ Manjunath, S/o. Ramaiah and Vinutha, D/o. Ramaiah, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas and Sy.No.54/6, measuring 2 Guntas.	Photocopy	
9	Sale Deed	Doc No. SRJ-1-02377-2015-16, of Book No.1, Stored in CD No. SRJD183, Dated: 03.10.2015, registered in the office of Sub Registrar Sarjapura, executed by	Photocopy	



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		Chandrashekar, S/o. Ramaiah, Suma, W/o. Chandrashekar and Kumari. C.Deepa, D/o. Chandrashekar, represented by her father Chandrashekar Represented by their Registered GPA Holders K.N.Manjunath, S/o. Nyatareddy and Y.A Prakash, S/o. Ananthreddy, in favour of K.N.Manjunath, S/o. Nyatareddy and Y.A Prakash, S/o. Ananthreddy, in respect of Sy.No.34/1, measuring 1 Acre 4 Guntas.		
10	General Power of Attorney	Doc No. ANK-4-0318-2021-22, of Book No.4, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal, executed by K.N.Manjunath, S/o. Nyatareddy and Y.A Prakash, S/o. Ananthreddy in favour of M/s. Modern Spaaces Ventures, represented by its Partner, S.Yathish, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.	Photocopy	
11	Joint Development Agreement	Doc No. ANK-1-06010-2021-22, of Book No.1, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal, executed by K.N.Manjunath, S/o. Nyatareddy and Y.A Prakash, S/o. Ananthreddy in favour of M/s. Modern Spaaces Ventures, represented by its Partner, S.Yathish, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.	Photocopy	
12	Agreement of Sale	Doc No. ANK-1-1193-2022-23, of Book No.1, Stored in CD No. ANKD1285, Dated: 07.05.2022, registered in the office of Sub Registrar Anekal, executed by Jayaprakash.K.C, Hitesh.J.P and Vilas.J.P, being minor represented by his father Jayaprakash.K.C, in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.	Photocopy	
13	Joint	Doc No.ANK-1-1192-2022-23, of book	Photocopy	



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	Development Agreement	No.1, Stored in CD No. ANKD1285, Dated: 07.05.2022, registered in the office of Sub Registrar Anekal, executed by Jayaprakash.K.C, Hitesh.J.P and Vilas.J.P, being minor represented by his father Jayaprakash.K.C, in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.		
14	General Power of Attorney	Doc No. ANK-4-0060-2022-23, of Book No.4, Stored in CD No. ANKD1285, Dated: 07.05.2022, registered in the office of Sub Registrar Anakeel, executed by Jayaprakash.K.C, Hitesh.J.P and Vilas.J.P, being minor represented by his father Jayaprakash.K.C, in favour of M/s. Modern Spaaces Ventures, represented by its partner S.Yathish, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas	Photocopy	
15	Release Deed	Doc No. SRJ-1-2573-2017-18, of book No.1, Stored in CD No. SRJD247, Dated: 09.10.2017, registered in the office of Sub Registrar Sarjapura, Bangalore, executed by Puttamma, Shanthamma, Nanjamma and Pavithra @ Chinnamma in favour of Thimmaiah, S/o. Late. Muniyappa, in respect of Sy.no. 34/2, measuring 1 Acre 3.08 Guntas out of 2 Acres 7 Guntas along with other properties.	Photocopy	
16	General Power of Attorney	Doc No. vide Doc No. ANK-4-531-2021-22, of Book No.1, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal, executed by Thimmaiah, Beeresh, Kishan.B, Bhaskar.B, Nandish.T, Baby and Ramachandrappa.K.M in favour of M/s. Modern Spaaces Ventures, represented by Its Partner Mr. S. Yathish, in respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas along with other properties.	Photocopy	
17	Joint	Doc No. ANK-1-10635-2021-22, of Book	Photocopy	





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	Development Agreement	No.1, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal, executed by Thimmaiah, Beeresh, Kishan.B, Bhaskar.B, Nandish.T, Baby and Ramachandrappa.K.M in favour of M/s. Modern Spaaces Ventures, represented by Its Partner Mr. S. Yathish, in respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas along with other properties.		
18	Release Deed	No. SRJ-1-158-2015-16, of Book No.1, Stored in CD No. SRJD174, Dated: 16.04.2015, registered in the office of Sub Registrar Sarjapura, Bangalore, executed by Ramaiah, Agadoorappa, Thimmaiah, Sarojamma, Chandrashekar, Vinodha and Vinutha, in favour of Kishore @ Manjunath in respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas along with other properties.	Photocopy	
19	Joint Development Agreement	Doc No. ANK-1-6011-2021-22, of Book No.1, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal, executed by Kishore @ Manjunath and Praneeth.K in favour of M/s. Modern Spaaces Ventures, represented by Its Partner Mr. S. Yathish, In respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas.	Photocopy	
20	General Power of Attorney	Doc No. ANK-4-319-2021-22, of Book No.1, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal, executed by Kishore @ Manjunath and Praneeth.K in favour of M/s. Modern Spaaces Ventures, represented by Its Partner Mr. S. Yathish, In respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas.	Photocopy	
21	Sale Deed	Doc No. SRJ-1-2310-2015-16, of Book No.1, Stored in CD No. SRJD183, Dated: 30.09.2015, registered in the office of Sub	Photocopy	



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		Registrar Sarjapura, executed by Thimmaiah, Munirathnamma, Aruna, Archana and Avinash represented by their GPA Holder K.C.Jayaprakash in favour of K.C.Jayaprakash in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.		
22	Sale Agreement	Doc No. SRJ-1-655-2015-16, of Book No.1, Stored in CD No. SRJD177, Dated: 28.05.2015, Registered in the office of Sub Registrar Sarjapura, executed by Thimmaiah, Munirathnamma, Aruna, Archana and Avinash in favour of K.C.Jayaprakash in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.	Photocopy	
23	General Power of Attorney	Doc No. SRJ-4-53-2015-16, of book No.4, Stored in CD No. SRJD177, Dated: 28.05.2015, Registered in the office of Sub Registrar Sarjapura, executed by Thimmaiah, Munirathnamma, Aruna, Archana and Avinash in favour of K.C.Jayaprakash in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas.	Photocopy	

## Record of Rights, Tenancy and Crops (RTC):

### Sy.No. 34/1

Duration	Entries
1969-70 to 1978-79	Venkatasubbarao and Govindarao – 2 A 8 G
1979-80 to 1983-84	Ventakasubbarao and Govindarao Muniyappa,S/o. Agadoorappa – 1 A 31.08 G
1989-90 to 2000-01	Ventakasubbarao and Govindarao Muniyappa,S/o. Agadoorappa – 1 A 31.08 G
2000-01 to 2013-14	Ventakasubbarao and Govindarao – 2 A 8 G Muniyappa,S/o. Agadoorappa – 1 A 31.08 G
2014-15 to 2022-23	Thimmaiah, S/o. Ramaiah – 1 A 4 G Chandarshekar, S/o. Ramaiah -1 A 4 G

### Sy.No. 34/2



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Duration	Entries
1969-70 to 1983-84	Kempaiah – 2 A 7 G
1989-90 to 2013-14	Ramaiah – 2 A 7 G
2014-15 to 2021-22	Puttamma – 1 A 3.08 G Kishore @ Manjunath – 1 A 3.08 G
2022-23	Thimmaiah – 1 A 3.08 G

## Encumbrance Certificate:

Sy.No. 34/1

Duration	Entries / Description
01.04.1920 to 31.03.2004, SA No. 6003/21-22, Dated: 17.07.2021	1. 2623, Dated: 31.03.1951 2. 567, Dated: 03.05.1956 3. 1171, Dated: 26.07.1956 4. 1211, Dated: 04.07.1967
01.04.2004 to 09.01.2023 SA No. 11481/22-23, Dated: 10.01.2023	1.ANK-1-1193-2022-23 2. ANK-1-1192-2022-23 3. ANK-1-6010-2021-22 4.SRJ-1-2310-2015-16 5. SRJ-1-2377-2015-16 6. SRJ-1-655-2015-16 7. SRJ-1-160-2015-16 8. SRJ-1-159-2015-16 9. SRJ-1-4285-2014-15

Sy.No.34/2

Duration	Entries / Description
01.04.2004 to 30.12.2022 SA No. 10981/22-23, Dated: 02.01.2023	1.ANK-1-10635-2021-22 2.ANK-1-6011-2021-22 3.SRJ-1-2573-2017-18 4.SRJ-1-158-2015-16

## Mutation Register:

Sy.No. 34/1

No.	Entries / Description
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H10/2014-15, Dated: 13.03.2015	Court Order, RRTC166/14-15, Dated: 03.03.2015.
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**Sy.No. 34/2**

No.	Entries / Description
H10/2014-15, Dated: 13.03.2015	Court Order, RRTC166/14-15, Dated: 03.03.2015.

## Survey Records:

Document	Entries / Description
Survey Sketch, Khetuvaru, RR, Hissa Atlas	In respect of Sy.No.34
Akarbandh	In respect of Sy.No.34/1, 34/2.
Phodi Sketch	In respect of Sy.No.34/2

## Endorsement:

Sl.No.	Document	Description
1	Conversion Order,	Order No. ALN(ASH)SR/312/15-16, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, in respect of Sy.No. 34/3, measuring 1 Acre 3.08 Guntas in favour of Kishore @ Manjunath.
2	Conversion Order,	Order No. ALN(ASH)SR/61/2015-16, Dated: 29.07.2015, issued by Deputy Commissioner, Bangalore, in respect of Sy.No. 34/1, measuring 1 Acre 4 Guntas in favour of Chandrashekar, S/o. Ramaiah.
3.	Revenue Fee Paid Receipt,	Dated: 21.11.2013, in favour of Venkatasubbarao, Govindarao, Muniyappa, Ramaiah and Thimmaiah, in respect of Sy.No. 34/1, 34/2, 36/1 and 36/2.
4	Endorsement, Dated: 21.10.2021	Issued by Special Tahasildar, Anekal, stating that MR 1/86-87, is not available in respect of Sy.No.34/2.
5	Endorsement, Dated: 02.12.2022	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.34/1 and Sy.No.34/2.
6	Endorsement, Dated: 28.01.2022	Issued by Tahasildar, Anekal, stating that RTC for the year 1984 to 1989 is not available in respect of Sy.No.34/2.
7	Endorsement, Dated: 05.10.2021	Issued by Assistant Commissioner, Bangalore South, Bangalore, stating that there is no PTCL case against Sy.No. 34/2.



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8	Conversion Order, Dated: 26.07.2022. Fees Paid Challan, Conversion Sktech.	Order No. ALN(ASH)SR-308/21-22, in respect of Sy.No.34/2, measuring 1 Acre 3.08 Guntas, in the name of Thimmaiah, S/o. Late. Muniyappa.
9	RRT/CR/166/14-15, Dated: 13.04.2015	Issued by Tahasildar, Sarjapura Hobli, Anekal Taluk, Bangalore, accordingly rights transferred from Sy.No. 34/1: Venkataswubbarao, Govindarao – 16.08 Guntas and Muniyappa – 1 Acre 31.08 Guntas : Rights Transferred to Thimmaiah – 1 Acre 04 Guntas and Sy.No.34/2 Ramaiah – 2 Acres 07 Guntas : Rights transfeered to Puttamma – 1 Acre 03.08 Guntas Kishore @ Manjunath – 1 Acre 03.08 Guntas
10	Endorsement, Dated:13.04.2015	Order No. RRT/CR 166/14-15, Issued by Tahasildar, Nadakacheri Sarjapura Hobli, Anekal Taluk.

## Other Documents:

Sl.No.	Document	Description

## CASES:

Case No.	Authority	Description
RA(A)No.66 /2018-19	The Court of the Deputy Commissioner, Bangalore	Filed by M.R.Jayaraj, Represented by GPA Holder H.Y.Chandrappa Versus Tahsildar, Anekal and others
RP:121/2020	The Court of the Deputy Commissioner, Bangalore Urban District, Bangalore.	

## III. TRACING THE TITLE

Originally the larger extent of Land measuring an extent of 4 Acres 15 Guntas and 1 Gunta of Kharab Land in Sy.No. 34, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, was belonging to **Venkata Subbarao, S/o. Devannaiah and Govindarao, S/o. Ramarao Jointly (As per the RR and Khetuvaru).**



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Whereas above said Devanniah had two sons namely Venkata Subbarao and Rameshwara Rao.

However since both are the joint family members katha of the property stands in the name of Venkata Subbarao.

Whereas the above said Venkata Subbarao conveyed his share of 1 Acre 4 Guntas out of 2 Acres 8 Guntas in favour of G. Subbaiah, S/o. Venkataramanaiah, vide Doc No. 2623/50-51, Dated: 15.03.1951. and remaining extent of 1 Acre 4 Guntas out of 2 Acres 08 Guntas retains with his brother Mr. Rameshwarrao @ Rameshwaraiah.

Whereas above said Sri. Subbaiah, S/o. Venkataravanappa being a absolute owner for 1 Acre 4 Guntas in Sy.No. 34 and Sri. Rameshwaraiah @ Rameshwar Rao, S/o. Muni Devannaiah being a absolute owner of 1 Acre 4 Guntas out of 2 Acre 8 Guntas in Sy.No. 34, have jointly conveyed their share through registered sale deed in favour of Sri. Muniyappa, S/o. Hagadurappa, vide doc No. 1171/56-57, Dated: 06.05.1956.

Whereas above said Govindarao, S/o. Ramarao being a absolute owner of half of his share in Sy.No.34, out of 4 Acres 15 Guntas, he has executed sale deed in favour of Kempaiah, S/o. Hagadoorappa, vide Doc No. 567/56-57, Dated: 03.05.1956.

Subsequently Sy.No.34 was phoded and renumbered as Sy.No.34/1 and 34/2 and Sy.No. 34/2, measuring an extent of 2 Acres 7 Guntas and assigned in the name of Kampaiah and Sy.No.34/1, measuring an extent of 2 Acres 8 Guntas was remain with Venkata Subbarao, S/o. Devannaiah and Govindarao, S/o. Ramarao. (As per Survey Records).

Whereas the above said Sri.Kempaiah in turn, he has executed a registered Sale Deed in favour of his brother Sri.Muneppa (Muniyappa), an extent of 2 Acres 8 Guntas in Sy.No. 34/1, along with other 8 Items, vide doc No. 1211/67-68, Dated: 04.07.1967.

We observed that from the above said transaction Muniyappa, S/o. Hagadoorappa purchased entire extent in Sy.No.34/1 and 34/2, totally measuring 4 Acres 15 Guntas under the Sale Deed no.1171/56-57 and No. 1211/67-68.

However the above said properties are the joint family properties of Hagadoorappa who is the father of above said Kempaiah and Muniyappa, The said Hagadoorappa had three sons namely Kempaiah, Muniyappa and Ramaiah. Whereas Kempaiah died issueless and had no children, and the said Muniyappa also died leaving behind his wife Puttamma.



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subsequent to death of Kempaiah and Muniyappa legal heirs of Muniyappa namely his wife Puttamma, and his brother Ramaiah and childrens of Ramaiah namely Agadoorappa, Thimmaiah, Sarojamma, Chandrashekar, Vinodha, Kishore @ Manjunath and Vinutha have entered into Panchayat Partition, Dated: 19.11.2012 and as per the Partition :

Sy.No.34/1, measuring 1 Acre 4 Guntas out of 2 Acres 8 Guntas fallen into the share of Thimmaiah, S/o. Ramaiah as 'D' Schedule Property,

Sy.No.34/1, measuring 1 Acre 4 Guntas out of 2 Acres 8 Guntas fallen into the share of Chandrashekar, S/o. Ramaiah as 'F' Schedule Property,

Sy.No.34/2, measuring 1 Acre 3.08 Guntas out of 2 acres 7 Guntas fallen into the share of Puttamma, as 'A' Schedule and

Sy.No.34/2, measuring 1 Acre 3.08 Guntas out of 2 acres 7 Guntas fallen into the share of Kishore @ Manjunath, As' H' Schedule Property,

they have approached to Deputy Tahasildar for enter the Katha in their respective names, as per the Partition. Accordingly katha of the property was mutated in their names, vide MR No. H10/2014-15, Dated: 13.03.2015.

## **Sy.No. 34/1, measuring 1 Acre 4 Guntas: Mr. Chandrashekar**

Whereas the above said Ramaiah, S/o. Late. Agadoorappa, and his family members namely Agadoorappa, Thimmaiah, Sarojamma, Vinodha, Kishore @ Manjunath and Vinutha have jointly released relinquished their right, title and interest over the property measuring an extent of 1 Acre 4 Guntas out of 2 Acre 8 Guntas in Sy.No. 34/1, along with other property in favour of Mr. Chandrashekar, S/o. Ramaiah, vide Release Deed No. SRJ-1-159-2015-16, of Book No.1, Stored in CD No. SRJD174, Dated: 16.04.2015, registered in the office of Sub Registrar Sarjapura, Bangalore.

Whereas the said Chandrashekar, S/o. Ramaiah and his family members namely Suma, Kumar, C.Deepa have executed registered Agreement of Sale in favour of Mr. K.N.Manjunath, and Y.A.Prakash, vide Doc No. SRJ-1-4285-2014-15, of book No.1, Stored in CD No. SRJD165, Dated: 17.01.2015, registered in the office of Sub Registrar Sarjapura, Bangalore.

Subsequently the said Chandrashekar, S/o. Ramaiah and his family members namely Suma, Kumar, C.Deepa have executed General Power of Attorney in favour of Mr. K.N.Manjunath, and Y.A.Prakash, vide Doc No. SRJ-4-532-2014-15, of book No.4, Stored in CD No. SRJD165, Dated: 17.01.2015, registered in the office of Sub Registrar Sarjapura, Bangalore.





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Whereas the said Mr. Chandrashekar applied for land conversion from agriculture to non agriculture residential purpose and got converted vide Official memorandum Order No. ALN(ASH)SR 61/2015-16, Dated: 29.07.2015, issued by Deputy Commissioner, Bangalore.

Whereas the said Chandrashekar, S/o. Ramaiah and his family members namely Suma, Kumar, C.Deepa represented by their registered General Power of Attorney holder Mr. K.N.Manjunath, and Y.A.Prakash, have executed registered sale deed vide Doc No. SRJ-1-2377-2015-16, of book No.1, Stored in CD No. SRJD183, Dated: 03.10.2015, registered in the office of Sub Registrar Sarjapura, Bangalore, in favour of Mr. K.N.Manjunath, and Y.A.Prakash.

Whereas the above said Mr.K.N.Manjunatha and Mr. Prakash.Y.A, executed registered Joint Development Agreement in favour of M/s. Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-6010-2021-22, of Book No.1, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No. 34/1, measuring 1 acre 4 Guntas.

Whereas the above said Mr.K.N.Manjunatha and Mr. Prakash.Y.A, executed General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-4-318-2021-22, of Book No.4, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No. 34/1, measuring 1 acre 4 Guntas.

## **Sy.No. 34/1, measuring 1 Acre 4 Guntas: Mr. Thimmaiah, S/o. Ramaiah.**

Whereas the said Mr. Thimmaiah and his family members namely Mrs. Munirathnamma, Kumari. Aruna, Kumari. Archana and Master. Avinash have executed registered Sale Agreement in favour of Mr. K.C.Jayaprakash, in respect of Sy.No.34/1, measuring 1 Acre 4 Guntas, Vide Doc No. SRJ-1-655-2015-16, of Book No.1, Stored in CD No. SRJD177, Dated: 28.05.2015, Registered in the office of Sub Registrar Sarjapura.

Whereas the said Mr. Thimmaiah and his family members namely Mrs. Munirathnamma, Kumari. Aruna, Kumari. Archana and Master. Avinash have executed registered General Power of Attorney in favour of Mr. K.C.Jayaprakash, in respect of Sy.No.34/1, measuring 1 Acre 4 Guntas, Vide Doc No. SRJ-4-53-2015-16, of book No.4, Stored in CD No. SRJD177, Dated: 28.05.2015, Registered in the office of Sub Registrar Sarjapura.



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Whereas the said Mr. Thimmaiah, S/o. Ramaiah applied for land conversion from agriculture to non agriculture residential purpose and got converted vide Official memorandum Order No. ALN(ASH)SR 104/2015-16, Dated: 26.09.2015, issued by Deputy Commissioner, Bangalore.

Whereas the said Mr. Thimmaiah and his family members namely Mrs. Munirathnamma, Kumari. Aruna, Kumari. Archana and Master. Avinash Represented by their GPA Holder Mr. K.C.Jayaprakash have conveyed the property bearing Sy.No.34/1, measuring 1 Acre 4 Guntas out of 2 Acres 8 Guntas, in favour of Mr. Jayaprakash.K.C through registered Sale Deed vide Doc No. SRJ-1-2310-15-16, of Book NO.1, Stored in CD No. SRJD183, Dated: 30.09.2015, registered in the office of Sub Registrar Sarjapura, Bangalore.

Whereas the said Mr.Jayaprakash.K.C and his family members namely Mr. Hitesh and Mr. Vilas.J.P have executed registered Joint Development Agreement in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S. Yatish, vide Doc No. ANK-1-1192-2022-23, of Book No.1, Stored in CD no. ANKD1285, Dated: 07.05.2022, registered in the office of Sub Registrar Anekal, Bangalore.

Whereas the said Mr.Jayaprakash.K.C and his family members namely Mr. Hitesh and Mr. Vilas.J.P have executed registered General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S. Yatish, vide Doc No. ANK-4-0060-2022-23, of Book No.1, Stored in CD no. ANKD1285, Dated: 07.05.2022, registered in the office of Sub Registrar Anekal, Bangalore.

Whereas the said Mr.Jayaprakash.K.C and his family members namely Mr. Hitesh and Mr. Vilas.J.P have executed registered Agreement of Sale in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S. Yatish, vide Doc No. ANK-1-1193-2022-23, of Book No.1, Stored in CD no. ANKD1285, Dated: 07.05.2022, registered in the office of Sub Registrar Anekal, Bangalore. In Respect of the share allotted to Mr. Jayaprakash.K.C.

**Sy.No. 34/2, measuring 1 Acre 3.08 Guntas: Mr. Thimmaiah, S/o. Late. Muniyappa.**

Whereas the above said Puttamma and daughters namely Shanthamma, Nanjamma and Pavithra @ Chinnamma have jointly released relinquished their right, title and interest over the property measuring an extent of 1 Acre 3.08 Guntas out of 2 Acres 7 Guntas, in Sy.No. 34/2, along with other property in favour of Mr. Thimmaiah, S/o. Late. Muniyappa, vide doc No. SRJ-1-2573-2017-18, of book No.1, Stored in CD No.



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SRJD247, Dated: 09.10.2017, registered in the office of Sub Registrar Sarjapura, Bangalore. Accordingly katha of the properties was mutated in the name of Mr. Thimmaiah Vide MR No. T24/2021-22 and T22/2021-22.

Whereas the said Mr. Thimmaiah, S/o. Late. Muniyappa applied for land conversion from agriculture to non agriculture residential purpose and got converted vide Official memorandum Order No. ALN(ASH)SR 3008/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore. In respect of Sy.No.34/2, measuring 1 Acre 3.08 Guntas.

Whereas the above said Mr. Thimmaiah and his family members namely Beeresh.T, Kishan.B, Bhaskar.B, Nandish.T, Baby and Ramachandrappa.K.M have jointly executed General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-4-531-2021-22, of Book No.1, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal. In respect of Sy.No.34/2, measuring 1 Acre 3.08 Guntas along with other properties.

Whereas the above said Mr. Thimmaiah and his family members namely Beeresh.T, Kishan.B, Bhaskar.B, Nandish.T, Baby and Ramachandrappa.K.M have jointly executed Joint Development Agreement in favour of M/s. Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-10635-2021-22, of Book No.1, Stored in CD No. ANKD1252, Dated: 22.03.2022, registered in the office of Sub Registrar Anekal. In respect of Sy.No.34/2, measuring 1 Acre 3.08 Guntas along with other properties.

**Sy.No. 34/2, measuring 1 Acre 3.08 Guntas: Mr. Kishore @ Manjunath, rephoded and Renumbered as Sy.No. 34/3.**

Whereas the above said Ramaiah, S/o. Late. Agadoorappa, and his family members namely Agadoorappa, Thimmaiah, Sarojamma, Vinodha, Chandrashekar and Vinutha have jointly released relinquished their right, title and interest over the property measuring an extent of 1 Acre 3.08 Guntas in Sy.No. 34/2, along with other property in favour of Mr. Kishore @ Manjunath, S/o. Ramaiah, vide Release Deed No. SRJ-1-158-2015-16, of Book No.1, Stored in CD No. SRJD174, Dated: 16.04.2015, registered in the office of Sub Registrar Sarjapura, Bangalore.

Whereas the above said Mr. Kishore @ Manjunath and his son Praneeth.K have executed Joint Development Agreement in favour of M/s. Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-6011-2021-22, of Book No.1, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal. In respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas.



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Whereas the above said Mr. Kishore @ Manjunath and his son Praneeth.K have executed General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-4-319-2021-22, of Book No.1, Stored in CD No. ANKD1160, Dated: 23.11.2021, registered in the office of Sub Registrar Anekal. In respect of Sy.No. 34/2, measuring 1 Acre 3.08 Guntas.

## IV. OPINION

### Sy.No. 34/1: 1 Acre 4 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Chandrashekar and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

### Sy.No. 34/1: 1 Acre 4 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Jayaprakash.K.C and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

### Sy.No. 34/2: 1 Acre 3.08 Guntas

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Thimmaiah,S/o. Late. Muniyappa and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

### Sy.No. 34/2, New Sy.No. 34/3, : 1 Acre 3.08 Guntas



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Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Kishore @ Manjunath and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

**V. General Observation to be made:**

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.

Thanking you,

***Yours Faithfully,***

***Sri. K.A.Raju,  
Juries Law Firm.***



# JURIES LAW FIRM

Advocates & Solicitors



RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 20.01.2023

Place: Bangalore

To,

**M/s. MODERN SPAACES VENTURES,**  
No.73/2, Chambenahalli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No. 33/1, measuring 10 Guntas, Sy.No. 33/2, measuring 1 Acre 1.08 Guntas, Sy.No. 33/3, measuring 1 Acre 17 Guntas, Sy.No. 33/4, measuring 1 Acre 4 Guntas, Sy.No. 33/5, measuring 24.08 Guntas and Sy.No. 33/6, measuring 20 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

### Sy.No. 33/1

All the piece and parcel of the property bearing **Sy.No. 33/1, measuring 10 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 318/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Jayalakshamma,  
West by : Land belongs to same Sy.no.32/1,  
North by : Land belongs to Sy.No.30,  
South by : Land belongs to Sy.No.32/3 and 33/6.

Present Owners: **Mr. Ambarish and Family.**

### Sy.No. 33/2

All the piece and parcel of the property bearing **Sy.No. 33/2, measuring 1 Acre 1.08 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 320/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Chowdamma,  
West by : Land belongs to Parvathamma,  
North by : Land in Sy.No.30 and Sy.No.39 of Kadaagrahara Village,  
South by : Land belongs to Ganesh and Shivappa.

Present Owners: **Mrs. Jayalakshamma and Family.**





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## Sy.No. 33/3

All the piece and parcel of the property bearing **Sy.No. 33/3, measuring 1 Acre 17 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 321/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Kurbbhar Ramaiah,  
West by : Land belongs to Jayalakshamma,  
North by : Land in Sy.No.30 and Sy.No.39 of Kadaagrahara Village,  
South by : Land belongs to Ganesh and Shivappa.

Present Owners: **Mrs. Chowdamma and Family.**

## Sy.No. 33/4

All the piece and parcel of the property bearing **Sy.No. 33/4, measuring 1 Acre 4 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 315/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Kurbbhar Ramaiah,  
West by : Land belongs to Shanthamma,  
North by : Land belongs to Muniyamma,  
South by : Land belongs to Papamma.

Present Owners: **Mr. Shivappa Reddy @ Shivappa and Family.**

## Sy.No. 33/5

All the piece and parcel of the property bearing **Sy.No. 33/5, measuring 24.08 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 309/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Shivappa,  
West by : Land in Sy.No.33/6,  
North by : Land belongs to Jayalakshamma and Chowdamma,  
South by : Land in Sy.No. 24/1 and Sy.No. 24/4.

Present Owners: **M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish.**





# JURIES LAW FIRM

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## Sy.No. 33/6

All the piece and parcel of the property bearing **Sy.No. 33/6, measuring 20 Guntas**, duly converted from agriculture to non agriculture residential purpose, vide official memorandum order No. ALN(ASH)SR 319/2021-22, Dated: 26.07.2022, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk., and bounded on the:

East by : Land belongs to Shanthamma,  
West by : Land belongs to Jayalakshamma,  
North by : Land belongs to Jayalakshamma and Chowdamma,  
South by : Land belongs to K.N.manjunatha, Y.A.Praksh and Murali Mohan

Present Owners: **M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish.**

## II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

### DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
	Unregister ed Partition Deed	Dated: 09.09.1988, between Nanjundareddy, S/o. Late. Thimmareddy and Thimmareddy, S/o. Late. Muniswamireddy, as per Partition Deed 2 Acres 18.08 Guntas in Sy.No.33, was fallen into the share of Nanjudareddy and 2 Acres 18.08 Guntas in Sy.No.33, was fallen into the share of Thimmareddy.	Photocopy	
	Unregister ed Partition Deed	Dated: 08.09.2006, between Thimmareddy, S/o. Late. Muniswamyreddy and Parvathamma, W/o. Late. Subbareddy, as per the partition Sy.No.33, measuring 2 Acres 08.08 Guntas along with other properties fallen in to the share of Thimmareddy as 'A' Schedule and Sy.No. 33, measuring 10 Guntas out of 2 Acres 18.08 Guntas along with other properties fallen into the share of Parvathamma as 'B' Schedule.	Photocopy	
	Un register ed Partition Deed	Dates: 30.10.2006, between Thimmareddy, Narayanareddy, Ganeshappa and Shivappa, as per partition deed Sy.No.33, measuring 1 Acre 4.08 Guntas out of 2 Acrs 8.8 Guntas along with other properties was fallen into the		



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		share of Ganeshappa, as 'C' Schedule property and Sy.No.33, measuring 1 Acre 4 Guntas out of 2 Acres 08.08 Guntas along with other properties fallen into the share of Shivappa, as 'D' Schedule Property.		
	Release Deed	Doc No. SRJ-1-05199-2015-16, of Book No.1, Stored in CD No. SRJD193, Dated: 24.03.2016, registered in the office of Sub Registrar Sarjapura, executed by Sunandamma and Manjula n favour of Parvathamma, in respect of old Sy.No.33, new Sy.No.33/1, measuring 10 Guntas.	Photocopy	
	Mortgage Deed	Doc No. SRJ-1-0152-2016-17, of Book No.1, Stored in CD No. SRJD195, Dated: 15.04.2016, registered in the office of Sub Registrar Sarjapura, executed by Parvathamma, Ambarish and Anush in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No. 33/1, measuring 10 Guntas along with other property.	Photocopy	
	Release Deed	Doc No. SRJ-1-04928-2020-21, Book No.1,stored in CD No. SRJD802, Dated: 17.02.2021, registered in the office of Sub Registrar executed by Reshme Belegarara hagu Raithara Seva Sahakara Sangha Niyamita in favour of Parvathamma, in respect of Sy.No.33/1, measuring 10 Guntas along with other properties.	Photocopy	
1.	Gift Deed	Doc No. SRJ-1-03785-2021-22, of Book No.1, Stored in CD No. SRJD958, Dated: 18.10.2021, registered in the office of Sub Registrar Sarjapura, executed by Parvathamma in favour of Amaresh, in respect of old Sy.No. 33, new Sy.No.33/1, measuring 10 Guntas along with other property.	Photocopy	
	Joint Development Agreement	Doc No. ANK-1-6980-2021-22, of Book NO.1, Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal, executed by Ambarish and Anush in favour of M/s. Modern Spaces Ventures, represented by its Partner Mr. S.Yathish, in respect of Sy.No.33/1, measuring 10 Guntas along with other property.	Photocopy	
	General	Doc No. ANK-4-0356-2021-22, of Book NO.4,	Photocopy	



# JURIES LAW FIRM



Advocates & Solicitors

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SRINIVAS GOWDA.R.V, B.A., LL.B

Power of Attorney	Stored in CD No. ANKD1178, Dated: 16.12.2021, registered in the office of Sub Registrar Anekal, executed by Ambarish and Anush in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S.Yathish, in respect of Sy.No.33/1, measuring 10 Guntas along with other property.		
Sale Agreement	Doc No. ANK-1-6983-2021-22, of Book No.1, Stored in CD No. ANKD1178, Dated: 16.12.2021, Ambarish and Anush in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S.Yathish, in respect of Sy.No.33/2, measuring 1 Acre 1.08 Guntas along with other property.	Photocopy	
Partition Deed	Doc No. SRK-1-914-2009-10, of book NO.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura, Bangalore, between Muniyamma, Munirathnamma, Chowdamma, Papamme, Jayalakshmamma, Parvathamma and K.N.Padmavathi as per the Partition Deed, land in Sy.No.33, measuring 1 Acre 17 Guntas along with other properties fallen in to the share of Chowdamma, as 'C' Schedule Property, land in Sy.No.33, measuring 1 Acre 1.08 Guntas out of 2 Acres 18.08 Guntas, as 'E' Schedule Property.	Photocopy	
Joint Development Agreement	Doc No. ANK-1-07129-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, executed by Jayalakshmamma and Geethanjali.S.M in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No. 33/2, measuring 1 Acres 1.08 Guntas, and Sy.no.32/2, measuring 13.08 Guntas.	Photocopy	
General Power of Attorney	Doc No. ANK-1-366-2021-22, of Book No.4, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub registrar Anekal, executed by Jayalakshmamma and Geethanjali.S.M in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No. 33/2, measuring 1 Acres 1.08 Guntas, and Sy.no.32/2, measuring 13.08 Guntas.	Photocopy	



# JURIES LAW FIRM



Advocates & Solicitors

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SRINIVAS GOWDA.R.V, B.A., LL.B

Agreement of Sale	Doc No. ANK-1-7131-2021-22, of Book No.1, Stored in CD No. ANKD1181, Dated: 20.12.2021, registered in the office of Sub Registrar Anekal, Executed by Jayalakshamma and Geethanjali.S.M in favour of M/s. Modern Spaaces Ventures, in respect of Sy.No. 33/2, measuring 1 Acres 1.08 Guntas, and Sy.no.32/2, measuring 13.08 Guntas	Photocopy	
Mortgage Deed	Doc No. SRJ-1-01349-2016-17, of Book No.1, Stored in CD No. SRJD204, Dated: 04.07.2016, registered in the office of Sub Registrar Sarjapura, executed by Chowdamma, Nagaraju and Srinivas in favour of Reshme Belegarara Hagu Raithara Seva Sahakara Sangha Niyamita, in respect of Sy.No.33/3, measuring 1 Acre 17 Guntas.	Photocopy	
Joint Development Agreement	Doc No. ANK-1-7166-2021-22, of Book No.1, Stored in CD No. ANKD1182, Dated: 21.12.2021, registered in the office of Sub Registrar, Anekal, executed by Chowdamma, K.Nagaraju, Theerthan.K.N, Kumar Tarun Ganesh.N.K, K.Srinivas, Master Ashwin Kumar in favour of M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/3, measuring 1 Acre 17 Guntas.	Photocopy	
General Power of Attorney	Doc No. ANK-4-0380-2021-22, of book no.4, Stored in CD No. ANKD1182, Dated: 21.12.2021, registered in the office of Sub registrar Anekal, executed by Chowdamma, K.Nagaraju, Theerthan.K.N, Kumar Tarun Ganesh.N.K, K.Srinivas, Master Ashwin Kumar in favour of M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/3, measuring 1 Acre 17 Guntas	Photocopy	
Release Deed	Doc No. SRJ-1-03708-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura executed by Yellamma, Ganeshappa, Narayana Reddy, Ambujamma, Varalakshmi, Gowramma and Rajamma in favour of Shivappa in respect of Sy.No. 33/4, measuring 1 Acre 4 Guntas along with other	Photocopy	



# JURIES LAW FIRM



Advocates & Solicitors

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SRINIVAS GOWDA.R.V, B.A., LL.B

		properties.		
	Joint Development Agreement	Doc No. ANK-1-7155-2021-22, of Book NO.1, Stored in CD No. 1182, Dated: 21.12.2021, registered in the office of Sub Registrar Anekal, executed by Shivappa Reddy @ Shivappa and Nikhil in favour of M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/4, measuring 1 Acre 4 Guntas.	Photocopy	
	General Power of Attorney	Doc no. ANK-4-0371-2021-22, of Book No.4, Stored in CD No. ANKD1182, Dated: 21.12.2021, registered in the office of Sub Registrar Anekal, executed by Shivappa Reddy @ Shivappa and Nikhil in favour of M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/4, measuring 1 Acre 4 Guntas.	Photocopy	
	Sale Agreement	Doc No. ANK-1-7157-2021-22, of Book No.1, Stored in CD No. ANKD1182, Dated: 21.12.2021, registered in the office of Sub Registrar Anekal, executed by Shivappa Reddy @ Shivappa and Nikhil in favour of M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/4, measuring 1 Acre 4 Guntas	Photocopy	
	Release Deed	Doc No. SRJ-1-03707-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura executed by Yellamma, Narayana Reddy, Shivappa, Ambujamma, Varalakshmi, Gowramma and Rajamma in favour of Ganeshappa in respect of Sy.No. 33/4, measuring 1 Acre 4.08 Guntas along with other properties.	Photocopy	
	Agreement of Sale	Doc No. SRJ-1-01811-2017-18, of Book No.1, Stored in CD No. SRJD245, Dated: 07.08.2017, registered in the office of Sub Registrar Sarjapura executed by Ganeshappa @ Ganesh Reddy, Rathnamma, G.Sushma and G.Kushma in favour of K.S.Shanthamma, W/o. Y.S.Nagaraju, in respect of old Sy.No. 33, New Sy.No. 33/4, measuring 24.08 Guntas out of 1 Acre 04.08 Guntas.	Photocopy	
	Cancellation of	Doc No. SRJ-4-0117-2017-18, of Book No.4, Stored in CD No. SRJD245, Dated: 07.08.2017,	Photocopy	



# JURIES LAW FIRM

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	General Power of Attorney	registered in the office of Sub Registrar Sarjapura, Executed by Ganeshappa @ Ganesh Reddy, Rathnamma, G.Sushma and G.Kushma in favour of K.S.Shanthamma, W/o. Y.S.Nagaraju, in respect of old Sy.No. 33, New Sy.No. 33/4, measuring 24.08 Guntas out of 1 Acre 04.08 Guntas.		
2.	Sale Deed	Doc No. SRJ-1-06597-2019-20, of Book No.1, Stored in CD No. SRJD587, Dated: 17.03.2020, registered in the office of Sub Registrar Sarjapura executed by Ganeshappa @ Ganesh Reddy, Rathnamma, G.Sushma and G.Kushma represented by their GPA holder K.S.Shanthamma in favour of K.S.Shanthamma, W/o. Y.S.Nagaraju, in respect of old Sy.No.33/4, new Sy.No. 33/5, measuring 24.08 Guntas.	Photocopy	
	Sale Deed	Doc no. ANK-1-4033-2022-23, of Book No.1, Stored in CD No. ANKD1359, Dated: 10.08.2022. Registered in the office of Sub Registrar Anekal, Executed by Shanthamma.K.S, Vandana.N and Chethana.N in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/5, measuring 24.08 Guntas	Photocopy	
3.	Sale Deed	Doc No. SRJ-1-01809-2017-18, of Book No.1, Stored in CD No. SRJD245, Dated: 07.08.2017, registered in the office of Sub Registrar Sarjapura, executed by Ganeshappa @ Ganesh Reddy, Rathnamma, G.Sushma and G.Kushma in favour of K.N.Manjunath, S/o. Nyatareddy, in respect of old Sy.No. 33, New Sy.no. 33/4, 20 Guntas out of 1 Acre 04.08 Guntas.	Photocopy	
4.	Cancellation of General Power of Attorney	Doc No. SRJ-4-0116-2017-18, of Book No.4, Stored in CD No. SRJD245, Dated: 07.08.2017, registered in the office of Sub Registrar Sarjapura, executed by Ganeshappa @ Ganesh Reddy, Rathnamma, G.Sushma and G.Kushma in favour of K.N. Manjunath, in respect of Old Sy.No. 33, New Sy.No. 33/4, measuring 20 Guntas, out of 1 Acre 4.08 Guntas.	Photocopy	
5	Sale Deed	Doc No. SRJ-1-06594-2019-20, of Book No.1, Stored in CD No. SRJD587, Dated: 17.03.2020,	Photocopy	





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SRINIVAS GOWDA.R.V, B.A., LL.B

		registered in the office of Sub Registrar Sarjapura, executed by Ganeshappa @ Ganesh Reddy, Rathnamma, G.Sushma and G.Kushma represented by their GPA holder K.N.Manjunath in favour of K.N.Manjunath, S/o. Nyatareddy, in respect of old Sy.No. 33/4, new Sy.No. 33/6, measuring 20 Guntas.		
6	Sale Deed	Doc no. ANK-1-4031-2022-23, of Book No.1, Stored in CD No. ANKD1359, Dated: 10.08.2022. Registered in the office of Sub Registrar Anekal, Executed by K.N.Manjunatha, in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S.Yathish, in respect of Sy.No. 33/6, measuring 20 Guntas.	Photocopy	

## Record of Rights, Tenancy and Crops (RTC):

### Sy.No. 33

Duration	Entries
1961-62 to 1965-66	Thimmayya - 4 Acres 37 Guntas
1969-70 to 1978-79	Thimmayya - 4 Acres 37 Guntas
1979-80 to 1983-84	Thimmareddy and Nanjundareddy - 4 Acres 37 Guntas
1989-90 - 2005-06	Thimmareddy and Nanjundareddy - 2 A 18.08 G Muniyamma - 2 A 18.08 G
2006-07 -2009-10	Muniyamma - 2 A18.08 G Parvathamma - 10 G Shivappa - 1 A 4 G Ganeshappa - 1 A 4.08 G

### Sy.No. 33/1

Duration	Entries
2010-11 to 2021-22	Parvathamma - 10 G
2021-22	Amaresh - 10 G

### Sy.No. 33/2

Duration	Entries
2010-11 to 2021-22	Jayalakshamma - 1 A 1.08 G

### Sy.No. 33/3





# JURIES LAW FIRM

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SRINIVAS GOWDA.R.V, B.A., LL.B

Duration	Entries
2010-11 to 2021-22	Chowdamma – 1 A 17 G

## **Sy.No. 33/4**

Duration	Entries
2010-11 to 2018-19	Shivappa – 1 A 4 G Ganeshappa – 1 A 4.08 G
2019-20 to 2021-22	Shivappa – 1 A 4 G

## **Sy.No. 33/5**

Duration	Entries
2019-20	Ganeshappa, S/o. Thimmareddy – 24.08 G
2019-20 to 2021-22	Shanthamma – 24.08 G

## **Sy.No. 33/6**

Duration	Entries
2019-20	Ganeshappa, S/o. Thimmareddy – 20 G
2019-20 2021-22	K.N.Manjunath – 20 G

## **Encumbrance Certificate:**

## **Sy.No. 33**

Duration	Entries / Description
01.04.1920 to 31.03.2004	1. 2120/70-71

## **Sy.No. 33/1**

Duration	Entries / Description
01.04.2004 to 31.12.2022, SA No. 10985/22-23, Dated: 02.01.2023	1. ANK-1-6983-2021-22 2. ANK-1-6980-2021-22 3. SRJ-1-3785-2021-22 4. SRJ-1-4928-2020-21 5. SRJ-1-0152-2016-17 6. SRJ-1-5199-2015-16

## **Sy.No. 33/2**

Duration	Entries / Description
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# JURIES LAW FIRM



Advocates & Solicitors

RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

01.04.2004 to 30.12.2022	1. ANK-1-7131-2021-22
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## Sy.No. 33/3

Duration	Entries / Description
01.04.2004 to 09.01.2023	1. SRJ-1-2479-2022-23 2. ANK-1-7166-2021-22 3. SRJ-1-1349-2016-17

## Sy.No. 33/4

Duration	Entries / Description
01.04.2004 to 31.12.2022	1. ANK-1-7157-2021-22 2. ANK-1-7155-2021-22 3. SRJ-1-6597-2019-20 4. SRJ-1-6594-2019-20 5. SRJ-1-1811-2017-18 6. SRJ-1-1809-2017-18 7. SRJ-1-3708-2014-15 8. SRJ-1-3707-2014-15

## Sy.No. 33/5

Duration	Entries / Description
01.04.2004 to 31.12.2022	1. ANK-1-4033-2022-23 2. SRJ-1-6597-2019-20

## Sy.No. 33/6

Duration	Entries / Description
01.04.2004 to 02.01.2023	1. ANK-1-4031-2022-23 2. SRJ-1-6594-2019-20

## **Mutation Register:**

No.	Entries / Description
T18/2015-16, Dated: 11.05.2016	Mortgage Deed – SRJ-1-0152-2016-17, Dated: 15.04.2016.
H24/2019-20, Dated: 27.05.2020	Sale Deed – SRJ-1-6594-2019-20, Dated: 17.03.2020.
H25/2019-20, Dated: 27.05.2020	Sale Deed – SRJ-1-6597-2019-20, Dated: 17.03.2020.
31/2006-07, Dated: 07.05.2007	Partition, Dated:30.10.2006.
T1/2016-17, Dated: 28.07.2016	Mortgage Deed – SRJ-1-1349-2016-17, Dated:



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	04.07.2016.
25/94-95	Pavathi Katha, in the name of Muniyamma.
5/2009-10, Dated: 07.06.2010	Partition Deed - SRJ-1-914-2009-10, Dated: 06.08.2009.
32/2006-07, Dated: 07.05.2007	Partition, Dated: 30.10.2006.
31/2006-07, Dated: 07.05.2007	Partition, Dated: 09.01.2007.
T15/2022-23, Dated: 28.07.2022	Conversion, Dated: 26.07.2022.
19/2006-07, Dated: 30.03.2007	Partition, Dated: 08.09.2006.
H15/2021-22, Dated: 25.11.2021	Gift Deed, SRJ-1-3785-2021-22, Dated: 18.10.2021

## Survey Records:

Document	Entries / Description
RR, Ketuvaru	In respect of Sy.No.33
Akarbandh	In respect of Sy.No. 33/6, 33/5, 33/4, 33/3, 33/1, 33/2
Hissa Survey, Hissa Sketch	In respect of Sy.No.33
Hissa Tippani	In respect of Sy.No.33/1,2,3,4
Hissa Survey	In respect of Sy.No.33/4
Hissa Tippani	In respect of Sy.No. 33/4, 5, 6

## Endorsement:

Sl.No.	Document	Description
1	Endorsement, Dated: 05.10.2021	Issued by Assistant Commissioner, Bangalore South Taluk, stating that there is no PTCL case pending in respect of Sy.No. 33/6.
2	Endorsement, Dated: 22.10.2021	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.33, New Sy.No. 33/6.
3	Endorsement, Dated: 05.10.2021	Issued by Assistant Commissioner, Bangalore South Taluk, stating that there is no PTCL case pending in respect of Sy.No. 33/5.
4	Endorsement, Dated: 22.10.2021	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.33, New Sy.No. 33/5.
5	Endorsement, Dated: 05.10.2021	Issued by Assistant Commissioner, Bangalore South Taluk, stating that there is no PTCL case pending in respect of Sy.No. 33/4.
6	Endorsement, Dated: 05.10.2021	Issued by Assistant Commissioner, Bangalore South Taluk, stating that there is no PTCL case pending in respect of Sy.No. 33/3.
7	Endorsement, Dated:	Issued by Assistant Commissioner, Bangalore South Taluk,



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	05.10.2021		stating that there is no PTCL case pending in respect of Sy.No. 33/1, measuring 10 Gunas.
8	Endorsement, 22.10.2021	Dated:	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.33, New Sy.No. 33/4.
9	Endorsement, 22.10.2021	Dated:	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.33, New Sy.No. 33/3.
10	Endorsement, 22.10.2021	Dated:	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.33, New Sy.No. 33/2.
11	Endorsement, 28.01.2022	Dated:	Issued by Special Tahasildar, Anekal, stating that MR 6/79-80 is not available, in respect of Sy.No.33/1.
12	Endorsement, 28.01.2022	Dated:	Issued by Tahasildar, Anekal, stating that RTC From 1984 to 1989 in respect of Sy.No. 33/1.
13	Endorsement, 22.10.2021	Dated:	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi is not available in respect of Sy.No.33, New Sy.No. 33/2.
14	Endorsement, 05.10.2021	Dated:	Issued by Assistant Commissioner, Bangalore South Taluk, stating that there is no PTCL case pending in respect of Sy.No. 33/2.
15	Endorsement, 07.09.2022	Dated:	Issued by Tahasildar, Anekal, stating that IHC 6/79-80, in respect of Sy.No.33 is not available
16	Conversion Order, 26.07.2022	Dated:	Issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR-318/21-22, in respect of Sy.No. 33/1, measuring 10 Guntas in favour of Amaresh, S/o. Subbareddy.
17	Conversion Order, 26.07.2022	Dated:	Issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR-320/21-22, in respect of Sy.No. 33/2, measuring 1 Acre 1.08 Guntas in favour of Jayalakshamma Munireddy
18	Conversion Order, 26.07.2022	Dated:	Issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR-321/21-22, in respect of Sy.No. 33/3, measuring 1 Acre 17 Guntas in favour of Chowdamma Krishnareddy
19	Conversion Order, 26.07.2022	Dated:	Issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR-319/21-22, in respect of Sy.No. 33/6, measuring 20 Guntas in favour of K.N.Manjunath.
20	Conversion Order, 26.07.2022	Dated:	Issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR-309/21-22, in respect of Sy.No. 33/5, measuring 24.08 Guntas in favour of K.S.Shanthamma.
21	Conversion Order, 26.07.2022	Dated:	Issued by Deputy Commissioner, Bangalore, vide Order No. ALN(ASH)SR-315/21-22, in respect of Sy.No. 33/4, measuring 1 Acre 4 Guntas in favour of Shivappa.



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## Other Documents:

Sl.No.	Document	Description
1	Conversion Order Sketch	In respect of Sy.No.33/3

## CASES:

Case No.	Authority	Description

## III. TRACING THE TITLE

### Sy.No. 33, Measuring an extent of 4 Acres 37 Guntas and 10 Guntas of Kharab.

On perusal of the RR which is available for perusal, it has been observed that the larger extent of property measuring an extent of 4 Acres 37 Guntas and 10 Guntas of Kharab in Sy.No.33, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk was belonging to one Mr. Thimmaiah, S/o. Sunkareddy @ Thimmaiah

Whereas the above said Sunkareddy @ Thimmaiah had two sons namely Thimmaiah @ Thimmaraya @ Thimmareddy and Nanjundappa @ Nanjareddy and After the death of Sunkareddy @ Thimmaiah the katha of the entire property of 4 Acres 37 Guntas and 10 Guntas of Kharab in Sy.No.33 was mutated in the name of elder son Thimmaiah, S/o. Thimmaiah.

The above said Thimmaiah @ Thimmaraya @ Thimmareddy died leaving behind his only son Nanjundareddy @ Nanjundappa.

Like wise Nanjundappa @ Nanjareddy, S/o. Sunkareddy @ Thimmaiah also died leaving behind his only son Muniswamy Reddy @ Muniswamappa.

Subsequently the aforesaid Muniswamy Reddy @ Muniswamappa also died leaving behind his two sons namely Thimmareddy and Subbareddy @ Papareddy.

Whereas the above said Nanjundareddy, S/o. Thimmaiah @ Thimmaraya @ Thimmareddy and Thimmareddy, S/o. Late. Muniswamy Reddy and Subbareddy have entered into oral partition, accordingly katha of the property was mutated in the name of Nanjundareddy, Thimmareddy and Subbareddy @ Papareddy jointly.

Whereas above said Nanjundareddy, S/o. Late. Thimmaiah @ Thimmareddy and Thimmareddy, S/o. Late. Muniswamyreddy have entered into Panchayat Partition on 09.09.1988, in respect of Sy.No. 33 and other properties and as per the Partition deed, measuring an extent of 2 Acre 18.08 Guntas in Sy.No.33, allotted to Nanjundareddy and measuring an extent of 2 Acres 18.08 Guntas allotted to Thimmareddy.



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Whereas after demise of Nanjundareddy his wife Muniyamma entered in RTC for an extent of 2 Acre 18 ½ Guntas as per IHC 25/94-95 and 2 Acre 18 ½ Guntas in Sy.No. 33 was remains with the Thimmareddy only. (Subject to Change of Partition Deed).

Whereas in respect of Property allotted to Thimmareddy, S/o. Muniswamy Reddy, measuring an extent of 2 Acres 18 ½ Guntas in Sy.NO. 33 and other properties. The said Thimmareddy entered into unregistered Partition Deed with Parvathamma, W/o. Subbareddy, (Subbareddy was brother of Thimmareddy) on 08.09.2006.

As per the partition effected between Thimmareddy and Parvathamma, Thimmareddy S/o. Muniswamy Reddy allotted to 2 Acres 8 ½ Guntas and Parvathamma allotted 10 Guntas in Sy.No.33 of Kada Agrahara Village. Accordingly katha of 10 Guntas in Sy.NO. 33 was mutated in the name of Parvathamma vide MR No. 19/2006-07.

Whereas in respect of Property allotted to Thimmareddy, S/o. Muniswamy Reddy for Sy.No.33, measuring an extent of 2 Acres 8 ½ Guntas along with other properties he has entered in to Panchayat Partition on 30.10.2006 with his sons namely Narayanareddy, Ganeshappa and Shivappa. As per the above said Partition, Ganeshappa allotted 1 acres 4 ½ Guntas out of 2 Acres 8 ½ Guntas as 'C' Schedule Property and Shivappa was allotted 1 Acre 4 Guntas out of 2 Acres 8 ½ Guntas as 'D' Schedule Property in Sy.NO.33 of Kada Agrahara Village. Accordingly katha of the property measuring an extent of 1 Acre 4 Guntas in Sy.NO.33 was mutated in the name of Shivappa vide MR No. 31/2006-07 and katha of the property measuring an extent of 1 Acre 4 ½ Guntas in Sy.NO.33 was mutated in the name of Ganeshappa, S/o. thimmareddy vide MR NO. 32/2006-07.

Whereas on the other hand property allotted to Nanjundareddy in respect of 2 Acres 18 ½ Guntas out of 4 Acres 17 Guntas in Sy.No.33 of Kada Agrahara Village. After death of said Nanjundareddy his wife Muniyamma and daughters namely Munirathnamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi have entered into registered partition deed along with other ancestor properties, vide Doc No. SRJ-1-0914-2009-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura. As per the said partition deed, Chowdamma, W/o. Krishnareddy, allotted 1 Acre 17 Guntas, out of 2 Acres 18 ½ in Sy.No. 33, as 'C' Schedule Property and Jayalakshamma allotted 1 Acre 1 ½ Guntas out of 2 Acres 18 ½ in Sy.No. 33, as 'E' Schedule Property.

Subsequently Sy.No.33, measuring an extent of 4 Acres 37 Guntas and 10 Guntas of Kharab was phoded and renumbered as Sy.No.33/1,33/2,33/3 and 33/4.

Sy.No. 33/1, measuring an extent of 10 Guntas assigned to Parvathamma, W/o. Lte. Subbareddy.

Sy.No.33/2, measuring an extent of 1 Acre 1.08 Guntas assigned to Jayalakshamma, W/o. Munireddy.





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Sy.No. 33/3, measuring an extent of 1 Acre 17 Guntas and 3.08 Guntas of Kharab land assigned to Chowdamma, W/o. Krishnareddy.

Sy.No. 33/4, measuring an extent of 2 Acre 8.08 Guntas and 6.08 Guntas of Kharab assigned to Shivappa, S/o. Thimmareddy and Ganeshappa, S/o. Thimmareddy jointly.

Subsequent to Phodi Ganeshappa being absolute owner of the property measuring 1 Acre 4.08 out of 2 Acre 8.08 Guntas in Sy.No.33/4, since it is an ancestor property he has obtained a release deed from his mother Yallamma and sisters and brothers namely Narayanareddy, Shivappa, Ambujamma, Varalakshmi, Gowramma and Rajamma, Vide Release Deed No. SRJ-1-03707-2014-15, of Book No.1, Stored in CD No. SRJD162, Dated: 29.11.2014, registered in the office of Sub Registrar Sarjapura.

Whereas Ganeshappa @ Ganesh Reddy being absolute owner of the property measuring 1 Acre 4.08 Guntas in Sy.No.33/4, he has executed Agreement of Sale and GPA for an extent of 20 Guntas out of 1 Acre 4.08 Guntas in favour of K.N.Manjunath, vide Doc no. Doc No. SRJ-1-01809-2017-18, of Book No.1, Stored in CD No. SRJD245, Dated: 07.08.2017, registered in the office of Sub Registrar Sarjapura and SRJ-4-116/2017-18, of Book No.1, Stored in CD No. SRJD245, Dated: 07.08.2017, registered in the office of Sub Registrar Sarjapura.

Like wise on the same day the said Ganeshappa and his family members have executed Agreement to sale and GPA for an extent of 24.08 Guntas out of 1 Acre 4.08 Guntas in favour of K.S.Shanthamma vide Doc No. Book NO.1-1811/2017-18 and Book NO.4-117/2017-18 respectively, both the documents were registered in the office of Sub Registrar Sarjapura, on 07.08.2017.

Subsequently Sy.No.33/4, measuring an extent of 2 Acre 8.08 Guntas was phoded and renumbered as 33/4, 33/5 and 33/6.

Sy.No. 33/4 measuring an extent of 1 Acre 4 Guntas assigned to Shivappa.

Sy.No. 33/5 measuring 24.08 Guntas and Sy.No.33/6, measuring an extent of 20 Guntas assigned in the name of Ganeshappa.

Thereafter the above said K.N.Manjunath obtained registered sale deed himself for an extent of 20 Guntas in Sy.No.33/6, old Sy.No.33/4 on the strengthen of GPA which was executed by Ganeshappa on 07.08.2017. The said Sale deed was registered in the office of Sub Registrar Sarjapura, Vide Doc No. BKL-6594/2019-20, Dated: 17.03.2020.

Like wise K.S.Shanthamma also obtained registered Sale Deed herself for an extent of 24.08 Guntas in Sy.NO. 33/5, old Sy.No. 33/4 on the strength of GPA which was executed by Ganeshappa on 07.08.2017. The said sale deed was registered in the office of Sub Registrar, Sarjapura, Vide Doc No. 6597/2019-20, Dated: 17.03.2020.

Whereas above said K.N.Manjunatha being a absolute owner in possession and enjoyment of Sy.No.33/6, measuring an extent of 20 Guntas, he has applied for conversion of land agriculture to non agricultural residential purpose and Deputy Commissioner issued conversion order for Agriculture to non agriculture residential purpose vide Official Memorandum No. ALN(ASH)SR 319/2021-22, Dated: 26.07.2022.





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And K.S.Shanthamma being a absolute owner in possession and enjoyment of land in Sy.No. 33/5, measuring 24.08 Guntas, she has applied for conversion of agriculture to non agriculture residential purpose and she go conversion order vide Official memorandum No. ALN(ASH)SR 309/21-22, issued by Deputy Commissioner, Bangalore District.

Thereafter the above said Shanthamma executed registered sale deed for Sy.No. 33/5, measuring an extent of 24.08 Guntas in favour of Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-4033-2022-23, Dated: 18.08.2022, registered in the office of Sub Registrar Anekal.

Thereafter the above said K.N.Manjunath being absolute owner and enjoyment of Sy.NO.33/6, measuring 20 Guntas he has executed a registered Sale Deed in favour of Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish vide Doc no. ANK-1-4031-2022-23, Dated: 10.08.2022, registered in the office of Sub Registrar, Anekal.

Thus Modern Spaaces ventures are absolute owner of property bearing Sy.No.33/5, measuring 24.08 Guntas and Sy.No. 33/6, measuring 20 Guntas.

## **Sy.No. 33/1, Measuring 10 Guntas**

Whereas Sunandamma and Manjula daughters of Parvathamma and Late. Subbareddy have jointly executed Registered Release Deed in favour of their mother Parvathamm, W/o. Late. Subbareddy in respect of Sy.No.33/1, measuring 10 Guntas along with other properties vide Doc No. SRJ-1-5199-2015-16, of Book No.1, Store in CD No. SRJD193, Dated: 24.03.2016, registered in the office of Sub Registrar Sarjapura.

Whereas the above said Parvathamma has executed Registered Gift Deed in favour of her son Mr. Amaresh, in respect of Sy.No.33/1, measuring 10 Guntas along with other properties vide Doc No.SRJ-1-3785-2021-22, of book No.1, Stored in CD No. SRJD958, Dated: 18.10.2021, registered in the office of Sub Registrar Sarjapura.

Whereas Mr. Amaresh applied for land conversion from agriculture to Non Agriculture residential purpose and got converted vide official Memorandum No. ALN(ASH)SR318/21-22, Dated: 26.07.2022.

Whereas above said Mr. Amaresh and his son Mr. Anush have executed Registered Agreement of Sale, Registered Joint Development Agreement and Registered General Power of Attorney in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S.Yathish, vide Agreement of Sale No. ANK-1-6983-2021-22, of Book No.1, Stored in CD No. ANKD1178,dated: 16.12.2021, vide General Power of Attorney No. ANK-4-356-2021-22, of Book No.4, Stored in CD No. ANKD1178, Dated: 16.12.2021, and Joint Development Agreement No. ANK-1-6980-



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2021-22, of book no.1, Stored in CD No. ANKD1178, Dated; 16.12.2021 all the documents registered in the office of Sub Registrar Anekal.

**Sy.No.33/2, measuring 1 Acre 1.08 Guntas.**

After death of said Nanjundareddy his wife Muniyamma and daughters namely Munirathamma, Chowdamma, Papamma, Jayalakshamma, Parvathamma and K.N.Padmavathi have entered into registered partition deed along with other ancestor properties, vide Doc No. SRJ-1-0914-2009-10, of Book No.1, Stored in CD No. SRJD25, Dated: 06.08.2009, registered in the office of Sub Registrar Sarjapura. As per the said partition deed, Jayalakshamma allotted 1 Acre 1 ½ Guntas out of 2 Acres 18 ½ in Sy.No. 33, as 'E' Schedule Property.

Whereas Sy.No. 33 is phoned and renumbered as 33/1,33/2,33/3 and 33/4, and Sy.No.33/2, measuring 1 Acre 1.08 Guntas was assigned to Jayalakshamma.

Whereas Mrs. Jayalakshamma applied for land conversion from agriculture to Non Agriculture residential purpose and got converted vide official Memorandum No. ALN(ASH)SR 320/21-22, Dated: 26.07.2022.

Whereas above said Mrs. Jayalakshamma and her daughter Mrs. Geethanjali have executed Registered Agreement of Sale, Registered Joint Development Agreement and Registered General Power of Attorney in favour of M/s. Modern Spaces Ventures, represented by its Partner Mr. S.Yathish, vide Agreement of Sale No. ANK-1-7131-2021-22, of Book No.1, Stored in CD No. ANKD1181, dated: 20.12.2021, vide General Power of Attorney No. ANK-4-366-2021-22, of Book No.4, Stored in CD No. ANKD1181, Dated: 20.12.2021, and Joint Development Agreement No. ANK-1-7129-2021-22, of Book no.1, Stored in CD No. ANKD1181, Dated; 20.12.2021 all the documents registered in the office of Sub Registrar Anekal.

**Sy.No.33/3, measuring 1 Acre 17 Guntas.**

Whereas the said Mrs. Chowdamma, W/o. Krishnareddy, applied for land conversion from agriculture to Non Agriculture residential purpose and got converted vide official Memorandum No. ALN(ASH)SR 321/21-22, Dated: 26.07.2022.

Whereas the said Mrs. Chowdamma and her family members namely K.Nagaraju, Mr. Theerthan.K.N, Master. Kumar Tarun Ganesh.N.K, Mr. K.Srinivas, Master. Ashwin Kumar have executed registered Joint Development Agreement in favour of M/s. Modern Spaces Ventures, represented by its Partner Mr. S.Yathish, vide Doc No. ANK-1-7166-2021-22, of Book No.1, Stored in CD No. ANKD1182, Dated: 21.12.2021, registered in the office of Sub Registrar Anekal.

**Sy.No.33/4, measuring 1 Acre 4 Guntas.**



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Whereas above said Mrs.Yallamma, Mr. Ganeshappa, Mr. Narayanareddy, Mrs. Ambujamma, Mrs. Varalakshmi, Mrs. Gowramma and Mrs. Rajamma have executed Registered Release Deed in favour of Mr.Shivappa, in respect of Sy.No.33/4, measuring 1 Acre 4 Guntas.

Whereas the said Mr. Shivappa and his son Mr. Nikhil have executed registered Sale Agreement and Registered Joint Development Agreement in favour of M/s. Modern Spaaces Ventures, represented by its Partner Mr. S.Yathish, in respect of Sy.No.33/4, measuring an extent of 1 Acre 4 Guntas, vide Sale Agreement No. ANK-1-7157-2021-22, of Book No.1, Stored in CD No. ANKD1182, Dated: 21.12.2021 and Vide Joint Development Agreement No. ANK-1-7155-2021-22, of Book No.1, Stored in CD No. ANKD1182, Dated: 21.12.2021, both the documents were registered in the office of Sub Registrar Anekal.

## **Sy.No.33/5: 24.08 Guntas**

Whereas once again Sy.No.33/4, measuring an extent of 2 Acre 8.08 Guntas was re phoded and renumbered as 33/4, 33/5 and 33/6.

Sy.No. 33/4 measuring an extent of 1 Acre 4 Guntas assigned to Shivappa.

Sy.No. 33/5 measuring 24.08 Guntas and Sy.No.33/6, measuring an extent of 20 Guntas assigned in the name of Ganeshappa.

Thereafter K.S.Shanthamma also obtained registered Sale Deed herself for an extent of 24.08 Guntas in Sy.NO. 33/5, old Sy.No. 33/4 on the strength of GPA which was executed by Ganeshappa on 07.08.2017. The said sale deed was registered in the office of Sub Registrar, Sarjapura, Vide Doc No. 6597/2019-20, Dated: 17.03.2020.

And K.S.Shanthamma being a absolute owner in possession and enjoyment of land in Sy.No. 33/5, measuring 24.08 Guntas, she has applied for conversion of agriculture to non agriculture residential purpose and she go conversion order vide Official memorandum No. ALN(ASH)SR 309/21-22, issued by Deputy Commissioner, Bangalore District.

Thereafter the above said Shanthamma executed registered sale deed for Sy.No. 33/5, measuring an extent of 24.08 Guntas in favour of Modern Spaaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-4033-2022-23, Dated: 18.08.2022, registered in the office of Sub Registrar Anekal.

## **Sy.No.33/6: 20 Guntas**

Whereas once again Sy.No.33/4, measuring an extent of 2 Acre 8.08 Guntas was re phoded and renumbered as 33/4, 33/5 and 33/6.

Sy.No. 33/4 measuring an extent of 1 Acre 4 Guntas assigned to Shivappa.

Sy.No. 33/5 measuring 24.08 Guntas and Sy.No.33/6, measuring an extent of 20 Guntas assigned in the name of Ganeshappa.



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Thereafter the above said K.N.Manjunath obtained registered sale deed himself for an extent of 20 Guntas in Sy.No.33/6, old Sy.No.33/4 on the strengthen of GPA which was executed by Ganeshappa on 07.08.2017. The said Sale deed was registered in the office of Sub Registrar Sarjapura, Vide Doc No. BKI-6594/2019-20, Dated: 17.03.2020.

Whereas above said K.N.Manjunatha being a absolute owner in possession and enjoyment of Sy.No.33/6, measuring an extent of 20 Guntas, he has applied for conversion of land agriculture to non agricultural residential purpose and Deputy Commissioner issued conversion order for Agriculture to non agriculture residential purpose vide Official Memorandum No. ALN(ASH)SR 319/2021-22, Dated: 26.07.2022.

Thereafter the above said K.N.Manjunath being absolute owner and enjoyment of Sy.NO.33/6, measuring 20 Guntas he has executed a registered Sale Deed in favour of Modern Spaaces Ventures, Represented by its partner Mr. S.Yathish vide Doc no. ANK-1-4031-2022-23, Dated: 10.08.2022, registered in the office of Sub Registrar, Anekal.

#### IV. OPINION

##### **Sy.No. 33/1: 10 Guntas**

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Ambarish and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

##### **Sy.No.33/2: 1 Acre 1.08 Guntas**

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mrs. Jayalakshamma and her family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

##### **Sy.No.33/3: 1 Acre 17 Guntas**



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SRINIVAS GOWDA.R.V, B.A., LL.B

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mrs. Chowdamma and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

**Sy.No. 33/4: 1 Acre 4 Guntas**

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **70% of Undivided share** of constructed area in the property described above and **Mr. Shivappa Reddy @ Shivappa and his family** are the absolute owners and rights, title and interest over the **30% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

**Sy.No.33/5: 24.08 Guntas**

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

**Sy.No.33/6: 20 Guntas**

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

**V. General Observation to be made:**

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.

Thanking you,

***Yours Faithfully,***



# JURIES LAW FIRM



Advocates & Solicitors

RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

*Sri. K.A.Raju,  
Juries Law Firm.*

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Advocates & Solicitors



RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 19.01.2023

Place: Bangalore

To,

**M/s. MODERN SPAACES VENTURES,**  
No.73/2, Chambenahalli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No. 25/3, measuring 39 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the **Sy.No. 25/3, measuring 39 Guntas**, Duly converted land from Agricultural to Non Agricultural Residential Purpose vide Official Memorandum bearing No. ALN(AS)SR292/2007-08, Dated: 22.10.2001, issued by Deputy Commissioner, Bangalore, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk, bounded on the:

East by : Property belongs to Mr. Nanjunda Reddy,  
West by : Property belongs to Mr. Govinda Reddy,  
North by : Property belongs to Mrs. Muniyamma,  
South by : Bikkanahosahalli Village Boundary.

**Present Owners: M/s. Modern Spaaces Ventures, Represented by its Partner Mr. S.Yathish.**

## II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

### DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1	Unregistered Partition Deed	Dated: 25.01.1999, between Mrs. Muniyamma, W/o. Late.Muniswamyreddy, Mr. Nyatareddy, Venkaswamy Reddy, Manjunath, Mr. Ramareddy, Mr. Ramaswamyreddy, Mrs. Shamalamma, Mr. Shivappareddy and Mr. Rajappareddy	Photocopy	Full Set is Required





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1	Sale Deed	Doc No. ANK-1-29202-2004-05, of Book No.1, Stored in CD No. ANKD56, Dated: 28.03.2005, registered in the office of Sub Registrar Anekal, executed by Nyath Reddy, S/o. Muniswamy Reddy, Venkataswamy Reddy, S/o. Nyath Reddy and Manjunath, S/o. Nyath Reddy in favour of V. Varalakshmi, W/o. V.Anantha, in respect of Sy.No.25/3, measuring 39 Guntas.	Photocopy	
2	General Power of Attorney	Doc No. ANK-4-00447-2006-07, of Book No.4, Stored in CD No. ANKD153, Dated: 26.08.2006, registered in the office of Sub Registrar Anekal, executed by Varalakshmi, W/o. V.Anantha in favour of K.M.Ramachandrappa, S/o. Late. Muniyappa, in respect of Sy.No.25/3, measuring an extent of 39 Guntas.	Photocopy	
3	Sale Deed	Doc No. ANK-1-32568-2006-07, of Book No.1, Stored in CD No. ANKD192, Dated: 13.03.2007, registered in the office of Sub Registrar Anekal, executed by Varalakshmi represented by her GPA Holder K.M.Ramachandrappa, S/o. Late. Muniyappa and K.M.Ramachandrappa, S/o. Muniyappa as confirming party in favour of B.S.Paramesha, S/o. B.M.Siddalingaiah, in respect of Sy.No.25/3, measuring an extent of 39 Guntas and 5 Guntas of Kharab.	Photocopy	
4	Sale Deed	Doc No. SRJ-1-2458-2011-12, of Book No.1, Stored in CD No. SRJD77, dated: 20.08.2011, registered in the office of Sub Registrar Sarjapura, Bangalore, executed by Mr. B.S.Paramesh as vendor and M/s. Adarsh Developers, represented by its partner Mr. B.M.Karunesh as Confirming Party in favour of M/s. Varin Infra Projects Private Limited, represented by its Director Mr. B.M.Jayeshankar, in respect of Sy.No.25/3, measuring 39		



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		Guntas.		
5	Mortgage of Deposit of Title Deeds	Doc No. INR-1-816-2012-13, of Book No.1, Stored in CD No. INRD37, Dated: 26.05.2012, executed in the office of Sub Registrar Indiranagar, Bangalore, Executed by M/s. Adarsh Developers, represented by its Partner Mr. B.M.Jayeshankar, Mr. Karunesh, M/s. Adarsh Nest Private Limited, represented by its authorized representative Mr.M.V.Venkateswarlu Setty, M/s. Varin Infra Projects Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty, and M/s. Earnest Construction Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty in favour of M/s. Canara Bank, represented by its Chief Manager Mr. V.Murali Krishna Rao, in respect of Sy.No.25/3, measuring 39 Guntas along with other properties.	Photocopy	
6	Deed for Release of Mortgage	Doc No. INR-1-7299-2014-15, of book No.1, Stored in CD No. INRD129, Dated: 09.12.2014, registered in the office of Sub Registrar Indiranagar, Bangalore executed by M/s. Canara Bank, represented by its Assistant General Manager Mr. S.V. Bhaskar Rao, in favour of M/s. Adarsh Developers, represented by its Partner Mr. B.M.Jayeshankar, Mr. Karunesh, M/s. Adarsh Nest Private Limited, represented by its authorized representative Mr.M.V.Venkateswarlu Setty, M/s. Varin Infra Projects Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty, and M/s. Earnest Construction Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty, in respect of Sy.No.25/3, measuring 39 Guntas along	Photocopy	



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		with other properties.		
7	Sale Deed	Doc No. ANK-1-02216-2022-23, of Book No.1, Stored in CD No. ANKD1309, Dated: 07.06.2022, registered in the office of Sub Registrar Anekal, executed by B.S.Paramesh, S/o. B.M.Siddalingaiah represented by his GPA Holder B.M.Karunesh, S/o. Late. B.M.Madaiah, represented by his SPA Holder Chikkaswamy.S.t., S/o. Thimme Gowda, and M/s. Varin Infra Projects Private Lilimited, represented by its Director B.M.Jayeshankar and M/s. Adarsh Developers represented by its partner B.M.Karunesh represented by his SPA Holder Chikka Swamy.S.T.S/o. Thimme Gowda in favour of M/s. Modern Spaaces Ventures, represented by its Partner S.Yathish, in respect of Sy.No.25/3, measuring an extent of 39 Guntas.	Photocopy	

## Record of Rights, Tenancy and Crops (RTC):

Duration	Entries
1961-62 to 1967-68	Munishami, S/o. Nyatareddy
1969-70 to 1983-84	Munishami, S/o. Nyathreddy - 39 G
1989-90 to 2003-04	
2004-05 to 2005-06	Nyathreddy, S/o. Late. Munishamireddy - 39 G
2006-07 to 2017-18	B.S.Paramesh, S/o. B.M.Siddalingaiah - 39 G

## Encumbrance Certificate:

Duration	Entries / Description
01.04.2004 to 31.12.2022, SA No. 11010/23-24, Dated: 03.01.2023	1. SRJ-1-5700-2022-23 2. ANK-1-2216-2022-23 3. INR-1-7299-2014-15 4. INR-1-816-2012-13 5. SRJ-1-2458-2011-12 6. ANK-1-32568-2006-07



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## Mutation Register:

No.	Entries / Description
11/2003-04, Dated: 24.06.2004	Pavathi Katha, Dated:03.02.2004
6/03-04	Pavathi Katha
39/2006-07, Dated:01.06.2007	ANK-1-32568-2006-07, Dated: 13.03.2007

## Survey Records:

Document	Entries / Description
RR	In respect of Sy.No. 25/3
Karda, Hissa Survey,	In respect of Sy.No.25
Akarbandh	In respect of Sy.No.25/3
Second Reclassification Record	In respect of Sy.No.25
Conversion Order, Dated: 22.10.2008, Intimation Letter, Conversion Sketch	OM No. ALN(AS)SR 292/2007-08, in respect of Sy.No.25/3, measuring 39 Guntas, in favour of Mr. B.S.Paramesh.

## Endorsement:

Sl.No.	Document	Description
1.	Endorsement, Dated: 02.12.2022	Issued by Tahasildar, Anekal, stating that IL and Preliminary vahi is not available in respect of Sy.No.25/3.
2	Endorsement, Dated:22.09.2020	Issued by Deputy Commissioner, Bangalore, stating that there is no PTCL case pending before the court in respect of Sy.no.25/3, measuring 39 Guntas in favour of Mr. B.S.Paramesh.
3.	No Tenancy Certificate, Dated: 17.03.2020	No. RD0038028167016, in respect of Sy.No.25/3, measuring 39 Guntas, in favour of Mr. B.S Paramesh.

## Other Documents:

Sl.No.	Document	Description

## CASES: N/A

Case No.	Authority	Description



### III. TRACING THE TITLE

On perusal of the Hissa Tippani, Atlas and old RTC which is available for perusal, it has been observed that the land in Sy.No. 25/3, measuring an extent of 39 Guntas was belonging to one Mr. Munishami @ Muniswamy, S/o. Nyathreddy.

Whereas after the demise of Muniswami, S/o. Nyath reddy his wife Muniyamma and children namely Nyath Reddy, Venkataswamy Reddy, Manjunath, Rama Reddy, Ramaswamy Reddy Shyamamma, Shivappa Reddy and Rajappa Reddy had partitioned his joint family properties thorough Panchayat Parikath, Dated: 25.01.1999, as per Panchayat Parikath the schedule property is fallen into the share of Nyathreddy, S/o. Late.Munishami Reddy, accordingly Khata of the property mutated in the name of Nyathreddy, vide MR No. 11-2003-04.

Whereas the said Nyathreddy, S/o. Late. Munishami Reddy and his sons namely Venkataswamy Reddy and Manjunath jointly executed registered sale deed in favour of V.Varalakshmi, W/o. V.Ananth, vide Doc No. ANK-1-29202-2004-05, of Book No.1, Stored in CD No. ANKD56, Dated: 28.03.2005, registered in the office of Sub Registrar Anekal, in respect of Sy.No. 25/3, measuring 39 Guntas.

Whereas the said V.Varalakshmi, W/o. V.Ananth executed registered General Power of Attorney in respect of Sy.No.25/3, measuring an extent of 39 Guntas, in favour of K.M.Ramachandrappa, S/o. Late. Muniyappa, vide Doc no. ANK-4-00447-2006-07, of Book No.4, Stored in CD No. ANKD153, Dated: 26.08.2006, registered in the office of Sub Registrar Anekal.

Whereas the above said Varalakshmi represented by her GPA Holder K.M.Ramachandrappa, S/o. Late. Muniyappa and K.M.Ramachandrappa, S/o. Muniyappa as confirming party sold entire 39 Guntas in Sy.No.25/3 of Kada Agrahara Village in favour B.S.Paramesha, S/o. B.M.Siddalingaiah, vide doc No. ANK-1-32568-2006-07, of Book No.1, Stored in CD No. ANKD192, Dated: 13.03.2007, registered in the office of Sub Registrar Anekal, accordingly khatha of the property mutated in the name of B.S.Paramesha, vide MR No. 39/2006-07, Dated 01.06.2007.

Whereas the above said B.S.Paramesha applied for Conversion of land from agriculture to non agricultural residential purpose before Deputy Commissioner, Bangalore and got converted vide Official Memorandum order no. ALN(A.S)SR 292/2007-08, Dated: 22.10.2008, issued by Deputy Commissioner, Bangalore.

Whereas the above said B.S. Paramesh as vendor and M/s. Adarsh Developers, represented by its Partner Mr. B.M.Karunesh as Confirming Party have executed



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registered sale deed in favour of M/s. Varin Inra Projects Private Limited, represented by its Director, Mr. B.M.Jayeshankar, vide Sale Deed No. SRJ-1-2458-2011-12, of Book No.1, Stored in CD no. SRJD77, Dated: 20.08.2011, registered in the office of Sub Registrar Sarjapura.

Subsequently the said M/s. Varin Inra Projects Private Limited, represented by its Director B.M.Jayeshankar entered into unregistered Sale Agreement, Dated: 04.09.2019 with M/s. Adarsh Developers represented by its partner B.M.Karunesh.

Whereas the above said B.S.Paramesh, S/o. B.M.Siddalingaiah represented by his GPA Holder B.M.Karunesh, S/o. Late. B.M.Madaiah, represented by his SPA Holder Chikkaswamy.S.T., S/o. Thimme Gowda, and M/s. Varin Infra Projects Private Limited, represented by its Director B.M.Jayeshankar as Vendors and M/s. Adarsh Developers represented by its partner B.M.Karunesh represented by his SPA Holder Chikka Swamy.S.T, S/o. Thimme Gowda as confirming Party executed registered sale deed in favour of M/s. Modern Spaaces Ventures, represented by its Partner S.Yathish, vide doc No. ANK-1-02216-2022-23, of Book No.1, Stored in CD No. ANKD1309, Dated: 07.06.2022, registered in the office of Sub Registrar Anekal.

**Whereas** M/s. Modern Spaaces Ventures, represented by its Partner S.Yathish, became the absolute owners in respect of Sy.No.25/3, measuring 39 Guntas.

#### IV. MORTGAGE AND DISCHARGE DEED:

Whereas M/s. Adarsh Developers, represented by its Partner Mr. B.M.Jayeshankar, Mr. Karunesh, M/s. Adarsh Nest Private Limited, represented by its authorized representative Mr.M.V.Venkateswarlu Setty, M/s. Varin Infra Projects Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty, and M/s. Earnest Construction Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty have executed Mortgage Deed in favour of M/s. Canara Bank, represented by its Chief Manager Mr. V.Murali Krishna Rao, in respect of Sy.No.25/3, measuring 39 Guntas along with other properties, vide Mortgage Deed no. INR-1-816-2012-13, of Book No.1, Stored in CD No. INRD37, Dated: 26.05.2012, executed in the office of Sub Registrar Indiranagar, Bangalore.

In turn the said M/s. Canara Bank, represented by its Assistant General Manager Mr. S.V. Bhaskar Rao, executed Deed for Release of Mortgage in favour of M/s. Adarsh Developers, represented by its Partner Mr. B.M.Jayeshankar, Mr. Karunesh, M/s. Adarsh Nest Private Limited, represented by its authorized representative Mr.M.V.Venkateswarlu Setty, M/s. Varin Infra Projects Private Limited, represented by its authorized representative Mr. M.V. Venkateswarlu Setty, and M/s. Earnest Construction Private Limited, represented by its authorized representative Mr. M.V.



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Venkateswarlu Setty, in respect of Sy.No.25/3, measuring 39 Guntas along with other properties, vide Release Deed No. INR-1-7299-2014-15, of book No.1, Stored in CD No. INRD129, Dated: 09.12.2014, registered in the office of Sub Registrar Indiranagar, Bangalore.

## V. OPINION

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is the absolute owner of the property described above and they have got clear, valid and marketable Titles over the said property.

## VI. General Observation to be made:

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.

Thanking you,

***Yours Faithfully,***

***Sri. K.A.Raju,  
Juries Law Firm.***





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Advocates & Solicitors



RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Date: 19.01.2023

Place: Bangalore

To,

**M/s. MODERN SPACES VENTURES,**  
No.73/2, Chambenahalli Village, Dommasandra,  
Sarjapura Main Road, Bangalore – 562125.

**Sub: Legal Opinion Report** in respect of **Sy.No. 25/2, measuring 2 Acres 28 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk.**

## I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the **Sy.No. 25/2, measuring 2 Acres 28 Guntas, situated at Kadaagrahara Village, Sarjapura Hobli, Anekal Taluk, and bounded on**

**East By : Land in Sy.No.24 and 25/3,**  
**West By : Land in Sy.No.24 and 25/1,**  
**North By : Land in Sy.No.24 and 32,**  
**South By : B.Hosahalli Boundary.**

**Present Owners: Mr. Govindareddy and Family.**

## II. LIST OF DOCUMENTS SCRUTINIZED / PRODUCED:

### DEEDS / DOCUMENTS:

Sl. No.	Document	Document Description	Certified / Photocopy /Original	Remarks
1.	Sale Deed	Doc No. 1128/65-66, of Book No.1, Volume 1015, Pages 184-185, Dated: 01.07.1965, executed by Nagareddy, S/o. Mekalamunireddy in favour of Ramareddy, S/o. Mekalamunireddy in respect of Sy.No. 25/2, measuring 2 Acre 28 Guntas along with other properties.		
2.	Sale Deed	Doc No. 1747/67-68, Pages 89-91, Volume 1061, of Book No.1, Dated: 11.08.1967, executed by Muniyamma, W/o. Mekalamunaiah, Nagireddy, S/o.	Photocopy	



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		Mekalamunaiah and Ramareddy, S/o. Mekalamunaiah in favour of Govindareddy, S/o. Munipapireddy, in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas along with other properties.		
3.	Mortgage Deed	Doc No. SRJ-1 Part V-0004-2009-10, of Book NO.1, Part 5, Stored in CD No. SRJD23, Dated: 20.04.2009, registered in the office of Sub Registrar Sarjapura, executed by Govindareddy, Gopal Reddy, Somashekar Reddy, Srinivas Reddy and Sripada Reddy in favour of Pratamika Sahakari Krushi mattu Gramina Abhirudhi Bank Niyamita in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas along with other property.	Photocopy	
4.	Mortgage Deed	Doc No. SRJ-1 Part V-0031-2011-12, of Book NO.1, Part 5, Stored in CD No. SRJD87, Dated: 25.11.2011, registered in the office of Sub Registrar Sarjapura, executed by Govindareddy, Gopal Reddy, Somashekar Reddy, Srinivas Reddy and Chakrapani in favour of Pratamika Sahakari Krushi mattu Gramina Abhirudhi Bank Niyamita in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas along with other properties.	Photocopy	
5.	Release Deed	Doc No. SRJ-1-01962-2021-22, of Book No.1, Stored in CD No. SRJD904, Dated: 03.08.2021, registered in the office of Sub Registrar Sarjapura, executed by Pratamika Sahakari Krushi mattu Gramina Abhirudhi Bank Niyamita in favour of Govindareddy in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas along with other properties.	Photocopy	
6.	Joint Development Agreement	Doc No. ANK-1-06937-2021-22, of Book No.1, Stored in CD No. ANKD1177, Dated: 15.12.2021, registered in the office of Sub Registrar Anekal, executed by Govindareddy, Sreepalreddy, Somshekaru, Chakrapani and others in	Photocopy	



# JURIES LAW FIRM



Advocates & Solicitors

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		favour of M/s. Modern Spaces Ventures, in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas.		
7	General Power of Attorney	Doc No. ANK-4-00355-2021-22, of book No.4, Stored in CD No. ANKD1177, Dated: 15.12.2021, executed by registered in the office of Sub Registrar Anekal, executed by Govindareddy, Sreepalreddy, Somshekaru, Chakrapani and others in favour of M/s. Modern Spaces Ventures, in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas.	Photocopy	
8	Sale Agreement	Doc No. ANK-1-6940-2021-22, of Book No.1, Stored in CD No. ANKD1177, Dated: 15.12.2021, registered in the office of Sub Registrar Anekal, Govindareddy, Sreepalreddy, Somshekaru, Chakrapani and others in favour of M/s. Modern Spaces Ventures, in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas.	Photocopy	

## Record of Rights, Tenancy and Crops (RTC):

Duration	Entries
1961-62 to 1963-64	Mekalamunaiah – 2 A 28 G
1966-67 to 1967-68	Mekalamunaiah – 2 A 28 G
1979-80 to 1983-84	Mekalamuneppa, S/o. Muneppa – 2 A 28 G
1989-90 to 2000-01	Govindareddy – 2 A 28 G
2000-01 to 2021-22	Govindareddy – 2 A 28 G

## Encumbrance Certificate:

Duration	Entries / Description
01.04.1920 to 31.03.2004, SA No. 20682/21-22, Dated: 22.10.2021	1. 1128/65-66 2. 1747/67-68
01.04.2004 to 31.12.2022, SA No. 10990/22-23, Dated:	1. ANK-1-6940-2021-22 2. ANK-1-6937-2021-22 3. SRJ-1-1962-2021-22 4. SRJ-1-Part-V-31-2011-12 5. SRJ-1-Part-V-04-2009-10 6. ANK-1-Part-V-14-2004-05



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## Mutation Register:

No.	Entries / Description
07/65-66	Deed No. 1128/65, Dated:03.07.1965
18/2008-09, Dated: 15.06.2009	Mortgage – SRJ-1-PartV-004-2009-10, Dated: 20.04.2009.
5/83-84	Sale Deed, 1747/67-68, Dated: 11.08.1967

## Survey Records:

Document	Entries / Description
Ketuvaru, Hissa Survey, Karda	In respect of Sy.No.25
RR, Akarbandh	In respect of Sy.No.25/2

## Endorsement:

Sl.No.	Document	Description
1.	Endorsement, Dated: 22.10.2021	Issued by Tahasildar, Anekal, stating that IL and Preliminary Vahi not available in respect of Sy.no.25/2.
2.	Endorsement, Dated: 05.10.2021	Issued by Assistant Commissioner, stating that there is no PTCL case against Sy.No. 25/2.
3	Conversion order, Conversion Sketch, Fees Paid Challan	No. ALN(ASH)SR-311/21-22, Dated: 10.08.2022, Issued by Deputy Commissioner, Bangalore, In respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas. In the name of Govindareddy, S/o. Munipapareddy.

## Other Documents:

Sl.No.	Document	Description
1	Family Tree	Of Lakkireddy

## CASES:N/A

Case No.	Authority	Description



### III. TRACING THE TITLE

On perusal of the Hissa Tippani, Atlas and old RTC which is available for perusal, it has been observed that the land measuring an extent of 2 Acres 28 Guntas and 10 Guntas of Kharab, situated at Kadaagrahara Village, Anekal Taluk was belonging to one Mr. Mekala Munaiah @ Munireddy, S/o. Muneppa.

Whereas one Mr. Nagareddy who is the son of above said Mekala Muniyappa was sold entire extent of 2 Acres 28 Guntas and 10 Guntas of Kharab land in Sy.No.25/2 in favour of his brother Rama Reddy, S/o. Muekala Munireddy vide Doc No. 1128/65-66, Book No.1, Volume 1015, Pages 184-185, Dated: 01.07.1965.

Whereas said Ramareddy, S/o. Mekalamunireddy, his mother Muniyamma, W/o. Mekala Munaiah and his brother Nagireddy jointly conveyed sale deed in favour of Govindareddy, S/o. Munipapireddy, Vide Doc No. 1747/67-68, Pages 89-91, Volume 1061, of Book No.1, Dated: 11.08.1967. in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas along with other properties.

Whereas the above said Govinda Reddy, S/o. Munipapireddy applied for conversion of land from agriculture to non agriculture residential purpose and got converted, vide Official Memorandum order No. ALN(ASH)SR-311/21-22, Dated: 10.08.2022, issued by Deputy Commissioner, Bangalore District. In respect of Sy.No.25/2, measuring 2 Acres 28 Guntas.

Whereas above said Mr. Govindareddy and his family members namely Mrs. Parvathamma, Mr. K.G.Sreepalreddy, Ms. Divya.S, Ms. Chaithra.S, Mr. Bhupal Reddy, Mrs. Priyanka.B, Ms. Rashika.B, Mr. Uday Kiran.K.B, represented by his GPA Holder Mr. Bhupal Reddy, Mr. Somashekaru, Ms. Sharanyaa Vanditha, represented by her GPA Holder Mr. Somshekaru, Mr. Srinivas, Ms. Yashika, Ms. Keethana.K.S, Mr. Shashank.K.S, Mr. Chakrapani.K.G, Ms. Harsha.C, Mr. Harikishan.C.P, represented by his natural guardian father Mr. Chakrapani.K.G, Mr. K.G.Krishna, Ms. K.Ruchita, Ms. K.Bhavana, represented by her natural guardian Mr. K.G.Krishna, Mr. K.G.Shekar, Master. Shreyas Kumar.S and Master. Kushvanth Reddy.S, represented by their natural guardian father Mr. Shekar, jointly executed registered Sale Agreement in favour of M/s. Modern Spaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-6940-2021-22, of Book No.1, Stored in CD No. ANKD1177, Dated: 15.12.2021, registered in the office of Sub Registrar Anekal.

Whereas above said Mr. Govindareddy and his family members namely Mrs. Parvathamma, Mr. K.G.Sreepalreddy, Ms. Divya.S, Ms. Chaithra.S, Mr. Bhupal Reddy, Mrs. Priyanka.B, Ms. Rashika.B, Mr. Uday Kiran.K.B, represented by his GPA Holder Mr.



# JURIES LAW FIRM



Advocates & Solicitors

RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Bhupal Reddy, Mr. Somashekaru, Ms. Sharanyaa Vanditha, represented by her GPA Holder Mr. Somshekaru, Mr. Srinivas, Ms. Yashika, Ms. Keethana.K.S, Mr. Shashank.K.S, Mr. Chakrapani.K.G, Ms. Harsha.C, Mr. Harikishan.C.P, represented by his natural guardian father Mr. Chakrapani.K.G, Mr. K.G.Krishna, Ms. K.Ruchita, Ms. K.Bhavana, represented by her natural guardian Mr. K.G.Krishna, Mr. K.G.Shekar, Master. Shreyas Kumar.S and Master. Kushvanth Reddy.S, represented by their natural guardian father Mr. Shekar, jointly executed registered Joint Development Agreement in favour of M/s. Modern Spaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No. ANK-1-06937-2021-22, of Book No.1, Stored in CD No. ANKD1177, Dated: 15.12.2021, registered in the office of Sub Registrar Anekal, in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas.

Subsequently said Mr. Govindareddy and his family members namely Mrs. Parvathamma, Mr. K.G.Sreepalreddy, Ms. Divya.S, Ms. Chaithra.S, Mr. Bhupal Reddy, Mrs. Priyanka.B, Ms. Rashika.B, Mr. Uday Kiran.K.B, represented by his GPA Holder Mr. Bhupal Reddy, Mr. Somashekaru, Ms. Sharanyaa Vanditha, represented by her GPA Holder Mr. Somshekaru, Mr. Srinivas, Ms. Yashika, Ms. Keethana.K.S, Mr. Shashank.K.S, Mr. Chakrapani.K.G, Ms. Harsha.C, Mr. harikishan.C.P, represented by his natural guardian father Mr. Chakrapani.K.G, Mr. K.G.Krishna, Ms. K.Ruchita, Ms. K.Bhavana, represented by her natural guardian Mr. K.G.Krishna, Mr. K.G.Shekar, Master. Shreyas Kumar.S and Master. Kushvanth Reddy.S, represented by their natural guardian father Mr. Shekar, jointly executed registered General Power of Attorney in favour of M/s. Modern Spaces Ventures, represented by its partner Mr. S.Yathish, vide Doc No ANK-4-00355-2021-22, of book No.4, Stored in CD No. ANKD1177, Dated: 15.12.2021, executed by registered in the office of Sub Registrar Anekal, in respect of Sy.No. 25/2, measuring 2 Acres 28 Guntas.

Whereas as per Joint Development Agreement and General Power of Attorney, Mr. Govindareddy and his family are absolute owners for 34 % of undivided share of constructed area in Sy.No. 25/2, measuring 2 Acres 28 Guntas and M/s. Modern Spaces Ventures, represented by its partner Mr. S.Yathish are absolute owners for 66% of undivided share of constructed area in Sy.No. 25/2, measuring 2 Acres 28 Guntas.

#### IV. MORTGAGE AND DISCHARGE DEEDS:

Whereas the above said Mr. Govindareddy, Mr. Sripadareddy, Mr. Bhopalreddy, Mr. Somashekaru, Mr. Srinivasa, Mr. Krishna, Mr. Chakrapani and Mr. Shankar have Mortgage the property bearing 25/2, measuring 2 Acres 28 Guntas along with other property in favour of Prathamika Sahakari Krushi Mattu Gramina Abirudhi Bank Niyamita, vide Mortgage Deed No. SRJ-1-Part-V-04/2009-10, of Book No.1 Part 5,





# JURIES LAW FIRM

Advocates & Solicitors



RAJU.K.A, B.A, LL.B

SRINIVAS GOWDA.R.V, B.A., LL.B

Stored in CD No. SRJD23, Dated: 20.04.2009, registered in the office of Sub Registrar Sarjapura, Bangalore.

Subsequently Mr. Govindareddy, Mr. Sripadareddy, Mr. Bhopalreddy, Mr. Somashekaru, Mr. Srinivasa, Mr. Krishna, Mr. Chakrapani and Mr. Shankar have Mortgage the property bearing 25/2, measuring 2 Acres 28 Guntas along with other property in favour of Prathamika Sahakari Krushi Mattu Gramina Abirudhi Bank Niyamita, vide Mortgage Deed No. SRJ-1-Part-V-31-2011-12, of Book No.1 Part 5, Stored in CD NO. SRJD87, Dated: 25.11.2011, registered in the office of Sub Registrar Sarjapura, Bangalore.

In turn the above said two Mortgage Deeds are released from Prathamika Sahakari Krushi Mattu Gramina Abirudhi Bank Niyamita in favour of Mr. Govindareddy, S/o. Munipapareddy vide Release Deed No. SRJ-1-1962-2021-22, of Book No.1, Stored in CD No. SRJD904, Dated: 03.08.2021, registered in the office of Sub Registrar Sarjapura, Bangalore.

## V. OPINION

Based on the photo copies of documents scrutinized and information furnished, we hereby certify that **M/s. Modern Spaces Ventures**, represented by its designated Partner Mr. Yathish, is having rights, title and interest over the **66% of Undivided share** of constructed area in the property described above and **Mr. Govinda Reddy and his family** are the absolute owners and having rights, title and interest over the **34% of undivided share** of constructed area in the property described above and they have got clear, valid and marketable Titles over the said property.

## VI. General Observation to be made:

1. Details of disposed / pending litigations, if any.
2. Details of Mortgage / Lien / Charges, If any.
3. Inspection of Original title deeds.
4. Genuineness of all the documents to be verified.

Thanking you,

***Yours Faithfully,***

***Sri. K.A.Raju,  
Juries Law Firm.***