

To,

Date: 11.06.2021

M/s. ABHEE DEVELOPERS,
No.393, 1st Floor, 15th Cross,
5th Main Road, Sector-6,
HSR Layout, Bangalore-560102,
Rep by its Managing Partner
R. NAGARAJA REDDY.

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the residentially converted land in Survey Number 34/5 (Old Survey Number 34/2A, Earlier No.34/2), measuring to an extent of 28 Guntas, situated at Mullur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural residential purpose on 26.07.2017, vide Official Memorandum bearing No. ALN (V-2) P/SR/136/2016-17, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 34/2B2 & 34/3	Survey Number 34/7	Survey Number 34/6	Survey Number 34/4 & 2A

Item No.2:

All the piece and parcel of the residentially converted land in Survey Number 34/6 (Old Survey Number 34/2A, Earlier No.34/2), measuring to an extent of 30 Guntas, situated at Mullur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural residential purpose on on 26.07.2017, vide Official Memorandum bearing No.ALN (V-2) P/SR/136/2016-17, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 34/2B1	Survey Number 34/7	Road	Survey Number 34/5



**Item No.3:**

All the piece and parcel of the residentially converted land in Survey Number 34/7 (Old Survey Number 34/2A, Earlier No.34/2), measuring to an extent of 01 Acre 19 Guntas, situated at Mullur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural residential purpose on 26.07.2017, vide Official Memorandum bearing No. ALN (V-2) P/SR/137/2016-17, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 34/4, 5 & 6	Survey Number 52	Road	Survey Number 35

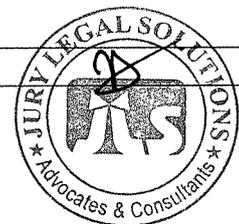
Item No.4:

All the piece and parcel of the residentially converted land in Survey Number 34/2B1 (Old Survey Number 34/2B, Earlier No.34/2), measuring to an extent of 01 Acre 04 Guntas, situated at Mullur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural residential purpose on on 26.07.2017, vide Official Memorandum bearing No. ALN (V-2) P/SR/136/2016-17, issued by the Deputy Commissioner, Bangalore District and bounded on:

EAST BY	WEST BY	NORTH BY	SOUTH BY
Survey Number 34/1 & 34/2C	Survey Number 34/6	Road	Survey Number 34/2B2

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	26.07.2017	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 34/2A, measuring 01 Acre 19 Guntas	ALN (V-2) SR/137/2016-17
2.	26.07.2017	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 34/2A, measuring 28 Guntas	ALN (V-2) SR/136/2016-17
3.		Conversion Sketch	
TITLE DEEDS			



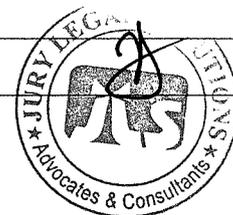
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4.	11.12.2020	Joint Development Agreement executed by Basava Reddy and others in favour of M/s. Abhee Developers	Doc.No.4323/2020-21
5.	11.12.2020	General Power of Attorney executed by Basava Reddy and others in favour of M/s. Abhee Developers	Doc.No.197/2020-21
6.	10.12.2020	Confirmation deed executed by Chinnamma and others in favour of Basava Reddy	Doc No.4279/2020-21
7.	10.12.2020	Release deed executed by Ramaswamy R in favour of Basava Reddy	Doc No.4278/2020-21
8.	10.12.2020	Sale deed executed by M.R. Manjunatha in favour of Basava Reddy	Doc No.4271/2020-21
9.	08.12.2020	Release Deed executed by Lakshamma and others in favour of Ramaswamy and others	Doc.No.4258/2020-21
10.	10.01.2018	Agreement for sale executed by Manjunath in favour of Basava Reddy	Doc No.9030/2017-18
11.	10.01.2018	General Power of Attorney executed by Manjunath in favour of Basava Reddy	Doc. No 592/2017-18
12.	28.09.2016	Release Deed executed by Shanthamma in favour of M.R. Manjunath	Doc.No.8572/2016-17
13.	30.10.2004	Sale Deed executed by Narayana Reddy and another in favour of Basava Reddy	Doc No.4273/2020-21
14.	30.10.2004	Sale Deed executed by Narayana Reddy and another in favour of Basava Reddy	Doc No.19244/2020-21
15.	30.10.2004	Sale Deed executed by N. Muniswamy Reddy and others in favour of Basava Reddy	Doc No.19243/2020-21
16.	30.10.2004	Sale Deed executed by Gowramma and others in favour of Basava Reddy	Doc No.19238/2020-21
17.	24.12.1992	Will executed by Venkataramanppa Son of Munishami	Doc.No.280/1992-93





18.	30.10.1992	Partition Deed entered into between the family members of Nanjappa	
19.	03.11.1973	Sale Deed executed by Chikkanarayanappa in favour of Nanjappa	Doc.No.6258/1973-74
20.	13.09.1972	Sale Deed executed by Ramakka and another in favour of Chikkanarayanappa	Doc.No.3771/1972-73
21.	04.07.1968	Gift Deed executed by Ramakka in favour of Chikkanarayanappa	Doc.No.1192/1968-69
22.	05.06.1968	Sale Deed executed by Nanjareddy in favour of Ramakka	Doc.No.1191/1968-69
23.	06.08.1959	Partition Deed entered into between family members of	Doc.No.2241/1959-60
24.	05.12.1963	Partition Deed entered into between the family members of Venkataramanareddy	Doc.No.4299/1963-64
25.	24.06.1963	Sale Deed executed by Bodareddy in favour of Nanjareddy	Doc.No.1621/1963-64
26.	17.05.1951	Sale Deed executed by Govindappa in favour of Bodireddy	Doc.No.1215/1951-52
27.	25.04.1948	Sale Deed executed by Narayanappa in favour of Venkataramanappa	Doc.No.6597/1948-49
28.	06.11.1948	Sale Deed executed by Ramarao in favour of Narayanappa son of Ramaiah	Doc. No. 2550/1948-49
29.	18.04.1946	Sale Deed executed by Yellappa @ Abbaiah and others in favour of Govindappa.	Doc. No. 5370/1945-46
30.	31.01.1946	Sale Deed executed by Ramarao in favour of Yellappa @ Abbaiah, Yellappa @ Chinappa and Yellappa Gullappa children of Munikalappa	Doc No. 3709/1945-46
31.	12.09.1940	Sale deed in favour of Ramarao son of Muniyojirao	Doc. No. 888/1940-41
32.		Family tree of Venkataramanappa	
33.		Death Certificate of Yallamma	



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34.		Death Certificate of Venkataramanappa	
REVENUE DOCUMENTS			
35.		RTC for the period of 1967-68 to 2018-19 for Sy.No.34/2A.	
36.		RTC for the period of 2018-19 to 2020-21 for Sy.No.34/5.	
37.		RTC for the period of 2018-19 to 2020-21 for Sy.No.34/6.	
38.		RTC for the period of 2018-19 to 2020-21 for Sy.No.34/7.	
39.		RTC for the period of 1982-83 to 2018-19 for Sy.No.34/2B1.	
40.		Mutation Register Extract	MR.No.2/1982-83
41.		Mutation Register Extract	MR.No.3/1986-87
42.		Mutation Register Extract	MR.No.29/2004-05
43.		Mutation Register Extract	MR.No.30/2004-05
44.		Mutation Register Extract	MR.No.31/2004-05
45.		Mutation Register Extract	MR.No.33/2005-06
SURVEY RECORDS			
46.		Mula Tippani	
47.		Hissa Tippani	
48.		Atlas	
49.		RR Balabag	
50.		Akaraband	
ENDORSEMENTS			
51.	23.02.2017	Endorsement issued by Assistant commissioner Bangalore North sub- Division stating that no cases are filed or pending under sec 79A & B of KLR Act in respect of Sy.No.34/2A and 34/2B	LRF (BE)/CR/381/2016-17
52.	16.02.2017	Endorsement issued by Assistant commissioner Bangalore North sub- Division stating that no cases are filed or pending under the provisions of PTCL Act in respect of Sy.No.34/2A and 34/2B	LRF (BE)/CR/133/2012-13
53.	01.06.2017	Endorsement issued by KIABD stating that the land in Sy.No.34/2A, 34/2B1 are not acquired by it	Bangalore/SLAO-2/583/2017-18





54.	22.04.2017	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.34/2A, 34/2B1	
55.	27.05.2017	Endorsement issued by the Bangalore Development Authority stating that the land in Sy.No.34/2A is not acquired by it.	BDA/LA/157/2017-18
MISCELLANEOUS			
56.	11.11.2005	Order passed by the Special Tahasildar, Bangalore East Taluk	RRT (D) 81/2005-06
57.	25.08.2021	Sanctioned building plan issued by the Bangalore Development Authority	No.8/2021-22
ENCUMBRANCE CERTIFICATE			
58.	06.04.2015	Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957	S.A.No.57572/2014-15
59.	10.03.2015	Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004	S.A. No. 51232/2014-15
60.	05.03.2015	Encumbrance Certificate for the period of 01.04.2004 to 03.03.2015	S.A.No.51234/2014-15
61.	20.11.2020	Encumbrance Certificate for the period of 01.04.2017 to 20.08.2020	S.A.No.21758/2020-21
62.	20.11.2020	Encumbrance Certificate for the period of 01.04.2017 to 20.08.2020	S.A.No.21757/2020-21
63.	20.11.2020	Encumbrance Certificate for the period of 01.04.2017 to 20.08.2020	S.A.No.21756/2020-21
64.	23.11.2020	Encumbrance Certificate for the period of 01.04.2017 to 22.11.2020	S.A.No.21986/2020-21

III. DESCRIPTION OF TITLE:

2. The Residentially converted land bearing Survey Number 34/5 (Old Survey Number 34/2A, Earlier No.34/2), measuring to an extent of 28 Guntas, Residentially converted land bearing Survey Number 34/6 (Old Survey Number 34/2A, Earlier No.34/2), Residentially converted land bearing Survey Number 34/7 (Old Survey Number 34/2A, Earlier No.34/2), measuring to an extent of 01 Acre 19 Guntas and Residentially converted land bearing Survey Number 34/2B1 (Old Survey Number 34/2B, Earlier No.34/2), measuring to an extent of 01 Acre 04 Guntas, all are situated at





Mullur Village, Varthur Hobli, Bangalore East Taluk, which are more fully described in the **Item No.1 to 4** to the Schedule hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

3. Originally the Schedule Property being the portion of the larger extent of land in Survey No. 34/2, measuring 5 Acres 37 Guntas was owned by one Ramarao son of Muniyojirao, having purchased the same through registered sale deed dated 12.09.1940, vide Document No. 888/1940-41.
4. Thereafter the above said Ramarao conveyed the portion of the land measuring 2 Acre 37 Guntas in Survey No. 34/2 to one Narayanappa son of Ramaiah on 06.11.1948, vide Document No. 2550/1948-49 and conveyed balance extent measuring 3 Acres to one Yellappa @ Abbaiah, Yellappa @ Chinappa and Yellappa Gullappa children of Munikalappa on 31.01.1946, vide Document No. 3709/1945-46.
5. Thereafter the above said Narayanappa conveyed land measuring 2 Acres 37 Guntas in Survey No. 34/2 to one Venkataramanappa son of Munishamappa, on 25.04.1949, vide Document No. 6597/1949-50.
6. Thereafter the above said Venkataramanappa along with his brothers Thimmarayappa and Nanjappa have entered into registered partition deed on 06.08.1959, vide Document bearing No. 2241/1959-60. As per the said partition the land in Survey No. 34/2, measuring 1 Acre 19 Guntas was allotted to the share of Venkatramanappa and 1 Acre 18 Guntas was allotted to the share of Nanjappa. The said Nanjappa got mutated the katha of his share in his name vide MR No. 02/1982-83.
7. Thereafter the above said Venkatramanappa has executed a Will on 24.12.1992, vide Document No. 280/1992-93 bequeathing the land in Survey No. 34/2 measuring 1 Acre 19 Guntas and other Survey Nos. amongst his children namely Ramaswamy, Venkataswamy, Srinivas, Basa





Reddy and Krishna Reddy. As per the said Will the land in Survey No. 34/2, measuring 1 Acre 19 Guntas was allotted to the share of Ramaswamy.

8. Thereafter the above said Yellappa @ Abbaiah, Yellappa @ Chinappa and Yellappa Gullappa children of Munikalappa conveyed the land in Survey No. 34/2 purchased by them to one Govindappa son of Ramaiah on 18.04.1946, vide Document No. 5370/1945-46.
9. Thereafter the above said Govindappa conveyed the portion of the land measuring to an extent of 2 Acres to one Boda Reddy son of Yanga Reddy on 17.05.1951, vide Document No. 1215/1951-52.
10. Thereafter, the above said Boda Reddy along with his legal heirs have entered into registered partition deed on 05.12.1963, vide Document No. 4299/1963-64. As per the said partition the land in Survey No. 34/2, measuring 1 Acre 13 Guntas was allotted to the share of Venkataramana Reddy son of Boda Reddy and remaining extent of the land measuring 27 Guntas was allotted to the share of Rama Reddy son of late Erappa preleased son of Boda Reddy.
11. Thereafter the above said Venkataraman Reddy along with his father Boda Reddy conveyed the land in Survey No. 34/2, measuring 1 Acre out of 1 Acre 13 Guntas to one Nanjareddy Son of Lachmaiah on 24.06.1963, vide document bearing No.1621/1963-64. The said Nanjareddy in-turn conveyed the same back to Ramakka wife of above said Boda Reddy on 05.06.1968, vide Document No. 1191/1968-69.
12. Thereafter the above said Ramakka along with her son have conveyed the land in Survey Number 34/2, measuring 01 Acre purchased by her and 13 Guntas, retained by her husband Bodareddy, totally measuring 01 Acre 13 Gunats to one Narayanappa Son of Chowdappa on 13.09.1972, vide document bearing No.3771/1972-73.



13. Thereafter the above said Narayanappa conveyed the land in Survey No. 34/2 measuring 1 Acre 13 Guntas to above said Nanjappa son of Munishamappa on 31.01.1973 vide Document No. 6258/1972-73. As such the above said Nanjappa became the absolute owner of 1 Acre 13 Guntas purchased by him and 1 Acre 18 Guntas acquired through partition deed dated 06.08.1959, totally measuring 2 Acres 31 Guntas.
14. Thereafter the above said Nanjappa along with his children namely Ramaswamy Reddy, Munishami Reddy and Narayana Reddy have entered into partition on 30.10.1992, as per the said partition land in Survey No. 34/2B measuring 1 Acre 13 Guntas was allotted to the share of Ramaswamy Reddy, land in Survey No. 34/2A measuring 28 Guntas was allotted to the share of Muniswamy Reddy and land in Survey No. 34/2A measuring 30 Guntas was allotted to the share of Narayana Reddy.
15. Thereafter the land in Survey No. 34/2 measuring 1 acre 19 Guntas owned by Ramaswamy, the land Survey No.34/2, measuring 1 Acre 18 Guntas owned by the above said Nanjappa, land in Survey Number 34/2, measuring 09 Guntas and remaining extent of land in Survey Number 34/2, measuring 02 Guntas retained by above said Ramarao, totally measuring 03 Acres 08 Guntas is phoded and renumbered as Survey Number 34/2A and portion of the land in Survey Number 34/2, measuring 01 Acre 28 Guntas was phoded and renumbered as Survey Number 34/2B out of which land measuring to an extent of 01 Acre 04 Guntas was phoded and renumbered as Survey Number 34/2B1.
16. After the death of Ramaswamy Reddy his wife Gowramma along with her children conveyed portion of the land in Survey No. 34/2B1 measuring 1 Acre 04 Guntas to Basava Reddy on 30.10.2004, vide Document No. 19238/2004-05 and retained 09 Guntas of land.





17. Thereafter above said Muniswamy Reddy along with his children have conveyed the land in Survey No. 34/2A measuring 28 Guntas to Basava Reddy on 30.10.2004, vide Document No. 19343/2004-05. He got mutated the katha in his name vide MR No. 30/2004-05.
18. Thereafter above said Narayana Reddy along with his daughter have conveyed the land in Survey No. 34/2A measuring 30 Guntas to Basava Reddy on 30.10.2004, vide Document No. 19344/2004-05. He got mutated the katha in his name vide MR No. 31/2004-05.
19. After the death of above said Gowramma, her son Manjunath got mutated the katha of the remaining extent of land measuring to an extent of 09 Guntas in his name vide MR No. H19/2012-13.
20. Thereafter as there was mistake in the survey and mismatch in the RTC, above said Ramaswamy has filed RRT (D)81/2005-06, before the Spl. Thasildar Bangalore East for rectification of the extent in the RTC. The Thasildar Bangalore East Taluk has passed the order on 11.11.2005, rectify the mistake in the RTC. As per the said order the Thasildar has directed to mutate the katha as under:

Sl. No.	Name	Survey No.	Extent
1	R. Ramaswamy	34/2A	1 Acre 19 Guntas
2	Basava Reddy	34/2A	28 Guntas
3	Basava Reddy	34/2A	30 Guntas
4	Ramrao/Rajarao	34/2A	02 Guntas
5	Gowramma	34/2A	09 Guntas
6	Basava Reddy	34/2B1	1 Acre 04 Guntas
7	Munnojirao	34/2B2	24 Guntas
8	Munnojirao	34/2C	2.08 Guntas
9	M. Nanjappa	34/2C	38.08 Guntas
10	Karab	34/2C	01 untas

21. Thereafter the above said Basavareddy obtained the conversion of the land in Survey Number 34/2A, measuring 28 Guntas, Survey Number 34/2A,





measuring 30 Guntas and Survey Number 34/2B1, measuring 01 Acre 04 Guntas from agricultural to non-agricultural residential purpose on 26.07.2017, vide Official Memorandum bearing No.ALN (V-2) P/SR/136/2016-17, issued by the Deputy Commissioner, Bangalore District.

22. Thereafter the above said Basavareddy obtained the conversion of the land in Survey Number 34/2A, measuring 01 Acre 19 Guntas from agricultural to non-agricultural residential purpose on 26.07.2017, vide Official Memorandum bearing No.ALN (V-2) P/SR/137/2016-17, issued by the Deputy Commissioner, Bangalore District.

23. Thereafter the land in Survey No. 34/2A measuring 28 Guntas is phoded and re-numbered as 34/5, the **Item No.1** herein, land in Survey No. 34/2A measuring 30 Guntas is phoded and re-numbered as 34/6, the **Item No.2**, land in Survey No. 34/2A measuring 1 Acre 19 Guntas owned by above said Ramaswamy is phoded and re-numbered as 34/7, the **Item No.3** herein, land in Survey Number 34/2B1, measuring 01 Acre 04 Guntas is retained as Survey Number 34/2B1, the **Item No.4** herein.

24. Thereafter the sisters and brothers of above said R. Ramaswamy have executed a Release Deed on 08.12.2020, vide document No.VRT-1-4258/2020-21 in favour of R. Ramaswamy thereby releasing all their right, title and interest over the **Item No.3**.

25. Thereafter the above said R. Ramaswamy has executed the Release deed in favour of Basava Reddy on 10.12.2020, vide Document No. VRT-1-4278/2020-21, thereby releasing all their right, title and interest over the **Item No.3**.

26. Thereafter the wife and children of the above said R. Ramaswamy have executed a Confirmation Deed on 10.12.2020, vide document bearing





No.VRT-1-4279/2020-21 in favour of Basavareddy, thereby confirming his right, title and interest over the Item No.3. As such the above said Basavareddy became the absolute owner of **Item No.1 to 4 to the Schedule Property.**

27. Thereafter one Nethravathi, Daughter of Late Ramaswamy, sister of the above said Manjunath had filed a suit for Partition in O.S.No.411/2015 before Principal Senior Civil Judge, Bangalore Rural District against her brother Manjunath. The said suit came to be decreed on 01.07.2016 and as per the said Decree, the land in Survey Number 34/2A, measuring 09 Guntas is allotted to the share of Manjunath.

28. Thereafter the land in Survey Number 34/2A, measuring 09 Guntas allotted to the share of Manjunath is phoded and renumbered as Survey Number 34/4.

29. Thereafter the above said M.R. Manjunath has executed an Agreement to Sell in favour of Basava Reddy on 10.01.2018, vide document bearing No.INR-1-09030-2017-18, stored in CD.No.INRD206, registered in the office of the Sub Registrar, Indiranagar and also executed a General Power of Attorney on 10.01.2018, vide document bearing No.INR-4-00592-2017-18, stored in CD.No.INRD206, registered in the office of the Sub Registrar, Indiranagar in respect of Survey Number 34/4, measuring 09 Guntas.

30. Thereafter the above said M.R. Manjunath represented by his GPA Holder Basava Reddy has executed a Sale deed on 10.12.2020, vide document bearing No.VRT-1-4271/2020-21 in favour of Basava Reddy in respect of Survey Number 34/4, measuring 09 Guntas. As such the above said Basavareddy became the absolute owner of the land in Survey Number 34/4, measuring 09 Guntas.



31. Thereafter the above said M.R. Manjunath along with his family members have executed a Confirmation Deed on 10.12.2020, vide document bearing No.VRT-1-4273/2020-21 in favour of Basavareddy, thereby confirming his right, title and interest over the land in Survey Number 34/4, measuring 09 Guntas.
32. Thereafter the above said Basava Reddy along with his family members have executed a Joint Development Agreement on 11.12.2020, vide document bearing No.4323/2020-21 and also executed a General Power of Attorney on 11.12.2020, vide document bearing No.197/2020-21 in favour of M/s. Abhee Developers (Developer) for the development of the Schedule Property into a multistoried Apartment Complex.
33. Thereafter the Developer has obtained the sanction building plan on 25.08.2021, vide No.BDA/PA/ME/AA/TA-4/E/08/2021-22 issued by the Bangalore Development Authority for the construction of multistoried Apartment Complex in the Schedule Property.
34. Thereafter the above said Basava Reddy along with his family members and the Developer herein have entered into an Area sharing Agreement on _____ thereby identifying their share of flats in terms of JDA 11.12.2020.
35. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1967-68 to 1981-82 reflects that Ramjirao was the kathedar in possession of the land in Sy.No.34/2A during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1982-83 to 2017-18 reflects that Ramji Rao and others were the kathedars in possession of their respective lands in Survey Number 34/2A during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2019-20 reflects that Manjunath M.R was the kathedar in possession of the land in Survey Number 34/4 during the relevant period of time. The Record or Rights, Tenancy and Crop



Inspection (RTC) for the period of 2020-21 reflects that Basava Reddy is the kathedar in possession of the land in Survey Number 34/4 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2020-21 reflects that Basava Reddy is the kathedar in possession of the land in Survey Number 34/5 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2020-21 reflects that Basava Reddy is the kathedar in possession of the land in Survey Number 34/6 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2020-21 reflects that R. Ramaswamy was the kathedar in possession of the land in Survey Number 34/7 during the relevant period of time.

36. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1982-83 to 1997-98 reflects that Bodareddy Son of Venkataramanareddy was the kathedar in possession of the land in Sy.No.34/2B during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1998-99 to 2002-03 reflects that Nanjappa Son of Munishami was the kathedar in possession of the land in Survey Number 34/2B1 during the relevant period of time. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 2004-05 to 2020-21 reflects that Basava Reddy is the kathedar in possession of the land in Survey Number 34/2B1 during the relevant period of time.

37. The Encumbrance Certificate for the period of 01.04.1924 to 14.02.1957 reflects the following transactions:

- a. Sale deed dated 18.04.1946
- b. Sale deed dated 06.11.1948
- c. Sale deed dated 25.04.1949

38. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 reflects the following transactions:

- a. Partition Deed dated 06.08.1959
- b. Partition Deed dated 05.12.1963
- c. Sale deed dated 05.06.1968





- d. Gift deed dated 05.06.1968
- e. Sale deed dated 13.09.1972
- f. Sale deed dated 31.11.1973
- g. Sale deed dated 14.05.1973 (Not relevant)

39. The Encumbrance Certificate for the period of 01.04.2004 to 03.03.2015 reflects the following transactions:

- a. Sale Deed dated 30.10.2004
- b. Sale Deed dated 30.10.2004

40. The Encumbrance Certificate for the period of 01.04.2017 to 20.11.2020 in respect of Survey Numbers 34/5, 34/6, 34/7 and 34/2B1 reflects the nil transactions

CERTIFICATE OF TITLE

We hereby certify that **Sri. Basava Reddy and his family members** hold good, valid marketable title over the **Schedule Property** and **M/s. Abhee Developers** holds developmental rights and power to sell its share of Flats to be constructed in the Schedule Property in terms of JDA dated 11.12.2020 subject to obtaining of the up-to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate



