

14<sup>th</sup> December, 2024

To,

**M/s. Nambiar Ensemble Residential Projects LLP,**  
Floor no. 2, No. 60, Outer Ring Road,  
Kadubisanahalli,  
Nearby Landmark: PR Business Center,  
Marathalli Post,  
Bangalore- 560103,  
Karnataka India.

Hereunder referred to as '**the Client**'

**Dear,**

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

## **I. LARGER PROPERTY**

ALL THAT piece and parcel of the Residentially Converted land totally admeasuring 63 Acre 33 Guntas, situated at . Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore District., Karnataka – 5600100 as follows:-

1. land bearing Survey No. 145/2 measuring 04 Acres 20 Guntas.
2. Survey No. 145/3 measuring 14 Guntas.
3. Survey No. 146/3 measuring 05 Guntas.
4. Survey No. 146/5 measuring 03 Acres .
5. Survey No. 146/7 measuring 06 Guntas.
6. Survey No. 146/6 measuring 01 Acre 25 Guntas.and another portion of land measuring 05 Guntas

7. Survey No. 147/1 measuring 01 Acre 20 Guntas.
8. Survey No. 147/9 measuring 08 Guntas.
9. Survey No. 155/1 measuring 03 Acre 08 Guntas.
10. Survey No. 155/2 extent measuring 00 Acre 35 Guntas.
11. Survey No. 155/3 an extent measuring 02 Acres 02 Guntas.
12. Survey No. 155/4 an extent measuring 18 Guntas.
13. Survey No. 156/1 measuring 10 Guntas.
14. Survey No. 156/4 measuring 01 Acre 13 Guntas.
15. Survey No. 157/6 measuring 06 Guntas.
16. Survey No. 161/2 an extent measuring 01 Acre 22 Guntas.
17. Survey No. 162/1 an extent measuring 01 Acre 34 Guntas.
18. Survey No. 162/2 extent measuring 00 Acre 03 Guntas.
19. Survey No. 163/1 an extent measuring 00 Acre 27 Guntas.
20. Survey No. 163/2 an extent measuring 18 Guntas.
21. Survey No. 163/3 an extent measuring 00 Acre 11 Guntas.
22. Survey No. 163/4 an extent measuring 05 Guntas.
23. Survey No. 163/5 an extent measuring 03 Guntas.
24. Survey No. 163/6 an extent measuring 05 Guntas.
25. Survey No. 164/1 an extent measuring 29 Guntas
26. Survey No. 164/2 extent measuring 01 Acre 12.08 Guntas (including 01.08 Guntas of Kharab).

27. Survey No. 164/3 measuring 01 Acre 10.08 Guntas (including 1.08 Guntas of A Kharab).
28. Survey No. 167/2 an extent measuring 00 Acre 32 Guntas.
29. Survey No. 167/3 an extent measuring 00 Acre 28 Guntas
30. Survey No. 171/1 an extent measuring 00 Acre 29 Guntas
31. Survey No. 171/3 an extent measuring 20 Guntas.
32. Survey No. 171/4 an extent measuring 20 Guntas.
33. Survey No. 172/1 an extent measuring 02 Acres 09 Guntas.
34. Survey No. 172/2 an extent measuring 02 Acres 09 Guntas.
35. Survey No. 172/3 an extent measuring 01 Acre 00 Guntas.
36. Survey No. 251/1 measuring 03 Acre 24 Guntas.
37. Survey No. 251/2 an extent measuring 04 Acres 05 Guntas without Kharab.
38. Survey No. 251/3 measuring 21 Guntas.
39. Survey No. 252/1 measuring 04 Acre 12 Guntas (excluding 12 Guntas of B Kharab).
40. Survey No. 252/3 measuring 08 Guntas.
41. Survey No. 252/2 an extent measuring 04 Acres 05 Guntas including 03 Guntas of Kharab.
42. Survey No. 253/1 extent measuring 02 Acres 14 Guntas including 02 Guntas of Kharab.
43. Survey No. 253/5 extent measuring 00 Acres 10 Guntas.
44. Survey No. 253/2 measuring 02 Acre 14 Guntas.
45. Survey No. 253/3 an extent measuring 00 Acre 10.04 Guntas.

46. Survey No. 253/4 an extent measuring 02 Acres 31 Guntas excluding 2.12 Guntas of Kharab

And ALL THAT piece and parcel of the Commercially Converted land totally admeasuring 63 Acre 33 Guntas, situated at . Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore District., Karnataka – 5600100 as follows:-

47. Survey No. 250/1 an extent measuring 01 Acres 20 Guntas (out of 04 Acres 33 Guntas including 10 Guntas of Kharab)
48. Survey No. 250/3 an extent measuring 00 Acres 20 Guntas out of 02 Acres 01 Guntas including 00 Guntas of Kharab.

Sl no. 01 to 48 is Hereinafter referred to as **Schedule 'A' Property**

## II. SUBJECT PROPERTY

ALL THAT piece and parcel of the Residentially Converted land admeasuring 17 Acre 17 Guntas out of the Schedule A Property admeasuring 63 Acres 33 Guntas situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore District., Karnataka – 5600100 comprising of following survey numbers :-

1. Survey No. 171/1 an extent measuring 00 Acre 29 Guntas
2. Survey No. 171/3 an extent measuring 20 Guntas.
3. Survey No. 171/4 an extent measuring 20 Guntas.
4. Survey No. 172/1 an extent measuring 02 Acres 09 Guntas.
5. Survey No. 172/2 an extent measuring 02 Acres 09 Guntas.
6. Survey No. 172/3 an extent measuring 01 Acre 00 Guntas.
7. Survey No. 251/1 measuring 03 Acre 24 Guntas.
8. Survey No. 251/2 an extent measuring 04 Acres 05 Guntas without Kharab.



9. Survey No. 251/3 measuring 21 Guntas.

And ALL THAT piece and parcel of the Commercially Converted land situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore District., Karnataka – 5600100 as follows:-

10. Survey No. 250/1 an extent measuring 01 Acres 20 Guntas (out of 04 Acres 33 Guntas including 10 Guntas of Kharab)

11. Survey No. 250/3 an extent measuring 00 Acres 20 Guntas out of 02 Acres 01 Guntas including 00 Guntas of Kharab.

Sl no. 01 to 11 is Hereinafter referred to as **Schedule 'A1' Property**

### III. SCHEDULE A1 PROPERTY

1. ALL THAT piece and parcel of Converted land bearing **Survey No. 171/1 an extent measuring 00 Acre 29 Guntas** Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and bounded as follows: -

**NORTH** : Land bearing Survey No 170  
**EAST** : Land bearing Survey No 171/2.  
**SOUTH** : Land bearing Survey No 252  
**WEST** : Land bearing Survey No 171/3

2. ALL THAT piece and parcel of Converted land bearing **Survey No. 171/3 an extent measuring 20 Guntas without Kharab** situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows: -

**NORTH** : Land bearing Survey No. 170  
**EAST** : Land bearing 171/1  
**SOUTH** : Land bearing Survey No. 252  
**WEST** : Land bearing 171/4

3. **ALL THAT** piece and parcel of Converted land bearing **Survey No. 171/4** an extent measuring **20 Guntas without Kharab** situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows: -

**NORTH** : Land bearing Survey No. 170

**EAST** : Land bearing Survey No. 167

**SOUTH** : Land bearing Survey No. 252

**WEST** : Land bearing Survey No. 170

4. **ALL THAT** piece and parcel of Converted land bearing **Survey No. 172/1** an extent measuring **02 Acres 09 Guntas without Kharab** situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows: -

**NORTH** : Land bearing Survey No. 174

**EAST** : Land bearing Survey No. 172/3

**SOUTH** : Land bearing Survey No. 251

**WEST** : Land bearing Survey No. 173

5. **ALL THAT** piece and parcel of Converted land bearing **Survey No. 172/2** an extent measuring **02 Acre 09 Guntas** Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and bounded as follows: -

**NORTH** : Land bearing Survey No 168 and Survey no. 174

**EAST** : Land bearing Survey No 171

**SOUTH** : Land bearing Survey No 251

**WEST** : Land bearing Survey No 172/3

6. ALL THAT piece and parcel of Converted land bearing **Survey No. 172/3** an extent measuring **01 Acre 00 Guntas** Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, and bounded as follows: -

**NORTH** : Land bearing Survey No 174  
**EAST** : Land bearing Survey No 172/2.  
**SOUTH** : Land bearing Survey No 251  
**WEST** : Land bearing Survey No 172/1

7. ALL THAT piece and parcel of Converted land bearing **Survey No. 251/1** measuring **03 Acre 24 Guntas** Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows: -

**NORTH** : Land bearing Survey No. 172  
**EAST** : Land bearing Survey No. 252  
**SOUTH** : Land bearing Survey No. 255  
**WEST** : Land bearing Survey No. 251/2

8. ALL THAT piece and parcel of Converted land bearing **Survey No. 251/2** an extent measuring **04 Acres 05 Guntas without Kharab** situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows: -

**NORTH** : Land bearing Survey No. 172  
**EAST** : Land bearing Survey No. 251/1  
**SOUTH** : Land bearing Survey No. 255  
**WEST** : Land bearing Survey No. 251/3

9. ALL THAT piece and parcel of Converted land bearing **Survey No. 251/3 measuring 21 Guntas** Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded as follows: -

**NORTH :** Land bearing Survey No. 172  
**EAST :** Land bearing Survey No. 251/2  
**SOUTH :** Land bearing Survey No.255  
**WEST :** Land bearing Survey No. 249 and Survey no. 250

10. ALL THAT piece and parcel of Converted land bearing **Survey No. 250/1 an extent measuring 01 Acres 20 Guntas out of 04 Acres 33 Guntas including 10 Guntas of Kharab** Situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore District and bounded as follows: -

**NORTH :** Land bearing Survey No.173  
**EAST :** Land bearing Survey No.250/3  
**SOUTH :** Remaining portion of same Survey No.  
**WEST :** Existing Road.

11. ALL THAT piece and parcel of Converted land bearing **Survey No. 250/3 an extent measuring 00 Acres 20 Guntas out of 02 Acres 01 Guntas including 00 Guntas of Kharab** Situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore District and bounded as follows: -

**NORTH :** Land bearing Survey No.173  
**EAST :** Land bearing Survey No.250/1  
**SOUTH :** Remaining portion of same Survey No.  
**WEST :** Land bearing Survey No.250/1

**IV. COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY**

SL. No.	Documents
	<b>Survey No. 171/1</b>
1.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1992-93 issued by the Office of the Tahsildar, Anekal
2.	Unregistered Partition Deed dated 12.01.1993
3.	Mutation Register bearing No.16/1993-94 issued by the office of Tahsildar, Anekal
4.	RTCs for the period from 1993-94 to 2005-06 issued by the Office of the Tahsildar, Anekal,
5.	Partition Deed dated 21.02.2007 registered as Document No. ANK-1-31588-2006-07, in Book-1, stored in CD No. ANKD189, in the office of the Sub-Registrar, Anekal
6.	Mutation Register extract bearing No. 98/2006-07 issued by the Tahsildar Anekal
7.	RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal
8.	Partition Deed dated 28.07.2007 registered on 17.08.2007 as Document No. SRJ-1-01301-2007-08, in Book-1, stored in CD No. SRJD5, in the office of the Sub-Registrar, Anekal
9.	Mutation Register extract bearing No. 17/2007-08 issued by the Revenue Inspector, Sarjapura Hobli
10.	RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal

11.	Order dated 29.04.2010 in case bearing No. R.A.(A)-267/2008-09, passed by the Court of the Sub-Divisional Officer, Bengaluru South Sub-Division, Bengaluru
12.	RTC for the year 2010-11 issued by the Office of the Tahsildar, Anekal
13.	Sale Deed dated 22.11.2010 registered as Document No. SRJ-1-03062-2010-11, in Book 1, stored in CD No. SRJD51, in the office of the Senior Sub-Registrar, Sarjapura
14.	Mutation Register extract bearing No. 115/2010-11 issued by the Revenue Inspector, Sarjapura
15.	Record of Tenancy and Crops (RTCs) for the period from 2011-12 to 2014-15 issued by the office of Tahsildar, Anekal Taluk
16.	Sale Deed dated 08.05.2015 registered as document no. ABL-1-0763/2015-16 in Book I and recorded in CD No. ABLD237 in the Office of the Sub-Registrar, Attibele
17.	Mutation Register Extract bearing No. H153/2014-15 issued by the office of Tahsildar, Anekal Taluk
18.	Record of Tenancy and Crops (RTCs) for the period from 2015-16 to 2024-25 issued by the office of Tahsildar, Anekal Taluk
19.	Contribution Deed dated 09.03.2022 registered as document no. BSG-1-09123/2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore.
20.	Mutation Register extract bearing no. T177/2021-22 digitally signed by the Revenue Inspector, Sarjapura
21.	Mutation Register extract bearing No. T122/2022-23, digitally signed by the Revenue Inspector, Sarjapura
22.	Mutation Register extract bearing No. T65/2023-24, digitally signed by the Revenue Inspector, Sarjapura



23.	E-swathu katha bearing No.150200100121562 having panchayath katha bearing No.1787/171/1 issued by the office of Gram Panchayath Dommasandra
<b>Survey Records</b>	
24.	Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk
25.	Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk
<b>Encumbrance Certificates</b>	
26.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
27.	Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub Registrar
28.	Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	
29.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority
30.	Official Memorandum for deemed conversion dated 21.04.2022 bearing conversion order no. ALN/ASH/SR/302/2021-22 issued by the office of Deputy Commissioner Bangalore
31.	Nil Tenancy Certificate bearing No. RD0038026211103 dated 18.01.2021 issued by the office of Tahsildar, Anekal
32.	Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk



SL. No.	Documents
	<b>Survey No. 171/3</b>
1.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1992-93 issued by the Office of the Tahsildar, Anekal
2.	Unregistered Partition Deed dated 12.01.1993
3.	Mutation Register bearing No.16/1993-94 issued by the office of Tahsildar, Anekal
4.	RTCs for the period from 1993-94 to 2005-06 issued by the Office of the Tahsildar, Anekal
5.	Partition Deed dated 21.02.2007 registered as Document No. ANK-1-31588-2006-07, in Book-1, stored in CD No. ANKD189, in the office of the Sub-Registrar, Anekal
6.	Mutation Register extract bearing No. 98/2006-07 issued by the Tahsildar Anekal
7.	RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal
8.	Partition Deed dated 28.07.2007 registered on 17.08.2007 as Document No. SRJ-1-01301-2007-08, in Book-1, stored in CD No. SRJD5, in the office of the Sub-Registrar, Anekal.
9.	Mutation Register extract bearing No. 17/2007-08 issued by the Revenue Inspector, Sarjapura Hobli
10.	RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal
11.	Order dated 29.04.2010 in case bearing No. R.A.(A)-267/2008-09, passed by the Court of the Sub-Divisional Officer, Bengaluru South Sub-Division, Bengaluru

12.	RTC for the period from 2010-11 issued by the Office of the Tahsildar, Anekal
13.	Sale Deed dated 22.11.2010 registered as Document No. SRJ-1-03062-2010-11, in Book 1, stored in CD No. SRJD51, in the office of the Senior Sub-Registrar, Sarjapura
14.	Mutation Register extract bearing No. 115/2010-11 issued by the Revenue Inspector, Sarjapura
15.	RTCs for the period from 2011-12 to 2014-15 issued by the Office of the Tahsildar, Anekal
16.	Sale Deed dated 18.05.2015 registered as Document No. ANK-1-00734-2015-16, in Book-1, stored in CD No. ANKD390, in the office of the Sub-Registrar, Anekal
17.	Mutation Register extract bearing No. H36/2020-21, issued by the Revenue Inspector, Sarjapura
18.	RTCs for the period from 2015-16 to 2018-19 issued by the Office of the Tahsildar, Anekal
19.	RTCs for the period from 2019-20 issued by the Office of the Tahsildar, Anekal
20.	RTCs for the period from 2020-21 to 2021-22 issued by the Office of the Tahsildar, Anekal
21.	Sale Deed dated 11.10.2019 registered on 05.08.2021 as Document No. SRJ-1-01999-2021-22, in Book-1, stored in CD No. SRJD906, in the office of the Senior Sub-Registrar, Sarjapura
22.	Mutation Register extract bearing No. H21/2021-22 issued by the Revenue Inspector, Sarjapura
23.	RTCs for the period from 2023-24 to 2024-25 issued by the Office of the Tahsildar, Anekal
24.	Joint Development Agreement dated 28.03.2024 registered as Document No. ABL-1-17605-2023-24 of Book-1 at the office of Sub-registrar, Basavanagudi (Athibele)

25.	General Power of Attorney dated 28.03.2024 registered as Document No. ABL-4-00437-2023-24 of Book-4, at the office of Senior Sub-registrar, Basavanagudi (Athibele)
<b>Survey Records</b>	
26.	Hissa Tippani dated 26.05.2011 issued by the Assistant Director of Land Records, Anekal Taluk
27.	Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk
28.	Balabthagada Nakalu issued by the Surveyor, Anekal Taluk
29.	Revision settlement Akarbhand issued by the office of Assistant Commissioner of Land Records, Anekal
<b>Encumbrance Certificates</b>	
30.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
31.	Encumbrance Certificate for the period from 01.04.2004 to 11.10.2021
32.	Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura
33.	Encumbrance Certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	
34.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority
35.	Official Memorandum for Deemed Conversion dated 08.03.2022 bearing Application No. 293194 and Order for Conversion No. ALN(ASH)SR/67/2021-22, issued by the Deputy Commissioner, Bangalore

36.	Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk
37.	Nil Tenancy Certificate dated 18.01.2021 bearing Document No. RD0038026211104 issued by the Tahsildar, Anekal Taluk

SL. No.	Documents Survey No. 171/4
1.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1992-93 issued by the Office of the Tahsildar, Anekal
2.	Unregistered Partition Deed dated 12.01.1993
3.	Mutation Register bearing No.16/1993-94 issued by the office of Tahsildar, Anekal
4.	RTCs for the period from 1993-94 to 2005-06 issued by the Office of the Tahsildar, Anekal
5.	Partition Deed dated 21.02.2007 registered as Document No. ANK-1-31588-2006-07, in Book-1, stored in CD No. ANKD189, in the office of the Sub-Registrar, Anekal
6.	Mutation Register extract bearing No. 98/2006-07 issued by the Tahsildar Anekal
7.	RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal
8.	Partition Deed dated 28.07.2007 registered on 17.08.2007 as Document No. SRJ-1-01301-2007-08, in Book-1, stored in CD No. SRJD5, in the office of the Sub-Registrar, Anekal
9.	Mutation Register extract bearing No. 17/2007-08 issued by the Revenue Inspector, Sarjapura Hobli

10.	RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal
11.	Order dated 29.04.2010 in case bearing No. R.A.(A)-267/2008-09, passed by the Court of the Sub-Divisional Officer, Bengaluru South Sub-Division, Bengaluru,
12.	RTC for the period from 2010-11 issued by the Office of the Tahsildar, Anekal
13.	Absolute Sale Deed dated 22.11.2010 registered as Document No. SRJ-1-03062-2010-11, in Book 1, stored in CD No. SRJD51, in the office of the Senior Sub-Registrar, Sarjapura
14.	Mutation Register extract bearing No. 115/2010-11 issued by the Revenue Inspector, Sarjapura
15.	RTCs for the period from 2011-12 to 2015-16 issued by the Office of the Tahsildar, Anekal
16.	Sale Deed dated 18.05.2015 registered as Document No. ANK-1-00736-2015-16, in Book-1, stored in CD No. ANKD390, in the office of the Sub-Registrar, Anekal.
17.	Mutation Register extract bearing No. H159/2014-15, issued by the Revenue Inspector, Sarjapura
18.	RTCs for the period from 2017-18 to 2018-19 issued by the Office of the Tahsildar, Anekal
19.	Sale Deed dated 11.10.2019 registered as Document No. SRJ-1-03706-2019-20, in Book-1, stored in CD No. SRJD469, in the office of the Sub-Registrar, Basavanagudi (Sarjapura)
20.	Mutation Register extract bearing No. H49/2019-20 issued by the Revenue Inspector, Sarjapura
21.	RTCs for the period from 2019-20 to 2022-23 issued by the Office of the Tahsildar, Anekal

22.	Mutation Register extract bearing No. T122/2022-23, digitally signed by the Revenue Inspector, Sarjapura
23.	Mutation Register extract bearing No. T65/2023-24, digitally signed by the Revenue Inspector, Sarjapura
24.	RTCs for the period from 2023-24 issued by the Office of the Tahsildar, Anekal,
25.	Joint Development Agreement dated 28.03.2024 registered as Document No. ABL-1-17604-2023-24 of Book-1 at the office of Sub-registrar, Basavanagudi (Athibele)
26.	General Power of Attorney dated 28.03.2024 registered as Document No. ABL-4-00438-2023-24 of Book-4, at the office of Senior Sub-registrar, Basavanagudi (Athibele)
27.	RTCs for the period from 2024-25 issued by the Office of the Tahsildar, Anekal
<b>Survey Records</b>	
28.	Hissa Tippiani dated 26.05.2011 issued by the Assistant Director of Land Records, Anekal Taluk
29.	Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk
30.	Balabhagada Nakalu issued by the Surveyor, Anekal Taluk
<b>Encumbrance Certificates</b>	
31.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
32.	Encumbrance Certificate for the period from 01.04.2004 to 23.10.2020 issued by the office of Sub-registrar, Basavanagudi (Anekal)
33.	Encumbrance Certificate for the period from 04.01.2004 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	



34.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority
35.	Official Memorandum for Deemed Conversion dated 11.01.2024 bearing Application No. 583564 and Order for Conversion No. ALN(ASH)SR/340/2023-24, issued by the Deputy Commissioner, Bangalore
36.	Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk

SL. No.	Documents
	<b>Survey No. 172/1</b>
1.	Gift Deed dated 28.08.1974 bearing registered Document no. 1877/1974-75
2.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 2005-06 issued by the Office of the Tahsildar, Anekal
3.	Notarized Family Tree of Mr. Narayana Reddy, s/o Late T. Pilla Reddy
4.	Partition Deed dated 07.02.2007 registered on 08.02.2007, as Document No. ANK-1-31242-2006-07, in Book 1, stored in CD No. ANKD188, in the office of the Sub-Registrar, Anekal
5.	Mutation Register extract bearing No. 96/2006-07 issued by the Revenue Inspector, Sarjapura
6.	Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk
7.	RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal
8.	RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal



9.	Mutation Register extract bearing No. 53/2009-10 issued by the Revenue Inspector, Sarjapura Hobli
10.	RTCs for the period from 2010-11 to 2013-14 issued by the Office of the Tahsildar, Anekal
11.	Mutation Register extract bearing No. T18/2014-15 issued by the Revenue Inspector, Anekal
12.	RTCs for the period from 2014-15 to 2016-17 issued by the Office of the Tahsildar, Anekal
13.	Joint Development Agreement dated 01.07.2016 registered as Document No. ANL-1-02120/2016-17 of Book-1 and stored in CD No. ANKD406 at the office of Sub-registrar, Anekal
14.	Deed of Cancellation of the Joint Development Agreement dated 01.07.2016 registered on 23.11.2021 as Document no. ANK-1-06017-2021-22, of Book-1, and stored in CD No. ANKD1160 at the Office of the Senior Sub-Registrar, Anekal
15.	General Power of Attorney registered on 01.07.2016 as Document No. ANK-4-00144-2016-17, Book 4, stored in C.D. No. ANKD406 in the Office of Sub-Registrar, Anekal
16.	Cancellation of General Power of Attorney dated 01.07.2020 registered on 23.11.2021 as Document No. ANK-4-00320-2021-22, in Book 4, stored in CD No. ANKD1160, in the office of the Senior Sub-Registrar, Anekal
17.	RTCs for the period from 2017-18 to 2020-21 issued by the Office of the Tahsildar, Anekal
18.	Deed of Exchange dated 02.09.2021 registered as Document No. ANK-1-03374-2021-22, in Book 1, stored in CD No. ANKD1106, in the office of the Senior Sub-Registrar, Anekal
19.	General Power of Attorney is registered as Document No. SRJ-4-00185-2017-18, in Book 4, stored in CD No. SRJD248, in the office of the Sub-Registrar, Basavanagudi (Sarjapura) (for exchanged portion of Survey No. 21/3)

20.	General Power of Attorney registered as Document No. ABL-4-00050-2016-17, in Book 4, stored in CD No. ABLD272, in the office of the Sub-Registrar, Basavanagudi (Anekal) (for exchanged portion of Survey No. 9/5)
21.	General Power of Attorney dated 18.11.2017 registered as Document No. SRJ-4-00185-2017-18, in Book 4, stored in CD No. SRJD248, in the office of the Sub-Registrar, Basavanagudi (Sarjapura) (for exchanged portion of Survey No. 15/1)
22.	General Power of Attorney dated 17.12.2014 registered as Document No. ABL-4-00301-2014-15, in Book 4, stored in CD No. ABLD229, in the office of the Sub-Registrar, Basavanagudi (Athibele) (for exchanged portion)
23.	MR No. T126/2021-22 issued by the Tahsildar, Anekal
24.	Deed of Contribution dated 09.03.2022 registered on 14.03.2022 as Document No.BSG-1-09125/2021-22 of Book-1 and stored in CD No. BSGD1141 at the office of Sub-registrar, Basavanagudi, Bangalore
25.	Confirmation Deed dated 29.07.2024 registered on 22.08.2024 as Document No. ABL-1-06586-2024-25, in Book 1, in the office of the Senior Sub-Registrar, Basavanagudi (Athibele)
26.	RTCs for the period from 2021-22 to 2024-25 issued by the Office of the Tahsildar, Anekal
<b>Survey Records</b>	
27.	Moola Survey Tippani issued by the Assistant Director of Land Records, Anekal Taluk
28.	Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk
29.	Balabthagada Nakalu issued by the Surveyor, Anekal Taluk
30.	Revision settlement Akarbhand issued by the office of Assistant Commissioner of Land Records, Anekal (digital copy)
<b>Encumbrance Certificates</b>	

31.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
32.	Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura
33.	Encumbrance Certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	
34.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority
35.	Official Memorandum for Deemed Conversion dated 04.03.2022 bearing Application No. 293195 and Order for Conversion No. ALN(ASH)SR/173/2021-22, issued by the Deputy Commissioner, Bangalore
36.	Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk
37.	Nil Tenancy Certificate dated 18.01.2021 bearing Document No. RD0038026211115 issued by the Tahsildar, Anekal Taluk

SL. No.	Documents
	<b>Survey No. 172/2</b>
1.	Gift Deed dated 28.08.1974 bearing registered Document no. 1877/1974-75
2.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 2005-06 issued by the Office of the Tahsildar, Anekal
3.	Notarized Family Tree of Mr. Narayana Reddy, s/o Late T. Pilla Reddy
4.	Partition Deed dated 07.02.2007 registered on 08.02.2007 as Document No. ANK-1-31242-2006-07, in Book 1, stored in CD No. ANKD188, in the office of the Sub-Registrar, Anekal

5.	Mutation Registrar extract bearing No. 96/2006-07 issued by the Revenue Inspector, Sarjapura
6.	Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21 issued by the Tahsildar, Anekal Taluk
7.	RTCs for the period from 2006-07 to 2009-10 issued by the Office of the Tahsildar, Anekal
8.	Sale Deed dated 13.01.2010 registered on 10.02.2010 Document No. SRJ-1-03578/2009-10 of Book 1, stored in CD No. SRJD33 at the office of the Sub-Registrar, Sarjapura
9.	Mutation Register extract bearing No. 53/2009-10 issued by the Revenue Inspector, Sarjapura Hobli
10.	RTCs for the period from 2010-11 to 2015-16 issued by the office of the Tahsildar, Anekal Taluk
11.	Sale Deed dated 08.05.2015 registered as Document No. ABL-1-00765/2015-16 of Book-1, stored in CD No. ABLD237, at the office of the Sub-Registrar, Atibele
12.	Mutation Register bearing No. H152/2014-15 issued by the Tahsildar, Anekal Taluk
13.	RTC for the period 2016-17 to 2021-22 issued by the office of the Tahsildar, Anekal Taluk
14.	Office Memorandum dated 08.03.2022 bearing No. ALN/ASH/SR/169/2021-22 issued by the Deputy Commissioner of Bangalore District
15.	RTCs for the period from 2022-23 to 2023-24 issued by the office of the Tahsildar, Anekal
16.	Contribution Deed dated 09.03.2022 registered as Document No. BSG-1-09123/2021-22 at the office of the Sub-Registrar, Atibele

17.	Addendum to the Contribution Deed dated 09.03.2022 registered as Document No. ABL-1-04429/2024-25 of Book-1, stored in the Centralized Data Cell (Electronic format) at the office of the Sub-Registrar, Atibele
<b>Survey Records</b>	
18.	Copy of Moola Survey Tippani / Hissa Tippani / Atlas issued by the office of the Tahsildar, Anekal Taluk
19.	Karnataka Revision Settlement Akarband issued by the Tahsildar, Anekal
<b>Encumbrance Certificates</b>	
20.	Encumbrance Certificate for the period 01.04.1985 to 31.03.2004 issued by the office of the Sub-Registrar, Anekal
21.	Encumbrance Certificate for the period 01.04.2004 to 16.07.2024 issued by the office of the Sub-Registrar
22.	Encumbrance Certificate for the period 10.08.2004 to 25.09.2024 issued by the office of the Sub-Registrar
<b>NOC and Endorsements</b>	
23.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority
24.	Official Memorandum for Deemed Conversion dated 04.03.2022 bearing Conversion Order No. ALN(ASH)SR/169/2021-22, issued by the Deputy Commissioner, Bangalore
25.	Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk
26.	Nil Tenancy Certificate dated 26.03.2021 bearing Document No. RD0038028183997 dated 26.03.2021 issued by the Tahsildar, Anekal Taluk



SL. No.	Documents
	Survey No. 172/3
1.	Gift Deed dated 28.08.1974 bearing registered Document no. 1877/1974-75
2.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 2005-06 issued by the Office of the Tahsildar, Anekal
3.	Notarized Family Tree of Mr. Narayana Reddy, s/o Late T. Pilla Reddy
4.	Partition Deed dated 07.02.2007 registered on 08.02.2007, as Document No. ANK-1-31242-2006-07, in Book 1, stored in CD No. ANKD188, in the office of the Sub-Registrar, Anekal
5.	Mutation Register extract bearing No. 96/2006-07 issued by the Revenue Inspector, Sarjapura
6.	Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk
7.	RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal
8.	Sale Deed dated 27.08.2008 registered as document no.SRJ-1-00897/2008-09 in Book I and recorded in CD No. SRJ18 in the Office of the Sub-Registrar, Sarajapura
9.	Mutation Register Extract bearing No. 23/2008-09 issued by the Office of the Tahsildar, Anekal
10.	RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal,
11.	Mutation Register extract bearing No. 53/2009-10 issued by the Revenue Inspector, Sarjapura Hobli
12.	RTCs for the period from 2010-11 to 2013-14 issued by the Office of the Tahsildar, Anekal

13.	Mutation Register extract bearing No. T18/2014-15 issued by the Revenue Inspector, Anekal
14.	RTCs for the period from 2014-15 to 2020-21 issued by the office of Tahsidar, Anekal Taluk
15.	Sale Deed dated 01.07.2015 registered as document no.ABL-1-01918/2015-16 in Book I in CD No. ABLD240 in the Office of the Sub-Registrar, Attibele
16.	Mutation Register Extract bearing No. H37/2020-21 issued by the office of Tahsidar, Anekal
17.	RTCs for the period from 2020-21 to 2024-25 issued by the office of Tahsildar, Anekal Taluk
18.	Contribution Deed dated 09.03.2022 registered as document no. BSG-1-09123/2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore
<b>Survey Records</b>	
19.	Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk
20.	Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk
<b>Encumbrance Certificates</b>	
21.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
22.	Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub Registrar
23.	Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	



24.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority
25.	Official Memorandum for deemed conversion dated 04.03.2022 bearing conversion order no. ALN/ASH/SR/172/2021-22 issued by the office of Deputy Commissioner Bangalore, issued by the Office of District Commissioner Bangalore Urban
26.	Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk

SL. No.	Documents Survey No. 251/1
1.	Certificate of Death issued by the Chief Registrar of Births and Deaths of Mr. Venkata Reddy s/o Mr. Nanjundappa Reddy
2.	Record of Tenancy and Crops (RTCs) for the period from 1984-85 to 1993-94 issued by the office of Tahsildar, Anekal Taluk
3.	(unregistered) Panchayath Partition dated 15.05.1982
4.	Non-availability endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21 issued by the office of Tahsildar, Anekal Taluk
5.	Mutation Register extract bearing no. 02/1995-96 issued by the Tahsildar, Anekal
6.	Record of Tenancy and Crops (RTCs) for the period from 1994-95 to 2013-2014 issued by the office of Tahsildar, Anekal Taluk
7.	Notarized Family Tree of Mr. Venkata Reddy s/o Mr. Nanjunda Reddy
8.	Certificate of Death issued by the Chief Registrar of Births and Deaths of Mr. B.V Chandrashekar Reddy s/o Mr. B. Venkata Reddy

9.	Plaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
10.	Joint compromise petition dated 20.01.2012 in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
11.	Decree in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
12.	Mutation Register extract bearing no. H86/2014-15 issued by the Office of Village Accountant, Anekal
13.	Official Memorandum for deemed conversion dated 04.03.2022 bearing application no. 299026 and conversion order no. ALN/ASH/SR/246/2021-22 issued by the office of Deputy Commissioner Bangalore
14.	Mutation Register extract bearing no. T134/2021-22 digitally signed by the Revenue Inspector, Sarjapura
15.	Redemption of the Hire Purchase Agreement registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal.
16.	Record of Tenancy and Crops (RTCs) for the period from 2023-24 to 2024-25 issued by the office of Tahsildar, Anekal Taluk
17.	Nil Tenancy Certificate bearing No. RD0038026211081 dated 18.01.2021 issued by the office of Tahsildar, Anekal
18.	E-Swathu Khatha in Form 11B bearing Property No.150200100900121568 having Panchayath Katha No.1796/251/1, issued by the Panchayath Development Officer, Dommasandra
19.	Tax paid receipt dated 29.11.2022 issued by the Office of Panchayath Development Officer, Dommasandra
20.	Contribution Deed dated 09.03.2022 registered as document no. BSG-1-09117-2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore

21.	General Power of Attorney dated 04.03.2016 registered as document no. ABL-4-00461 2015-16, stored in CD no. ABLD263 at the office of Sub Registrar, Attibele.
22.	Partnership Deed dated 09.03.2022
<b>Survey Records</b>	
23.	Copy of Hissa Survey and Hissa Mojini issued by the Office of the Assistant Director of Land Records, Anekal Taluk
24.	Revision settlement Akarbhand issued by the office of Office of the Assistant Director of Land Records, Anekal Taluk
<b>Encumbrance Certificates</b>	
25.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
26.	Encumbrance certificate for the period from 01.04.2004 to 24.02.2021 issued by the office of Sub-registrar, Anekal
27.	Encumbrance certificate for the period from 01.04.2004 to 16.07.2024 issued by the office of Sub-registrar, Anekal
28.	Encumbrance certificate for the period from 01.12.2023 to 31.05.2024 issued by the office of Sub-registrar, Sarjapura
29.	Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	
30.	Change of land use ('the CLU') dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority
31.	Endorsement bearing No. PTCL/CR(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk

SL. No.	Documents
	<b>Survey No. 251/2</b>
1.	Certificate of Death dated 30.11.1978 issued by the Chief Registrar of Births and Deaths of Late Venkata Reddy s/o Mr. Nanjundappa Reddy
2.	Panchayath Partition dated 15.05.1982
3.	Notarized Family Tree of Mr. Venkata Reddy s/o Mr. Nanjunda Reddy
4.	Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk
5.	Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1993-94 issued by the Office of the Tahsildar, Anekal
6.	Mutation Register extract bearing No. 02/1995-96 issued by the Tahsildar, Anekal
7.	RTCs for the period from 1994-95 to 2013-14 issued by the Office of the Tahsildar, Anekal
8.	Plaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
9.	Joint compromise petition dated 20.01.2012 in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
10.	Decree in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
11.	Mutation Register extract bearing No. H86/2014-15 digitally signed by the Revenue Inspector, Sarjapura Hobli
12.	Joint Development Agreement dated 23.03.2016 registered as Document No. ANL-1-07755/2015-16 of Book-1 and stored in CD No.ABLD266 at the office of Sub-registrar, Anekal

13.	Deed of Cancellation of the Joint Development Agreement dated 23.03.2016 executed on 14.03.2022, registered as document no. BSG-1-09099-2021-22 of Book -1 and stored in CD no. BSGD1141 at the Office of Sub Registrar Basavanagudi
14.	RTCs for the period from 2014-15 to 2020-21 issued by the Office of the Tahsildar, Anekal
15.	Mutation Register extract bearing No. H102/2021-22 digitally signed by the Revenue Inspector, Sarjapura Hobli
16.	Deed of Contribution dated 09.03.2022 registered on 14.03.2022 as Document No.BSG-1-09120/2021-22 of Book-1 and stored in CD No. BSGD1141 at the office of Sub-registrar, Basavanagudi, Bangalore
17.	Mutation Register extract bearing No. T157/2021-22 digitally signed by the Revenue Inspector, Sarjapura Hobli
18.	E-Swathu Khata Certificate (Form 11B) issued by the Rural Development and Panchayath Raj Department, Karnataka
19.	Redemption (Discharge) of the Hire Purchase Agreement registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal
20.	RTCs for the period from 2023-24 to 2024-25 issued by the Office of the Tahsildar, Anekal
<b>Survey Records</b>	
21.	Moola Survey Tippani issued by the Assistant Director of Land Records, Anekal Taluk
22.	Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk
23.	Balabhagada Nakalu issued by the Surveyor, Anekal Taluk
24.	Revision settlement Akarbhand issued by the office of Assistant Commissioner of Land Records, Anekal (digital copy)



<b>Encumbrance Certificates</b>	
25.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
26.	Encumbrance Certificate for the period from 01.04.2004 to 24.02.2021 issued by the office of Sub-registrar, Anekal
27.	Encumbrance Certificate for the period from 01.04.2020 to 04.12.2023 issued by the office of Sub-registrar, Sarjapura
28.	Encumbrance Certificate for the period from 01.01.2022 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura
29.	Encumbrance certificate for the period from 01.04.2004 to 23.10.2024 issued by the office of Sub-registrar, Sarjapura
<b>TAX/CESS/STATUTORY CHARGES</b>	
30.	Challan (Tax paid receipts) dated 29.11.2022 bearing No. 00221/1502001009/22-23 issued by Dommasandra Village Panchayath
<b>NOC and Endorsements</b>	
31.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority
32.	Official Memorandum for Deemed Conversion dated 08.03.2022 bearing Application No. 299020 and Order for Conversion No. ALN(ASH)SR/245/2021-22, issued by the Deputy Commissioner, Bangalore
33.	Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk
34.	Nil Tenancy Certificate dated 18.01.2021 bearing Document No. RD0038026211081 issued by the Tahsildar, Anekal Taluk

SL. No.	Documents
	<b>Survey No. 251/3</b>
1.	Death Certificate of Mr. Venkata Reddy s/o Mr. Nanjundappa Reddy issued by the Chief Registrar of Births
2.	Record of Tenancy and Crops (RTCs) for the period from 1984-85 to 1993-94 issued by the office of Tahsildar, Anekal Taluk
3.	Non-availability endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21 issued by the office of Tahsildar, Anekal Taluk
4.	Panchayath Partition dated 15.05.1982
5.	Mutation Register extract bearing no. 02/1995-96 issued by the Tahsildar, Anekal
6.	Record of Tenancy and Crops (RTCs) for the period from 1994-95 to 1999-2000 issued by the office of Tahsildar, Anekal Taluk
7.	Notarized Family Tree of Mr. Venkata Reddy s/o Mr. Nanjunda Reddy
8.	Plaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
9.	Joint compromise petition dated 20.01.2012 in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
10.	Decree in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
11.	Record of Tenancy and Crops (RTCs) for the period from 2000-01 to 2013-14 issued by the office of Tahsildar, Anekal Taluk
12.	Mutation Register extract bearing no. H86/2014-15 issued by the Office of Village Accountant, Anekal
13.	Record of Tenancy and Crops (RTCs) for the period from 2015-16 to 2020-21 issued by the office of Tahsildar, Anekal Taluk



14.	Mutation Register bearing No. H102/2021-22 issued by the office of Tahsildar
15.	Official Memorandum for deemed conversion dated 04.03.2022 bearing application no. 299035 and conversion order no. ALN/ASH/SR/247/2021-22 issued by the office of Deputy Commissioner Bangalore
16.	Mutation Register extract bearing no. T135/2021-22 digitally signed by the Revenue Inspector, Sarjapura
17.	Redemption of the Hire Purchase Agreement registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal
18.	Contribution Deed dated 09.03.2022 registered as document no. BSG-1-09121-2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore
19.	General Power of Attorney dated 04.03.2016 registered as document no. ABL-4-00461 2015-16, stored in CD no. ABLD263 at the office of Sub Registrar, Attibele.
20.	Partnership Deed dated 09.03.2022
21.	Nil Tenancy Certificate bearing No. RD0038026211081 dated 18.01.2021 issued by the office of Tahsildar, Anekal
<b>Survey Records</b>	
22.	Copy of Moola Tippani issued by the Office of the Assistant Director of Land Records, Anekal Taluk
23.	Copy of Hissa Survey and Hissa Mojini issued by the Office of the Assistant Director of Land Records, Anekal Taluk
24.	Revision settlement Akarbhand issued by the office of Office of the Assistant Director of Land Records, Anekal Taluk
<b>Encumbrance Certificates</b>	

25.	Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal
26.	Encumbrance certificate for the period from 01.04.2004 to 24.02.2021 issued by the office of Sub-registrar, Anekal
27.	Encumbrance certificate for the period from 01.04.2020 to 04.12.2023 issued by the office of Sub-registrar, Sarjapura
28.	Encumbrance certificate for the period from 01.12.2023 to 31.05.2024 issued by the office of Sub-registrar, Sarjapura
29.	Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura
<b>NOC and Endorsements</b>	
30.	Permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority
31.	Endorsement bearing No. PTCL/CR(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk

SL. No.	Documents Survey No. 250/1 and Survey No. 250/3
1.	RTCs for the period from 1984-85 to 1993-94 issued by the office of Tahsildar, Anekal Taluk
2.	Non-availability Endorsement dated 31.03.2021 bearing No.RK/CR/458/2020-21 and RK/CR/457/2020-21 issued by the office Tahsildar, Anekal Taluk
3.	Panchayath Partition dated 15.05.1982

4.	Mutation Register bearing No.02/1995-96 issued by the office of Tahsildar, Anekal Taluk
5.	RTCs for the period from 1995-96 to 2020-21 issued by the office of Tahsildar, Anekal Taluk
6.	Plaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
7.	Joint compromise petition dated 20.01.2012 in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
8.	Decree in O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal
9.	Mutation Register bearing No.H98/2021-22 issued by the office of Tahsildar, Anekal
10.	Deed of Contribution dated 09.03.2022 registered as Document No.BSG-1-09102/2021-22 of Book-1 and stored in CD No.BSGD1141 at the office of Sub-registrar, Basavanaguddi, Bangalore for Survey No. 250/1
11.	E-Swathu Katha bearing No.150200100900121540 having panchayath katha No.1778/250/1 issued by the Grama Panchayath Dommasandra
12.	Deed of Contribution dated 09.03.2022 registered as Document No.BSG-1-09107/2021-22 of Book-1 and stored in CD No.BSGD1141 at the office of Sub-registrar, Basavanaguddi, Bangalore for Survey No. 250/3
13.	Joint Development Agreement dated 03.07.2024 registered as Document No.ABL-1-04428/2024-25 of Book-1 at the office of Sub-registrar, Atibele
14.	General Power of Attorney dated 04.07.2024 registered as Document No.ABL-4-00125/2024-25, of Book-4, at the Office of Sub-Registrar, Atibele
15.	Redemption of the Hire Purchase Agreement registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal
<b>Survey Records</b>	

16.	Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk
17.	Karnataka Revision Settlement Akarband issued by the office of Tahsildar, Anekal Taluk for Survey No. 250/1
18.	Karnataka Revision Settlement Akarband issued by the office of Tahsildar, Anekal Taluk for Survey No. 250/3
<b>Encumbrance Certificates</b>	
19.	Encumbrance Certificate for the period from 01.04.2020 to 23.12.2023 issued by the office of Sub Registrar for Survey No.250/1
20.	Encumbrance Certificate for the period from 01.01.2022 to 18.08.2024 issued by the office of Sub Registrar for Survey No.250/1
21.	Encumbrance Certificate for the period from 01.04.2020 to 04.12.2023 issued by the office of Sub Registrar for Survey No.250/3
22.	Encumbrance Certificate for the period from 01.01.2022 to 18.08.2024 issued by the office of Sub Registrar for Survey No.250/3
23.	Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura for Survey No.250/1
24.	Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura for Survey No.250/3
<b>NOC and Endorsements</b>	
25.	Official Memorandum dated 08.03.2022, bearing No. ALN/ASH/SR/188/2021-22, issued by the Office of District Commissioner Bangalore Urban for Survey No. 250/1
26.	Official Memorandum dated 04.03.2022, bearing No. ALN/ASH/SR/196/2021-22, issued by the Office of District Commissioner Bangalore Urban for Survey No. 250/3

27.	Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk
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SL. No.	Common Documents
1.	Partnership Deed dated 09.03.2022 for M/s Ensemble Residential Projects
2.	Amended and Restated Limited liability Partnership Agreement dated 06.12.2023 for M/s Ensemble Residential Projects
3.	It is observed from the Relinquishment Deed dated 30.05.2024 registered as Document No.BDA-1- 00610/2024-25 of Book-1, stored in stored in a Centralized data cell (Electronic format), at the Office of Sub-Registrar, Bangalore Development Authority
4.	Work Order Residential Layout Plan dated 27.06.2024 bearing No. BDA/TPM/DLP-31/2023-24/670/2024-25 issued by the office of Bangalore Development Authority
5.	No objection Certificate dated 30.11.2023 bearing No. SEIAA/99/CON/2023 issued by the State level environment impact assessment authority (SEIAA) Karnataka
6.	No objection Certificate dated 30.01.2023 bearing no. HOSU/SOUTH/B/120322/729600 issued by the Airports Authority of India
7.	No objection Certificate dated 06.09.2024 bearing No. CEBRAZ/SEO/AEE-1/24-25/3508-11 issued by Bangalore Electricity Supply Company Limited (BESCOM)
8.	No objection Certificate dated 20.04.2023 bearing No. ASC/DGM/(AO)/131/HAL-BG-38-23/495/2023 issued by the office of Airport Services Center (BC)Hindustan Aeronautics Ltd



**V. TRACING OF TITLE**

**1. For Survey No.171/1 (29 Guntas)**

1. Originally, the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas no Kharab land, situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk was owned and possessed by Mrs. Muniyamma w/o N.D. Muniyappa. Further the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1992-93 issued by the Office of the Tahsildar, Anekal, that the name of Mrs. Muniyamma, w/o Mr. N.D. Muniyappa alias Nekkundi Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas.
2. It is observed from the Partition Deed dated 12.01.1993 that Mrs. Muniyamma w/o Late Nekkundi Muniyappa their children namely, (1) Mr. Muni Reddy, (2) Mr. Yella Reddy, (3) Mr. D. Venkataswamy Reddy, and (4) Mr. D. Narayana Reddy, have jointly executed a Partition deed and have partitioned their joint family properties along with land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas. By virtue of the said partition, the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas was allotted to Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa and Mrs. Muniyamma w/o Late Nekkundi Muniyappa was allotter with Land bearing Survey no. 42 measuring 2 acres (Lifetime interest) and the same is recorded in Mutation Register bearing No.16/1993-94 issued by the office of Tahsildar, Anekal.
3. It is learnt from the RTCs for the period from 1993-94 to 2005-06 issued by the Office of the Tahsildar, Anekal, that the name of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas vide MR No. 16/1993-94.
4. It is observed from the Partition Deed dated 21.02.2007 registered as Document No. ANK-1-31588-2006-07, in Book-1, stored in CD No. ANKD189, in the office of the Sub-Registrar, Anekal that (1) Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, along with his children namely (2) Mr. M. Nagesh Reddy (3) Mrs. M. Susheelamma, (4) Mrs. M. Saraswathamma, and (5) Mrs. M. Lakshamma all have jointly entered into partition and partitioned their family properties including the land bearing



Survey No. 171/1 by virtue of said partition the land bearing Survey No.171/1 measuring 01 Acre 29 Guntas allotted as below:

<u>Survey No.</u>	<u>Extent</u>	<u>Allotted to</u>
171/1	29 Guntas	Mrs. M. Susheelamma
171/1	20 Guntas	Mrs. M. Saraswathamma
171/1	20 Guntas	Mrs. M. Lakshamma

5. It is observed from the Mutation Register extract bearing No. 98/2006-07 issued by the Tahsildar Anekal depicts by virtue of aforesaid partition dated 21.02.2007 land bearing Survey No.171/1 measuring 01 Acre 29 Guntas allotted as follows:-

- 171/1 measuring 29 Guntas was allotted to Mrs. M. Susheelamma.
- 171/1 measuring 20 Guntas was allotted to Mrs. M. Saraswathamma.
- 171/1 measuring 20 Guntas was allotted to Mrs. M. Lakshamma.

6. It is also understood from the RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, is reflected as the owner of 29 Guntas, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, with respect to the agricultural land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide MR No. 98/2006-07.

7. Further, the Partition Deed dated 28.07.2007 reflects that the children of Late Nekkundi Muniyappa alias Doddamuniyappa namely, (1) Mr. Muni Reddy, (2) Mr. Yella Reddy, (3) Mr. D. Venkataswamy Reddy, and (4) Mr. D. Narayana Reddy, have jointly partitioned their ancestral property including the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas, wherein the said land has been allocated to the share of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa. The said Partition Deed registered on

17.08.2007 as Document No. SRJ-1-01301-2007-08, in Book-1, stored in CD No. SRJD5, in the office of the Sub-Registrar, Anekal.

8. Further, the said Partition Deed is reflected in the Mutation Register extract bearing No. 17/2007-08 issued by the Revenue Inspector, Sarjapura Hobli.
9. It is learnt from the RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal, that the name of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas vide MR No. 17/2007-08.
10. Further, it is noted from the Order dated 29.04.2010 in case bearing No. R.A.(A)-267/2008-09, passed by the Court of the Sub-Divisional Officer, Bengaluru South Sub-Division, Bengaluru, that the Order in MR No. 17/2007-08 is hereby revoked and, the Order in MR No. 98/2006-07 is effected to be continued in the revenue documents. Therefore, (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, hereby continue to own the extent of 29 Guntas, 20 Guntas and 20 Guntas respectively, in the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas.
11. Accordingly, it is noted in the RTC for the period from 2010-11 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, is reflected as the owner of 29 Guntas, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, with respect to the agricultural land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide MR No. 98/2006-07.
12. Subsequently, it is learnt from the Sale Deed dated 22.11.2010 that (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, jointly sold the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas in favour of Mr. Sharath Reddy, s/o Mr. N. Seetharama Reddy, and the same is registered as Document No. SRJ-1-03062-2010-11, in Book 1, stored in CD No. SRJD51, in the office of the Senior Sub-Registrar, Sarjapura. Further, (1) Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, and (2) Mr. Nagesh Reddy, s/o Mr. Muni Reddy, have signed the said Sale Deed as Consenting Witnesses.

13. Further, Mutation Register extract bearing No. 115/2010-11 issued by the Revenue Inspector, Sarjapura, reflects that Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, purchased the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide Sale Deed bearing registered Document No. SRJ-1-03062-2010-11. Further, in the aforesaid MR No. 115/2010-11, the phodi / bifurcation of the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas is reflected, as below:

<u>New Survey No.</u>	<u>Extent</u>	<u>Owner</u>
<u>171/1</u>	<u>29 Guntas</u>	<u>Mr. Sharath Reddy, s/o Late N. Seetharama Reddy</u>
<u>171/3</u>	<u>20 Guntas</u>	<u>Mr. Sharath Reddy, s/o Late N. Seetharama Reddy</u>
<u>171/4</u>	<u>20 Guntas</u>	<u>Mr. Sharath Reddy, s/o Late N. Seetharama Reddy</u>

14. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 2011-12 to 2014-15 issued by the office of Tahsildar, Anekal Taluk, that the names of Sharath Reddy recorded as the owners with respect to the land bearing Survey No. 171/1 measuring 1 Acre 29 Guntas in column 10.

15. Further, the said Sharath Reddy conveyed land measuring 29 Guntas in favor of Umesh Babu s/o B V Chandrashekar Reddy vide Sale Deed dated 08.05.2015 registered as document no. ABL-1-0763/2015-16 in Book I and recorded in CD No. ABLD237 in the Office of the Sub-Registrar, Attibele and the name of Mr. Umesh Babu was recorded against land measuring 29 Guntas in Survey No. 171/1 of Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District vide Mutation Register Extract bearing No. H153/2014-15.

16. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 2015-16 to 2024-25 issued by the office of Tahsildar, Anekal Taluk, that the names of Umesh Babu recorded as the owner with respect to the land bearing Survey No. 171/1 measuring 29 Guntas in column 10.

17. It is observed from the Contribution Deed dated 09.03.2022 that (1) Mr. Umesh Babu BC s/o Late. Chandrashekar Reddy and (2) Mr. Rajashekar Reddy s/o late. B Venkata Reddy have jointly contributed their rights, interest and title as their capital contribution with respect to land measuring 29 Guntas in Survey No. 171/1 Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of M/s. Ensemble Residential Projects and the same is registered as document no. BSG-1-09123/2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore.
18. It is observed from the Official Memorandum for deemed conversion dated 21.04.2022 bearing application no. 328284 and conversion order no. ALN/ASH/SR/302/2021-22 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No.171/1 measuring 29 Guntas is converted from agricultural to residential layout purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).
19. It is observed from the Mutation Register extract bearing no. T177/2021-22 digitally signed by the Revenue Inspector, Sarjapura that as per the Conversion order application no. 328284 the land bearing Survey No.171/1 measuring 29 Guntas has been converted and are in the name of Mr. B.C Umesh Babu.
20. It is learnt from the Mutation Register extract bearing No. **T122/2022-23**, digitally signed by the Revenue Inspector, Sarjapura, that the land bearing (1) Survey No. 171/1 measuring 29 Guntas and, (2) Survey No. 171/5 measuring 20 Guntas, were **amalgamated** and a new Survey No. 171/1 totally measuring 01 Acre 09 Guntas has been formed which is further allotted as below:

New Survey No.	Extent	Owner
171/1	29 Guntas	Mr. B.C. Umesh Babu, s/o Late Chandrashekar Reddy
171/1	20 Guntas	Mrs. M. Lolakshamma, w/o Late Vemareddy N.S.

21. Later, it is further learnt from the Mutation Register extract bearing No. T65/2023-24, digitally signed by the Revenue Inspector, Sarjapura, that the land bearing Survey No 171/1 totally measuring 01 Acre 09 Guntas was bifurcated / phodied as detailed below:

New Survey No.	Extent	Owner
171/1	29 Guntas	Mr. B.C. Umesh Babu, s/o Late Chandrashekar Reddy
171/4	20 Guntas	Mrs. M. Lolakshamma, w/o Late Vemareddy N.S.

22. It is observed from the E-swathu katha bearing No.150200100900121562 having panchayath katha bearing No.1787/171/1 issued by the office of Gram Panchayath Dommasandra that name of M/s Ensemble Residential Projects is recorded as owner with respect to the land bearing Survey No.171/1 measuring 2933.97 Square meters.

**Survey Records:**

23. The Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk, provides the topographical shape with Bifurcation/fragmentation of Survey No.171.
24. The Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk that the land bearing Survey No.171/1 an extent measuring 00 Acres 29 Guntas including 00 Guntas of Kharab.

**Encumbrance Certificates**

1. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 171 measuring 03 Acres 22 Guntas. Upon perusal of the said Encumbrance Certificate, it reflects Nil Encumbrance.



2. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub Registrar, upon perusal of the said Encumbrance Certificate with respect to the land bearing Survey No.171/1 the transaction as below mentioned:

Sl. No.	Transactions	Document No
1	Contribution Deed	Executed on 09.03.2022 and registered dated 14.03.2022 registered as Document No.BSG-1-09123/2021-22. Executed by Mr.BV Rajashekar & others in favour M/s Ensemble residential represented by its Partner Mr. Ratheesh Nambiar.
2	Sale Deed	Dated 22.11.2010 registered as Document No.SRJ-1-03062/2010-11.
3	Partition Deed	Dated 14.08.2007 registered as Document No.SRJ-1-1301/2007-08.
4	Partition Deed	Dated 21.02.2007 registered as Document No.ANK-1-31588/2006-07.

3. We have been provided with an Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 171/1.

**Noc and Endorsements for Survey No.171/1.**

1. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No.171/1.



2. It is from the Official Memorandum for deemed conversion dated 21.04.2022 bearing conversion order no. ALN/ASH/SR/302/2021-22 issued by the office of Deputy Commissioner Bangalore, records that the land bearing Survey No.171/1 measuring 00 Acre 29 Guntas from agricultural to non-agricultural Commercial Purpose under Section 95 of The Karnataka Land Revenue Act, 1964. vide said Official Memorandum.
3. It is observed from the NIL' Tenancy Certificate bearing No. RD0038026211103 dated 18.01.2021 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.171/1 measuring 29 Guntas.
4. It is observed from the Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the land bearing Survey No.171/1.

**2. Survey No. 171/3 measuring 20 Guntas**

1. Originally, the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas without Kharab, situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore, was owned and possessed by Mrs. Muniyamma, w/o Late Nekkundi Muniyappa alias Doddamuniyappa alias N.D. Muniyappa. Further, it is learnt from the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1992-93 issued by the Office of the Tahsildar, Anekal, that the name of Mrs. Muniyamma, w/o Mr. N.D. Muniyappa alias Nekkundi Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas.
2. It is observed from the unregistered Partition Deed dated 12.01.1993 that Mrs. Muniyamma w/o Late Nekkundi Muniyappa their children namely, (1) Mr. Muni Reddy, (2) Mr. Yella Reddy, (3) Mr. D. Venkataswamy Reddy, and (4) Mr. D. Narayana Reddy, have jointly executed a Partition deed and have partitioned their joint family properties along with land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas. By virtue of the said partition, the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas was allotted to Mr. Muni

Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa and Mrs. Muniyamma w/o Late Nekkundi Muniyappa was allotter with Land bearing Survey no. 42 measuring 2 acres (Lifetime interest) and the same is recorded in Mutation Register bearing No.16/1993-94 issued by the office of Tahsildar, Anekal.

3. It is learnt from the RTCs for the period from 1993-94 to 2005-06 issued by the Office of the Tahsildar, Anekal, that the name of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas vide MR No. 16/1993-94.
4. It is observed from the Partition Deed dated 21.02.2007 registered as Document No. ANK-1-31588-2006-07, in Book-1, stored in CD No. ANKD189, in the office of the Sub-Registrar, Anekal that (1) Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, along with his children namely (2) Mr. M. Nagesh Reddy (3) Mrs. M. Susheelamma, (4) Mrs. M. Saraswathamma, and (5) Mrs. M. Lakshamma all have jointly entered into partition and partitioned their family properties including the land bearing Survey No. 171/1 by virtue of said partition the land bearing Survey No.171/1 measuring 01 Acre 29 Guntas allotted as below:

Survey No.	Extent	Allotted to
171/1	29 Guntas	Mrs. M. Susheelamma
171/1	20 Guntas	Mrs. M. Saraswathamma
171/1	20 Guntas	Mrs. M. Lakshamma

5. It is observed from the Mutation Register extract bearing No. 98/2006-07 issued by the Tahsildar Anekal depicts by virtue of aforesaid partition dated 21.02.2007 land bearing Survey No.171/1 measuring 01 Acre 29 Guntas allotted as follows:-
  - 171/1 measuring 29 Guntas was allotted to Mrs. M. Susheelamma.
  - 171/1 measuring 20 Guntas was allotted to Mrs. M. Saraswathamma.
  - 171/1 measuring 20 Guntas was allotted to Mrs. M. Lakshamma.

6. It is also understood from the RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, is reflected as the owner of 29 Guntas, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, with respect to the agricultural land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide MR No. 98/2006-07.
7. Further, the Partition Deed dated 28.07.2007 reflects that the children of Late Nekkundi Muniyappa alias Doddamuniyappa namely, (1) Mr. Muni Reddy, (2) Mr. Yella Reddy, (3) Mr. D. Venkataswamy Reddy, and (4) Mr. D. Narayana Reddy, have jointly partitioned their ancestral property including the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas, wherein the said land has been allocated to the share of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa. The said Partition Deed registered on 17.08.2007 as Document No. SRJ-1-01301-2007-08, in Book-1, stored in CD No. SRJD5, in the office of the Sub-Registrar, Anekal.  
Further, the said Partition Deed is reflected in the Mutation Register extract bearing No. 17/2007-08 issued by the Revenue Inspector, Sarjapura Hobli.
8. It is learnt from the RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal, that the name of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas vide MR No. 17/2007-08.
9. Further, it is noted from the Order dated 29.04.2010 in case bearing No. R.A.(A)-267/2008-09, passed by the Court of the Sub-Divisional Officer, Bengaluru South Sub-Division, Bengaluru, that the Order in MR No. 17/2007-08 is hereby revoked and, the Order in MR No. 98/2006-07 is effected to be continued in the revenue documents.

Therefore, (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, hereby continue to own the extent of 29 Guntas, 20 Guntas and 20 Guntas respectively, in the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas.

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10. Accordingly, it is noted in the RTC for the year 2010-11 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, is reflected as the owner of 29 Guntas, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, with respect to the agricultural land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide MR No. 98/2006-07.
11. Subsequently, it is learnt from the Sale Deed dated 22.11.2010 that (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, jointly sold the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas in favour of Mr. Sharath Reddy, s/o Mr. N. Seetharama Reddy, and the same is registered as Document No. SRJ-1-03062-2010-11, in Book 1, stored in CD No. SRJD51, in the office of the Senior Sub-Registrar, Sarjapura. Further, (1) Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, and (2) Mr. Nagesh Reddy, s/o Mr. Muni Reddy, have signed the said Sale Deed as Consenting Witnesses.
12. Further, Mutation Register extract bearing No. 115/2010-11 issued by the Revenue Inspector, Sarjapura, reflects that Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, purchased the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide Sale Deed bearing registered Document No. SRJ-1-03062-2010-11.

Further, in the aforesaid MR No. 115/2010-11, the phodi / bifurcation of the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas is reflected, as below:

New Survey No.	Extent	Owner
171/1	29 Guntas	Mr. Sharath Reddy, s/o Late N. Seetharama Reddy
<b>171/3</b>	<b>20 Guntas</b>	<b>Mr. Sharath Reddy, s/o Late N. Seetharama Reddy</b>
171/4	20 Guntas	Mr. Sharath Reddy, s/o Late N. Seetharama Reddy

\*\*\*\*\*Intentionally left blank\*\*\*\*\*

13. Further, the RTCs for the period from 2011-12 to 2014-15 issued by the Office of the Tahsildar, Anekal, reflects the name of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, as the owner with respect to the agricultural land bearing new Survey No. 171/3 (old Survey No. 171/1) measuring 20 Guntas vide MR No. 115/2010-11.
14. Later, it is learnt from the Sale Deed dated 18.05.2015 that Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, sold the land bearing Survey No. 171/3 measuring an extent of 20 Guntas in favour of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, and the same is registered as Document No. ANK-1-00734-2015-16, in Book-1, stored in CD No. ANKD390, in the office of the Sub-Registrar, Anekal.

Consequently, it is learnt from the Mutation Register extract bearing No. H36/2020-21, issued by the Revenue Inspector, Sarjapura, that the name of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, is mutated as the owner of the land bearing Survey No. 171/3 measuring 20 Guntas.

15. Further, the RTCs for the period from 2015-16 to 2018-19 issued by the Office of the Tahsildar, Anekal, reflects the name of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, as the owner with respect to the agricultural land bearing Survey No. 171/3 measuring 20 Guntas vide MR No. T36/2020-21.

**Note: (i) In the RTCs for the period from 2015-16 to 2018-19 and 2020-21 to 2021-22, 'MR No. T36/2020-21' is reflected instead of 'MR No. H36/2020-21'. This is understood to be a typographical error.**

16. Further, the RTCs for the period from 2019-20 issued by the Office of the Tahsildar, Anekal, reflects the name of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, as the owner with respect to the agricultural land bearing Survey No. 171/3 measuring 20 Guntas vide MR No. 115/2010-11.

**Note: (i) RTC for the period 2019-20 reflects an obsolete entry and therefore, does not reflect the current khata-holder or owner's name. This is understood to be a typographical error. The same is rectified in the subsequent RTCs.**

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17. Thereafter, the RTCs for the period from 2020-21 to 2021-22 issued by the Office of the Tahsildar, Anekal, reflects the name of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, as the owner with respect to the agricultural land bearing Survey No. 171/3 measuring 20 Guntas vide MR No. T36/2020-21.

**Note: (i) In the RTCs for the period from 2015-16 to 2018-19 and 2020-21 to 2021-22, 'MR No. T36/2020-21' is reflected instead of 'MR No. H36/2020-21'. This is understood to be a typographical error.**

18. It is further observed from the Sale Deed dated 11.10.2019 that Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, sold the land bearing Survey No. 171/3 measuring an extent of 20 Guntas in favour of **Mrs. M. Lolakshamma**, w/o Mr. Vemareddy N.S., and the same is registered on 05.08.2021 as Document No. SRJ-1-01999-2021-22, in Book-1, stored in CD No. SRJD906, in the office of the Senior Sub-Registrar, Sarjapura. Further, Mutation Register extract bearing No. H21/2021-22 issued by the Revenue Inspector, Sarjapura, reflects that the name of Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S., is mutated as the owner of the land bearing Survey No. 171/3 measuring an extent of 20 Guntas vide Sale Deed bearing registered as Document No. SRJ-1-01999-2021-22.
19. It is noted from the Official Memorandum for Deemed Conversion dated 08.03.2022 bearing Application No. 293194 and Order for Conversion No. ALN(ASH)SR/67/2021-22, issued by the Deputy Commissioner, Bangalore, based on the application of **Mrs. M. Lolakshamma**, w/o Mr. Vemareddy N.S., an extent of 20 Guntas in the land bearing Survey No. 171/3 was converted from Agricultural to Residential Layout. The same is reflected in MR No. T152/2021-22.
20. It is observed from the E-Swathu Khata Certificate (Form 11B) issued by the Rural Development and Panchayath Raj Department, Karnataka, that the land bearing Survey No. 171/3 measuring 2023.43 square meters (converted as Residential Layout), bearing Property No. 150200100900121736, is possessed by Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S.
21. Subsequently, the RTCs for the period from 2023-24 to 2024-25 issued by the Office of the Tahsildar, Anekal, reflects the name of Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., as the owner with respect to the converted land bearing Survey No. 171/3 measuring 20 Guntas vide MR No. T152/2021-22.



**Note: (i) It is noted in the RTCs from the period 2023-24 to 2024-25 that in Column No. 10 'Parks and Open Space' is entered instead of 'Residential Layout'. This is understood to be an erroneous entry.**

22. It is observed from the **Joint Development Agreement** dated 28.03.2024 that Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., entered into a Joint Development Agreement with **M/s Ensemble Residential Projects** (Developer), represented by its Partner Mr. B.C. Umesh Babu, s/o Late Chandrashekar Reddy, thereby agreeing to develop the land bearing Survey No. 171/3 measuring 20 Guntas for residential apartments. Further, the Owners shall have right, title and interest in 30,000 square feet of super built-up area with a proportionate percentage of car parking units and common areas in the property, and the right, title and interest in the remaining super built-up area in the said property shall belong to the Developer. The said Deed is registered as Document No. ABL-1-17605-2023-24 of Book-1 at the office of Sub-registrar, Basavanagudi (Athibele).
23. It is observed from the **General Power of Attorney** dated 28.03.2024 that Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., has appointed and nominated M/s Ensemble Residential Projects, represented by its Partner Mr. B.C. Umesh Babu, as her lawful attorney holder to do all the acts, deeds and things including to present and execute the sale deeds and to register Developer's share (remaining area except 30,000 square feet of super built-up area), and also to act on behalf of Mrs. M. Lolakshamma with planning authority and other government and semi-government offices and to apply for and obtain orders, sanction plan, etc. with respect to the formation of Highrise Residential building over the converted land bearing Survey No. 171/3 measuring 20 Guntas, and the same is registered as **Document No. ABL-4-00437-2023-24** of Book-4, at the office of Senior Sub-registrar, Basavanagudi (Athibele).

\*\*\*\*\**Intentionally left blank*\*\*\*\*\*

**Survey Records:**

24. It is noted from the Hissa Tippani dated 26.05.2011 that the extent of in land bearing Survey No. 171/1 totally measuring 01 Acres 29 Guntas situated at Dommasandra village, was bifurcated / phodied into three divisions, thereby forming (I) new Survey No. 171/1, (II) Survey No. 171/3 and (III) Survey No. 171/4, wherein Survey No. 171/3 was allotted under the ownership of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy.
25. Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk, reflects that the land bearing Survey No. 171/1 totally measures 01 Acre 29 Guntas, and also reflects the hissa sketch.
26. Balabthagada Nakalu issued by the Surveyor, Anekal Taluk, reflects that the land bearing old Survey No. 171/1 was bifurcated / phodied, wherein the total extent of 01 Acre 29 Guntas was divided into three portions, as (I) Survey No. 171/1 measuring 29 Guntas, (II) Survey No. 171/3 measuring 20 Guntas, and (III) Survey No. 171/4 measuring 20 Guntas, wherein Survey No. 171/3 has been allocated under the ownership of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy.
27. The Revision settlement Akarband issued by the office of Assistant Commissioner of Land Records, Anekal, provides that the land bearing Survey No. 171/3 measures 20 Guntas with no Kharab land.

**Encumbrance Certificates:**

28. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 171 measuring 03 Acres 22 Guntas. Upon perusal of the said Encumbrance Certificate, it reflects Nil Encumbrance:
29. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 171/3. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Joint Development Agreement	Dated 27.03.2024 registered as Document No. ABL-1-17605-2023-24 executed by Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S, in favour of M/s. Ensemble Residential Projects, represented by Mr. B.C. Umesh Babu
2	Sale Deed	Dated 18.05.2015 registered as Document No. ANK-1-00734-2015-16 executed by Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, in favour of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy

**Note: (i) It is noted in the Encumbrance Certificate that the date of the Joint Development Agreement bearing registered Document No. ABL-1-17605-2023-24 has been erroneously entered as '27.03.2024' instead of '28.03.2024'. This is understood to be a typographical error.**

30. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 23.10.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 171/3. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Release Deed	Dated 30.05.2024 registered as Document No. BDA-1-00610-2024-25 executed by M/s Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar in favour of BDA represented by Executive Engineer East Division.
2	Sale Deed	Dated 11.10.2019 registered as Document No. SRJ-1-01999-2021-22 executed by Mr. Umesh Babu, s/o

		Late B.V. Chandrashekar Reddy, in favour of Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S.
3	Sale Deed	Dated 18.05.2015 registered as Document No. ANK-1-00734-2015-16 executed by Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, in favour of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy

**TAX/CESS/STATUTORY CHARGES :-**

**Noc and Endorsements**

31. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No. 171/3.
32. It is noted from the Official Memorandum for Deemed Conversion dated 08.03.2022 bearing Application No. 293194 and Order for Conversion No. ALN(ASH)SR/67/2021-22, issued by the Deputy Commissioner, Bangalore, based on the application of Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S., an extent of 20 Guntas in the land bearing Survey No. 171/3 was converted from Agricultural to Residential Layout. The same is reflected in MR No. T152/2021-22.
33. It is observed from the Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978 (PTCL) with respect to old Survey No. 171/3 measuring 20 Guntas.
34. Nil Tenancy Certificate dated 18.01.2021 bearing Document No. RD0038026211104 issued by the Tahsildar, Anekal Taluk, reflects that there are no tenancy claims with respect to the land bearing old Survey No. 171/3 measuring a total extent of 20 Guntas.

**3. Survey No. 171/4 measuring 20 Guntas**

1. Originally, the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas without Kharab, situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore, was owned and possessed by Mrs. Muniyamma, w/o Late Nekkundi Muniyappa alias Doddamuniyappa alias N.D. Muniyappa. Further, it is learnt from the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1992-93 issued by the Office of the Tahsildar, Anekal, that the name of Mrs. Muniyamma, w/o Mr. N.D. Muniyappa alias Nekkundi Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas.
2. It is observed from the unregistered Partition Deed dated 12.01.1993 that Mrs. Muniyamma w/o Late Nekkundi Muniyappa their children namely, (1) Mr. Muni Reddy, (2) Mr. Yella Reddy, (3) Mr. D. Venkataswamy Reddy, and (4) Mr. D. Narayana Reddy, have jointly executed a Partition deed and have partitioned their joint family properties along with land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas. By virtue of the said partition, the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas was allotted to Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa and Mrs. Muniyamma w/o Late Nekkundi Muniyappa was allotter with Land bearing Survey no. 42 measuring 2 acres (Lifetime interest) and the same is recorded in Mutation Register bearing No.16/1993-94 issued by the office of Tahsildar, Anekal.
3. It is learnt from the RTCs for the period from 1993-94 to 2005-06 issued by the Office of the Tahsildar, Anekal, that the name of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas vide MR No. 16/1993-94.
4. It is observed from the Partition Deed dated 21.02.2007 registered as Document No. ANK-1-31588-2006-07, in Book-1, stored in CD No. ANKD189, in the office of the Sub-Registrar, Anekal that (1) Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, along with his children namely (2) Mr. M. Nagesh Reddy (3) Mrs. M. Susheelamma, (4) Mrs. M. Saraswathamma, and (5) Mrs. M. Lakshamma all have jointly entered into partition and partitioned their family properties including the land bearing Survey No. 171/1 by virtue of said partition the land bearing Survey No.171/1 measuring 01 Acre 29 Guntas allotted as below:



Survey No.	Extent	Allotted to
171/1	29 Guntas	Mrs. M. Susheelamma
171/1	20 Guntas	Mrs. M. Saraswathamma
171/1	20 Guntas	Mrs. M. Lakshmamma

5. It is observed from the Mutation Register extract bearing No. 98/2006-07 issued by the Tahsildar Anekal depicts by virtue of aforesaid partition dated 21.02.2007 land bearing Survey No.171/1 measuring 01 Acre 29 Guntas allotted as follows:-
  - 171/1 measuring 29 Guntas was allotted to Mrs. M. Susheelamma.
  - 171/1 measuring 20 Guntas was allotted to Mrs. M. Saraswathamma.
  - 171/1 measuring 20 Guntas was allotted to Mrs. M. Lakshmamma.
6. It is also understood from the RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, is reflected as the owner of 29 Guntas, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, and (3) Mrs. M. Lakshmamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, with respect to the agricultural land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide MR No. 98/2006-07.
7. Further, the Partition Deed dated 28.07.2007 reflects that the children of Late Nekkundi Muniyappa alias Doddamuniyappa namely, (1) Mr. Muni Reddy, (2) Mr. Yella Reddy, (3) Mr. D. Venkataswamy Reddy, and (4) Mr. D. Narayana Reddy, have jointly partitioned their ancestral property including the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas, wherein the said land has been allocated to the share of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa. The said Partition Deed registered on 17.08.2007 as Document No. SRJ-1-01301-2007-08, in Book-1, stored in CD No. SRJD5, in the office of the Sub-Registrar, Anekal.  
Further, the said Partition Deed is reflected in the Mutation Register extract bearing No. 17/2007-08 issued by the Revenue Inspector, Sarjapura Hobli.
8. It is learnt from the RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal, that the name of Mr. Muni Reddy, s/o Late Nekkundi Muniyappa



alias Doddamuniyappa, is depicted as the owner with respect to the agricultural land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas vide MR No. 17/2007-08.

9. Further, it is noted from the Order dated 29.04.2010 in case bearing No. R.A.(A)-267/2008-09, passed by the Court of the Sub-Divisional Officer, Bengaluru South Sub-Division, Bengaluru, that the Order in MR No. 17/2007-08 is hereby revoked and, the Order in MR No. 98/2006-07 is effected to be continued in the revenue documents.

Therefore, (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, hereby continue to own the extent of 29 Guntas, 20 Guntas and 20 Guntas respectively, in the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas.

10. Accordingly, it is noted in the RTC for the period from 2010-11 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, is reflected as the owner of 29 Guntas, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, is reflected as the owner of 20 Guntas, with respect to the agricultural land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide MR No. 98/2006-07.

11. Subsequently, it is learnt from the Absolute Sale Deed dated 22.11.2010 that (1) Mrs. M. Susheelamma, d/o Mr. Muni Reddy, (2) Mrs. M. Saraswathamma, d/o Mr. Muni Reddy, and (3) Mrs. M. Lakshamma, d/o Mr. Muni Reddy, jointly sold the land bearing Survey No. 171/1 measuring 01 Acre 29 Guntas in favour of Mr. Sharath Reddy, s/o Mr. N. Seetharama Reddy, and the same is registered as Document No. SRJ-1-03062-2010-11, in Book 1, stored in CD No. SRJD51, in the office of the Senior Sub-Registrar, Sarjapura.

Further, (1) Mr. Muni Reddy, s/o Late Nekkundi Muniyappa alias Doddamuniyappa, and (2) Mr. Nagesh Reddy, s/o Mr. Muni Reddy, have signed the said Sale Deed as Consenting Witnesses.

12. Further, Mutation Register extract bearing No. 115/2010-11 issued by the Revenue Inspector, Sarjapura, reflects that Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, purchased the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas vide Sale Deed bearing registered Document No. SRJ-1-03062-2010-11.

Further, in the aforesaid MR No. 115/2010-11, the phodi / bifurcation of the land bearing Survey No. 171/1 totally measuring 01 Acre 29 Guntas is reflected, as below:

New Survey No.	Extent	Owner
171/1	29 Guntas	Mr. Sharath Reddy, s/o Late N. Seetharama Reddy
171/3	20 Guntas	Mr. Sharath Reddy, s/o Late N. Seetharama Reddy
<b>171/4</b>	<b>20 Guntas</b>	<b>Mr. Sharath Reddy, s/o Late N. Seetharama Reddy</b>

13. Further, the RTCs for the period from 2011-12 to 2015-16 issued by the Office of the Tahsildar, Anekal, reflects the name of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, as the owner with respect to the agricultural land bearing new Survey No. 171/4 (old Survey No. 171/1) measuring 20 Guntas vide MR No. 115/2010-11.
14. Later, it is learnt from the Sale Deed dated 18.05.2015 that Mr. Sharath Reddy, s/o Late N. Seetharama Reddy, sold the land bearing Survey No. 171/4 measuring an extent of 20 Guntas in favour of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, and the same is registered as Document No. ANK-1-00736-2015-16, in Book-1, stored in CD No. ANKD390, in the office of the Sub-Registrar, Anekal.
15. Consequently, it is learnt from the Mutation Register extract bearing No. **H159/2014-15**, issued by the Revenue Inspector, Sarjapura, that the name of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, is mutated as the owner of the land bearing Survey No. 171/4 measuring 20 Guntas.

In continuity to the same (i.e., MR No. 159/2014-15), it is further learnt that the Survey No. 171/4 measuring 20 Guntas has been re-assigned with the new survey number, i.e., **Survey No. 171/5 measuring 20 Guntas**.

16. Further, the RTCs for the period from 2017-18 to 2018-19 issued by the Office of the Tahsildar, Anekal, reflects the name of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, as the owner with respect to the agricultural land bearing new Survey No. 171/5 measuring 20 Guntas vide MR No. 159/2014-15.

17. It is further observed from the Sale Deed dated 11.10.2019 that Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, sold the land bearing Survey No. 171/5 (old Survey No. 171/4) measuring an extent of 20 Guntas in favour of **Mrs. M. Lolakshamma**, w/o Mr. Vemareddy N.S., and the same is registered as Document No. SRJ-1-03706-2019-20, in Book-1, stored in CD No. SRJD469, in the office of the Sub-Registrar, Basavanagudi (Sarjapura). Further, Mutation Register extract bearing No. **H49/2019-20** issued by the Revenue Inspector, Sarjapura, reflects that the name of Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S., is mutated as the owner of the land bearing Survey No. 171/5 measuring an extent of 20 Guntas vide Sale Deed bearing registered as Document No. SRJ-1-03706-2019-20.
18. Further, the RTCs for the period from 2019-20 to 2022-23 issued by the Office of the Tahsildar, Anekal, reflects the name of Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., as the owner with respect to the agricultural land bearing Survey No. 171/5 measuring 20 Guntas vide MR No. H49/2019-20.
19. It is learnt from the Mutation Register extract bearing No. **T122/2022-23**, digitally signed by the Revenue Inspector, Sarjapura, that the land bearing (1) Survey No. 171/1 measuring 29 Guntas and, (2) Survey No. 171/5 measuring 20 Guntas, were **amalgamated** and a new Survey No. 171/1 totally measuring 01 Acre 09 Guntas has been formed which is further allotted as below:

New Survey No.	Extent	Owner
171/1	29 Guntas	Mr. B.C. Umesh Babu, s/o Late Chandrashekar Reddy
171/1	20 Guntas	Mrs. M. Lolakshamma, w/o Late Vemareddy N.S.

20. Later, it is further learnt from the Mutation Register extract bearing No. T65/2023-24, digitally signed by the Revenue Inspector, Sarjapura, that the land bearing Survey No 171/1 totally measuring 01 Acre 09 Guntas was bifurcated / phodied as detailed below:

New Survey No.	Extent	Owner

171/1	29 Guntas	Mr. B.C. Umesh Babu, s/o Late Chandrashekar Reddy
171/4	20 Guntas	Mrs. M. Lolakshamma, w/o Late Vemareddy N.S.

21. It is noted from the Official Memorandum for Deemed Conversion dated 11.01.2024 bearing Application No. 583564 and Order for Conversion No. ALN(ASH)SR/340/2023-24, issued by the Deputy Commissioner, Bangalore, based on the application of **Mrs. M. Lolakshamma**, w/o Mr. Vemareddy N.S., an extent of 20 Guntas in the land bearing Survey No. 171/4 was converted from Agricultural to Residential Layout. The same is reflected in MR No. **T73/2023-24**.
22. It is observed from the E-Swathu Khata Certificate (Form 11B) issued by the Rural Development and Panchayath Raj Department, Karnataka, that the land bearing Survey No. 171/4 measuring 2023.43 square meters (converted as Residential Layout), bearing Property No. 150200100900121737, is possessed by Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S.
23. Subsequently, the RTCs for the period from 2023-24 issued by the Office of the Tahsildar, Anekal, reflects the name of Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., as the owner with respect to the converted land bearing Survey No. 171/4 measuring 20 Guntas vide MR No. H49/2019-20.
24. It is observed from the **Joint Development Agreement** dated 28.03.2024 that Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., entered into a Joint Development Agreement with **M/s Ensemble Residential Projects** (Developer), represented by its Partner Mr. B.C. Umesh Babu, s/o Late Chandrashekar Reddy, thereby agreeing to develop the converted land bearing Survey No. 171/4 measuring 20 Guntas for residential apartments. Further, the Owners shall have right, title and interest in 30,000 square feet of super built-up area with a proportionate percentage of car parking units and common areas in the property, and the right, title and interest in the remaining super built-up area in the said property shall belong to the Developer. The said Deed is registered as Document No. ABL-1-17604-2023-24 of Book-1 at the office of Sub-registrar, Basavanagudi (Athibele).

25. It is observed from the **General Power of Attorney dated 28.03.2024** that Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., has appointed and nominated M/s Ensemble Residential Projects, represented by its Partner Mr. B.C. Umesh Babu, as her lawful attorney holder to do all the acts, deeds and things including to present and execute the sale deeds and to register Developer's share (remaining area except 30,000 square feet of super built-up area), and also to act on behalf of Mrs. M. Lolakshamma with planning authority and other government and semi-government offices and to apply for and obtain orders, sanction plan, etc. with respect to the formation of Highrise Residential building over the converted land bearing Survey No. 171/4 measuring 20 Guntas, and the same is registered as **Document No. ABL-4-00438-2023-24** of Book-4, at the office of Senior Sub-registrar, Basavanagudi (Athibele).
26. Subsequently, the RTCs for the period from 2024-25 issued by the Office of the Tahsildar, Anekal, reflects the name of Mrs. M. Lolakshamma, w/o Late Vemareddy N.S., as the owner with respect to the converted land bearing Survey No. 171/4 measuring 20 Guntas vide MR No. T73/2023-24.

**Survey Records:**

27. It is noted from the Hissa Tippani dated 26.05.2011 that the extent of in land bearing Survey No. 171/1 totally measuring 01 Acres 29 Guntas situated at Dommasandra village, was bifurcated / phodied into three divisions, thereby forming (I) new Survey No. 171/1, (II) Survey No. 171/3 and (III) Survey No. 171/4, wherein Survey No. 171/4 was allotted under the ownership of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy.
28. Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk, reflects that the land bearing Survey No. 171/1 totally measures 01 Acre 29 Guntas, and also reflects the hissa sketch.
29. Balabhagada Nakalu issued by the Surveyor, Anekal Taluk, reflects that the land bearing old Survey No. 171/1 was bifurcated / phodied, wherein the total extent of 01 Acre 29 Guntas was divided into three portions, as (I) Survey No. 171/1 measuring 29 Guntas, (II) Survey No. 171/3 measuring 20 Guntas, and (III) Survey No. 171/4 measuring 20 Guntas, wherein



Survey No. 171/4 has been allocated under the ownership of Mr. Sharath Reddy, s/o Late N. Seetharama Reddy.

30. The Revision settlement Akarbhand issued by the office of Assistant Commissioner of Land Records, Anekal, provides that the land bearing Survey No. 171/4 measures 20 Guntas with no Kharab land.

**Encumbrance Certificates:**

31. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 171 measuring 03 Acres 22 Guntas. Upon perusal of the said Encumbrance Certificate, it reflects Nil Encumbrance:
32. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 23.10.2020 issued by the office of Sub-registrar, Basavanagudi (Anekal), with respect to old Survey No. 171/4. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Sale Deed	Dated 11.10.2019 registered as Document No. SRJ-1-03706-2019-20 executed by Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy, in favour of Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S.

33. We have been furnished with the Encumbrance Certificate for the period from 04.01.2004 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 171/4. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.

1	Joint Development Agreement	Dated 27.03.2024 registered as Document No. ABL-1-17604-2023-24 executed by Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S, in favour of M/s. Ensemble Residential Projects, represented by Mr. B.C. Umesh Babu
2	Sale Deed	Dated 18.05.2015 registered as Document No. ANK-1-00736-2015-16 executed by Mr. Sharath Babu, s/o Late Seetharama Reddy, in favour of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy

**Note: (i) It is noted in the Encumbrance Certificate that the date of the Joint Development Agreement bearing registered Document No. ABL-1-17605-2023-24 has been erroneously entered as '27.03.2024' instead of '28.03.2024'. This is understood to be a typographical error.**

34. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 23.10.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 171/4. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Release Deed	Dated 30.05.2024 registered as Document No. BDA-1-00610-2024-25 executed by M/s Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar in favour of BDA represented by Executive Engineer East Division.
2	Sale Deed	Dated 18.05.2015 registered as Document No. ANK-1-00736-2015-16 executed by Mr. Sharath

		Reddy, s/o Late Seetarama Reddy, in favour of Mr. Umesh Babu, s/o Late B.V. Chandrashekar Reddy.
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**TAX/CESS/STATUTORY CHARGES :-**

**Noc and Endorsements**

35. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning old Survey No. 171/5 (new Survey No. 171/4).
36. It is noted from the Official Memorandum for Deemed Conversion dated 11.01.2024 bearing Application No. 583564 and Order for Conversion No. ALN(ASH)SR/340/2023-24, issued by the Deputy Commissioner, Bangalore, based on the application of Mrs. M. Lolakshamma, w/o Mr. Vemareddy N.S., an extent of 20 Guntas in the land bearing Survey No. 171/4 was converted from Agricultural to Residential Layout. The same is reflected in MR No. T73/2023-24.
37. It is observed from the Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978 (PTCL) with respect to old Survey No. 171/5 measuring 20 Guntas.

\*\*\*\*\**Intentionally left blank*\*\*\*\*\*

**4. Survey No. 172/1 measuring 02 Acres 09 Guntas**

1. As per Gift Deed dated 28.08.1974, Doc. No. 1877/1974-75, originally, the land bearing Survey No. 172 measuring 05 Acres 18 Guntas, was owned and possessed by Mr. Appanna Reddy, s/o Mr. Kakaiah alias Appaiah. Later, Mr. Appanna Reddy, s/o Mr. Kakaiah alias Appaiah gifted the said property to the children of Late Pilla Reddy's namely, Master. P. Mohan Raju alias Rajanna, and Master. P. Narayana Reddy, (being minors represented by their natural guardian / mother Mrs. Chowdamma, w/o Late Pilla Reddy), via Gift Deed dated 28.08.1974 bearing registered Document no. 1877/1974-75.
2. It is learnt from the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 2005-06 issued by the Office of the Tahsildar, Anekal, that the names of (1) Master Rajanna alias P. Mohan Raju, and (2) Master Narayana Reddy, being minors represented by their natural guardian / mother Mrs. Chowdamma, is depicted as the owners with respect to the agricultural land bearing Survey No. 172 measuring 05 Acres 18 Guntas vide Gift Deed.
3. It is observed from the Notarized Family Tree of Mr. Narayana Reddy, s/o Late T. Pilla Reddy, that **Late T. Pilla Reddy** was married to Mrs. Chowdamma, and had two children, as detailed below:
  - (1) **Mr. Mohanraju alias Rajanna** is married to Mrs. Nagamani, and has one child namely:
    - (a) Mr. Pramod,
  - (2) **Mr. P. Narayana Reddy** is married to Mrs. Geetha, and has three children, namely: (a) Mr. N. Karthik, (b) Mr. N. Lalit, and (c) Mr. N. Likit
4. Later, (1) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, and (2) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, along with their mother (3) Mrs. Chowdamma, w/o Late Pilla Reddy, entered into Partition Deed dated 07.02.2007 registered on 08.02.2007, as Document No. ANK-1-31242-2006-07, in Book 1, stored in CD No. ANKD188, in the office of the Sub-Registrar, Anekal, and partitioned the land bearing Survey No. 172 measuring 05 Acres 18 Guntas as detailed below:

Sl. No.	Survey No.	Extent	Share allotted to
1	Survey No. 172	01 Acre	Mrs. Chowdamma

2	Survey No. 172	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna
3	Survey No. 172	02 Acres 09 Guntas	Mr. P. Narayana Reddy

5. Subsequently, Mutation Register extract bearing No. 96/2006-07 issued by the Revenue Inspector, Sarjapura, reflects the extent effected by the above Partition Deed bearing registered Document No. ANK-1-31242-2006-07, as below:

Survey No.	Extent	Owner
Survey No. 172	01 Acre	Mrs. Chowdamma
Survey No. 172	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna
Survey No. 172	02 Acres 09 Guntas	Mr. P. Narayana Reddy

6. It is noted from the Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk, that Index of Land and Preliminary Documents with respect to the agricultural land bearing Survey No. 172/1 are not available with the concerned authority and therefore, the same cannot be perused.
7. It is learnt from the RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. Chowdamma, w/o Late Pilla Reddy, is reflected as the owner of 01 Acre, (2) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, and (3) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, with respect to the agricultural land bearing Survey No. 172 totally measuring 05 Acres 18 Guntas vide MR No. 96/2006-07.
8. It is learnt from the RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mr. Sampangi, s/o Late Muniyappa, is reflected as the owner of 01 Acre vide MR No. 23/2008-09 (sale), (2) Mr. P. Mohan Raju alias



Rajanna, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, vide MR No. 96/2006-07 and (3) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, vide MR No. 96/2006-07, with respect to the agricultural land bearing Survey No. 172 totally measuring 05 Acres 18 Guntas.

9. Further, it is learnt from the Mutation Register extract bearing No. 53/2009-10 issued by the Revenue Inspector, Sarjapura Hobli, that the land bearing Survey No. 172 measuring 05 Acres 18 Guntas was phodied / bifurcated, into new survey numbers as detailed below:

New Survey No.	Extent	Owner
172/1	03 Acres 09 Guntas	(1) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy (02 Acres 09 Guntas) (2) Mr. Sampangi, s/o Late Muniyappa (01 Acre)
172/2	02 Acres 09 Guntas	Mr. Sharath Reddy, s/o Mr. N. Seetharama Reddy

10. It is learnt from the RTCs for the period from 2010-11 to 2013-14 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, vide MR No. 96/2006-07, and (2) Mr. Sampangi, s/o Late Muniyappa, is reflected as the owner of 01 Acre vide MR No. 23/2008-09, with respect to the agricultural land bearing Survey No. 172/1 totally measuring 03 Acres 09 Guntas.

11. Further, it is learnt from the Mutation Register extract bearing No. T18/2014-15 issued by the Revenue Inspector, Anekal, that the land bearing Survey No. 172/1 measuring 03 Acres 09 Guntas was phodied / bifurcated, into new survey numbers as detailed below:

New Survey No.	Extent	Owner
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172/1	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy
172/3	01 Acre	Mr. Sampangi, s/o Late Muniyappa

12. It is learnt from the RTCs for the period from 2014-15 to 2016-17 issued by the Office of the Tahsildar, Anekal, that the name of Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of the land bearing Survey No. 172/1 measuring 02 Acres 09 Guntas, vide MR No. T18/2014-15.
13. It is observed from the Joint Development Agreement dated 01.07.2016 that (1) Mr. P. Mohanraju alias Rajanna, s/o Late Pilla Reddy, (2) Mrs. Nagamani, w/o Mr. P. Mohanraju alias Rajanna, and (3) Mr. M. Pramod, s/o Mr. P. Mohanraju alias Rajanna, (owners) have jointly entered into a Joint Development Agreement with M/s Nambiar Builders Private Limited, represented by its Director Mr. Ratheesh Nambiar (Developers) to have agreed to develop the land bearing Survey No. 172/1 measuring 02 Acres 09 Guntas along other properties for residential layout and other residential purpose. Further, the Owners shall be entitled to 14,700 square feet of undivided share in the developed land bearing Survey No. 172/1, and balance of 2,950 square feet in the said property shall belong to the Developer and said deed is registered as Document No. ANL-1-02120/2016-17 of Book-1 and stored in CD No. ANKD406 at the office of Sub-registrar, Anekal.

Further, it is noted that the above mentioned Joint Development Agreement has been cancelled via Deed of **Cancellation** of the Joint Development Agreement dated 01.07.2016 executed by (1) Mr. P. Mohanraju alias Rajanna, s/o Late Pilla Reddy, (2) Mrs. Nagamani, w/o Mr. P. Mohanraju alias Rajanna, and (3) Mr. M. Pramod, s/o Mr. P. Mohanraju alias Rajanna, along with M/s Nambiar Builders Private Limited, represented by its Director Mr. Ratheesh Nambiar through his representative Miss Bindu G. The said Cancellation Deed is registered on 23.11.2021 as Document no. ANK-1-06017-2021-22, of Book-1, and stored in CD No. ANKD1160 at the Office of the Senior Sub-Registrar, Anekal.

14. It is learnt from the General Power of Attorney that (1) Mr. P. Mohanraju alias Rajanna, s/o Late Pilla Reddy, (2) Mrs. Nagamani, w/o Mr. P. Mohanraju alias Rajanna, and (3) Mr. M. Pramod, s/o Mr. P. Mohanraju alias Rajanna, have appointed and nominated M/s. Nambiar

Builders Private Limited, represented by its director Mr. Ratheesh Nambiar, as their lawful Attorney holder to sell or otherwise dispose of to any prospective purchasers and to do all other acts, with respect to land measuring 02 Acres 09 Guntas in Survey No. 172/1, along with other property, and the same is registered on 01.07.2016 as Document No. ANK-4-00144-2016-17, Book 4, stored in C.D. No. ANKD406 in the Office of Sub- Registrar, Anekal.

Further, the same is cancelled vide Deed of **Cancellation** of General Power of Attorney dated 01.07.2020 and the same is registered on 23.11.2021 as Document No. ANK-4-00320-2021-22, in Book 4, stored in CD No. ANKD1160, in the office of the Senior Sub-Registrar, Anekal.

15. It is learnt from the RTCs for the period from 2017-18 to 2020-21 issued by the Office of the Tahsildar, Anekal, that the name of Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of the land bearing Survey No. 172/1 measuring 02 Acres 09 Guntas, vide MR No. T18/2014-15.
16. It is observed from the Deed of Exchange dated 02.09.2021 that: (1) Mr. P. Mohanraju alias Rajanna, s/o Late Pilla Reddy, (2) Mrs. Nagamani, w/o Mr. P. Mohanraju alias Rajanna, and (3) Mr. Pramod, s/o Mr. P. Mohanraju alias Rajanna, being the owners of the land bearing **Survey No. 172/1 measuring 02 Acres 09 Guntas**, and (4) Mr. N. Venugopala Reddy, s/o Mr. N.L. Nanjunda Reddy, (5) Mr. Suresh Babu M.N., s/o Mr. K.K. Narayanan, (6) Mr. Chinnaswamy S., s/o Late Sallapurappa, (7) Mr. G.M. Muni Reddy, s/o Late Munishami Reddy, (8) Mrs. Krishnamma, w/o Mr. G.M. Muni Reddy, (9) Mr. G.M. Jagadish, s/o Mr. G.M. Muni Reddy, (10) Mrs. N. Prathima, w/o Mr. G.M. Jagadish, (11) Mr. Gagan Deep, s/o Mr. G.M. Jagadish, (12) Mr. M. Ramaswamy Reddy, s/o Late Munishami Reddy, (13) Mrs. Radhamma, w/o Mr. M. Ramaswamy Reddy, (14) Mr. R. Dayanand, s/o Mr. M. Ramaswamy Reddy, (15) Mrs. Amrutha L., w/o Mr. R. Dayanand, (16) Mr. Kunal Kiran, s/o Mr. R. Dayanand, (17) Mrs. Nagaveni, d/o Mr. M. Ramaswamy Reddy, (18) Mr. M. Narayanaswamy, s/o Late Munishami Reddy, (19) Mrs. K. Sumithra, w/o Mr. M. Narayanaswamy, (20) Mr. G.N. Madhukar Reddy, s/o Mr. M. Narayanaswamy, (21) Mrs. Dhanalakshmi, d/o Mr. Munishami Reddy, (22) Mr. G.A. Vishwanath Reddy, s/o Mr. Akkala Reddy, (23) Mrs. K.N. Savithamma, w/o Mr. G.A. Vishwanath Reddy, (24) Mr. Nagaraj G.V., s/o Mr. G.A. Vishwanath Reddy, (25) Mrs. Navya P., w/o Mr. Nagaraj G.V., (26) Mrs. Gowramma, d/o Mr. Akkala Reddy (No. 04 to 26 represented by their GPA Holder M/s. Nambiar Builders Private Limited represented by its Director Mr. Ramesh Nambiar, through his representative / authorized signatory Miss Bindu G), (27) M/s. Nambiar Builders Private

Limited, represented by its Director Mr. Ramesh Nambiar, through his representative / authorized signatory Miss Bindu G., being the owners and JDA Holder of the (i) Residential Villa Plot bearing No. 37 (No. 537), and Panchayath Katha No. 1704/37/537 in Muthanalluru village Panchayath forming part of Survey No. 21/3 situated at Narayanaghatta village in the Layout known as 'Bellezea Phase-V' and (ii) Residential Villa Plot bearing No. 193 and Panchayath Katha No. 1175/193 in the records of Muthanalluru village Panchayath forming part of Survey No. 16/4 situated at Gopasandra village in the Layout known as Ellegenza Phase-I, **have hereby exchanged their properties.**

Therefore, No. 04 to 27 are now the owners of the land bearing **Survey No. 172/1 measuring 02 Acres 09 Guntas.** The said Deed of Exchange is registered as Document No. ANK-1-03374-2021-22, in Book 1, stored in CD No. ANKD1106, in the office of the Senior Sub-Registrar, Anekal.

Property concerned to 'Bellezea' Layout (Plot No. 37) situated at Narayanaghatta village:

- Survey No. 21/3 measuring 02 Acres 14 Guntas

Property concerned to 'Ellegenza Phase-I' Layout (Plot No. 193) situated at Gopasandra village:

- Survey No. 9/5 (old Survey No. 9/2) measuring 02 acres 07 guntas
- Survey No. 20 measuring 04 acres 05 guntas
- Survey No. 21 measuring 03 acres 03 guntas
- Survey No. 122 measuring 14 guntas
- Survey No. 125 measuring 04 acres 25 guntas
- Survey No. 20 measuring 20 guntas
- Survey No. 6/1 measuring 30.04 guntas
- Survey No. 6/2 measuring 38.12 guntas
- Survey No. 11/1 measuring 27 guntas
- Survey No. 15/2 measuring 18 guntas
- Survey No. 16/3 measuring 18 guntas

- Survey No. 15/1 measuring 01 acre 26 guntas
- Survey No. 16/1 measuring 30 guntas
- Survey No. 20 measuring 20 guntas
- Survey No. 16/4 measuring 01 acre 20 guntas
- Survey No. 16/2 measuring 14 guntas
- Survey No. 124 measuring 01 acre 35 guntas

Further, it is observed from the General Power of Attorney that No. 04 (i.e. Mr. Venugopala Reddy) along with Mr. N. Ashok, s/o Mr. N.L. Nanjunda Reddy, and Mr. L. Yella Reddy, s/o Late Lakshmaiah Reddy, have jointly appointed, nominated, and constitute M/s. Nambiar Builders Private Limited represented by its Managing Director Mr. Ratheesh Namibar, s/o Late C. Rairu Nambiar, as their lawful attorney holder to do all acts and deeds including, signing and executing any Agreements to sell, Sale Deeds and other Conveyances in respect of the Developer's share in the land bearing Survey No. 21/3 measuring 02 Acres 14 Guntas, and the same is registered as Document No. SRJ-4-00185-2017-18, in Book 4, stored in CD No. SRJD248, in the office of the Sub-Registrar, Basavanagudi (Sarjapura).

It is also observed from the General Power of Attorney that No. 06 (i.e. Mr. Chinnaswamy S.) has appointed, nominated, and constitute M/s. Nambiar Builders Private Limited represented by its authorized signatory Mr. Suresh Babu M.N., s/o Late K.K. Narayanan, as their lawful attorney holder to do all acts and deeds including, signing and executing any deed, by way of sale, assignment, gift, lease and other conveyances, in respect of the 70% of the Developer's share in the land bearing Survey No. 9/5 (old Survey No. 9/2) measuring 02 Acres 07 Guntas and the same is registered as Document No. ABL-4-00050-2016-17, in Book 4, stored in CD No. ABLD272, in the office of the Sub-Registrar, Basavanagudi (Anekal).

Consequently, it is observed from the General Power of Attorney dated 18.11.2017 that No. 07 to 21, have jointly appointed, nominated, and constitute M/s. Nambiar Builders Private Limited represented by its authorized signatory Mr. Suresh Babu M.N., s/o Late K.K. Narayanan, as their lawful attorney holder to do all acts and deeds like, to enter into and present any agreements to sell, Sale Deed, or other conveyance in respect of the Residential Layout / Villa Project pertaining to 70% share of the Developers with respect to the



Residentially converted land bearing Survey No. 15/1 measuring 01 Acre 26 Guntas and Survey No. 16/1 measuring 30 Guntas, and the same is registered as Document No. SRJ-4-00185-2017-18, in Book 4, stored in CD No. SRJD248, in the office of the Sub-Registrar, Basavanagudi (Sarjapura).

Likewise, it is observed from the General Power of Attorney dated 17.12.2014 that No. 08 to 26 have jointly appointed, nominated, and constitute M/s. Nambiar Builders Private Limited represented by its Managing Director Mr. Ratheesh Namibar, s/o Late C. Rairu Nambiar, as their lawful attorney holder to do all acts and deeds like, to sign and execute any deed, by way of sale, assignment, gift, lease and other conveyances, in respect of the Residential Layout / Villa Project pertaining to 70% share of the Developers with respect to the Residentially converted land bearing (i) Survey No. 20 measuring 03 Acres 05 Guntas, (ii) Survey No. 21 measuring 03 Acres 03 Guntas, (iii) Survey No. 122 measuring 14 Guntas, (iv) Survey No. 125 measuring 04 Acres 25 Guntas, (v) Survey No. 129/3 measuring 13 Guntas, and (vi) Survey No. 20 measuring 20 Guntas, and the same is registered as Document No. ABL-4-00301-2014-15, in Book 4, stored in CD No. ABLD229, in the office of the Sub-Registrar, Basavanagudi (Athibele).

**Note: (i) GPA dated 13.05.2019 bearing registered Document No. BKI 7947 executed by Mr. N. Venugopala Reddy, in favour of M/s. Nambiar Builders Private Limited to be provided (as reflected in the Deed of Exchange ANK-1-03374-2021-22).**

**(ii) GPA executed by Mr. Suresh Babu M.N., s/o Mr. KK Narayanan, in favour of M/s. Nambiar Builders Private Limited represented by Mr. Ramesh Nambiar to be provided (referred from the Deed of Exchange bearing registered Document No. ANK-1-03374-2021-22)**

17. It is noted from the Official Memorandum for Deemed Conversion dated 04.03.2022 bearing Application No. 293195 and Order for Conversion No. ALN(ASH)SR/173/2021-22, issued by the Deputy Commissioner, Bangalore, based on the application of M/s Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar, an extent of 02 Acres 09 Guntas in the land bearing Survey No. 172/1 was converted from Agricultural to Residential Layout. The same is reflected in **MR No. T126/2021-22.**
18. It is observed from the E-Swathu Khata Certificate (Form 11B) issued by the Rural Development and Panchayath Raj Department, Karnataka, that the land bearing Survey No. 172/1 measuring 9004.26 square meters (converted as Residential Layout), bearing Property

No. 150200100900121754, is possessed by M/s Ensemble Residential Project, represented by Mr. Ratheesh Nambiar.

19. It is observed from the Deed of Contribution dated 09.03.2022 that M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar, has contributed the entire right, title and interest with respect to the land bearing Survey No. 172/1 measuring 02 Acres 09 Guntas and along with other properties situated at Dommasandra Village, Sarjapura hobli, Anekal taluk, in favor of **M/s Ensemble Residential Projects**, represented by its Managing Partner Mr. Ratheesh Nambiar and the same is registered on 14.03.2022 as Document No.BSG-1-09125/2021-22 of Book-1 and stored in CD No. BSGD1141 at the office of Sub-registrar, Basavanagudi, Bangalore.
20. It is learnt from the Confirmation Deed dated 29.07.2024 that (1) Mr. N. Venugopal Reddy, s/o Mr. N.L. Nanjunda Reddy, (2) Mr. Suresh Babu M.N., s/o Mr. K.K. Narayanan, (3) Mr. Chinnaswamy S., s/o Late Sallapurappa, (4) Mr. G.M. Muni Reddy, s/o Late Munishami Reddy, (5) Mrs. Krishnamma J., w/o Mr. G.M. Muni Reddy, (6) Mr. G.M. Jagadeesh, s/o Mr. G.M. Muni Reddy, (7) Mrs. N. Prathima, w/o Mr. G.M. Jagadish, (8) Mr. Gagan Deep, s/o Mr. G.M. Jagadish, (9) Mr. M. Ramaswamy Reddy, s/o Late Munishami Reddy, (10) Mrs. Radhamma, w/o Mr. M. Ramaswamy Reddy, (11) Mr. R. Dayanand, s/o Mr. M. Ramaswamy Reddy, (12) Mrs. Amrutha L., w/o Mr. R. Dayanand, (13) Master Kunal Kiran, s/o Mr. R. Dayanand, (14) Mrs. R. Nagaveni, w/o Mr. M. Ramaswamy Reddy, (15) Mr. M. Narayanaswamy, s/o Late Munishami Reddy, (16) Mrs. R.K. Sumithra, w/o Mr. M. Narayanaswamy, (17) Mr. G.N. Madhukar Reddy, s/o Mr. M. Narayanaswamy, (18) Mrs. Dhanalakshmi, d/o Mr. Munishami Reddy, (19) Mr. G.A. Vishwanatha Reddy, s/o Mr. Akkala Reddy, (20) Mrs. K. N. Savithramma, Mr. G.A. Vishwanatha Reddy, (21) Mr. Nagaraj G.V., s/o Mr. G.A. Vishwanatha Reddy, (22) Mrs. Navya P., w/o Mr. Nagaraj G.V., (23) Mrs. Gowramma, d/o Mr. Akkala Reddy, jointly executed a Deed of Confirmation in favour of **M/s. Nambiar Ensemble Residential Projects LLP** (formerly known as Ensemble Residential Projects), represented by its designated Partner Mr. C. Umesh Babu, thereby confirming the Contribution Deed dated registered on 14.03.2022 as Document No.BSG-1-09125/2021-22. The said Confirmation Deed is registered on 22.08.2024 as Document No. ABL-1-06586-2024-25, in Book 1, in the office of the Senior Sub-Registrar, Basavanagudi (Athibele).

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21. It is learnt from the RTCs for the period from 2021-22 to 2024-25 issued by the Office of the Tahsildar, Anekal, that the name of M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar, is reflected as the owner of the land bearing Survey No. 172/1 measuring 02 Acres 09 Guntas, vide MR No. T126/2021-22.

**Note: (i) In the RTCs for the period 2021-22 to 2024-25, the name of M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar, is reflected as the owner of the land bearing Survey No. 172/1 measuring 02 Acres 09 Guntas. However, it is to be noted that the current owner of the said property is M/s. Nambiar Ensemble Residential Projects LLP (formerly known as Ensemble Residential Projects), represented by its designated Partner Mr. C. Umesh Babu**

**Survey Records:**

22. Moola Survey Tippani issued by the Assistant Director of Land Records, Anekal Taluk, provides the topographical shape of the land bearing Survey No. 172.
23. Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk, reflects that the land bearing old Survey No. 172/1 totally measures 03 Acres 09 Guntas, and also reflects the hissa sketch.
24. Balabagada Nakalu issued by the Surveyor, Anekal Taluk, reflects that the land bearing old Survey No. 172/1 was bifurcated / phodied, wherein the total extent of 03 Acres 09 Guntas was divided into two portions, as (I) Survey No. 172/1 measuring 02 Acres 09 Guntas, and (II) Survey No. 172/3 measuring 01 Acre, wherein Survey No. 172/1 has been allocated under the ownership of Mr. P. Mohan Raju alias Rajanna.
25. The Revision settlement Akarbhand issued by the office of Assistant Commissioner of Land Records, Anekal (digital copy), provides that the land bearing Survey No. 172/1 measures 02 Acres 09 Guntas with no Kharab land.

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**Encumbrance Certificates:**

26. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 172 measuring 05 Acres 18 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance
27. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 172/1 measuring 02 Acres 09 Guntas. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Joint Development Agreement	Dated 01.07.2016 registered as Document No. ANK-1-02120-2016-17 executed by Mrs. Nagamani, w/o Mr. P. Mohanraju alias Rajanna, and Others, in favour of M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ratheesh Nambiar
2	Exchange of Property	Dated 02.09.2021 registered as Document No. ANK-1-03374-2021-22 executed by Mr. Ashok N., and Others, in favour of Mr. Kunal Kiran, and Others.
3	Cancellation Deed	Dated 23.11.2021 registered as Document No. ANK-1-06017-2021-22 executed by M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ratheesh Nambiar, in favour of Mr. P. Mohanraju alias Rajanna and Others
4	Partnership Deed (Deed of Contribution)	Dated 14.03.2022 registered as Document No. BSG-1-09125-2021-22 executed by M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar, in favour of M/s Ensemble

		Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar
5	Rectification Modification Deed	/ Dated 20.11.2023 registered as Document No. ABL-1-10565-2023-24 executed by Mr. N. Venugopala Reddy, and Others, in favour of Mr. N. Venugopala Reddy, and Others. (Not related to the Subject Property)

28. We have been furnished with the Encumbrance Certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 172/1 measuring 02 Acres 09 Guntas. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Consent Deed (Confirmation Deed)	Dated 29.07.2024 registered as Document No. ABL-1-06586-2024-25 executed by Mr. N Venugopal Reddy, and Others, in favour of M/s. Nambiar Ensemble Residential Projects LLP, represented by Mr. Umesh Babu

29. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 23.10.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 172/1 measuring 02 Acres 09 Guntas. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Release Deed	Dated 30.05.2024 registered as Document No. BDA-1-00610-2024-25 executed by M/s Ensemble Residential Projects, represented by its Managing



		Partner Mr. Ratheesh Nambiar in favour of BDA represented by Executive Engineer East Division.
2	Rectification Modification Deed	Dated 20.11.2023 registered as Document No. ABL-1-10565-2023-24 executed by Mr. Venugopala Reddy and Others (Not related to the Subject Property)
3	Partnership Deed	Dated 14.03.2022 registered as Document No. BSG-1-0915-2021-22 executed by M/s Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar in favour of M/s Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar
4	Cancellation Deed	Dated 23.11.2021 registered as Document No. ANK-1-06017-2021-22 executed by M/s Nambiar Builders Private Limited, represented by its Director Ratheesh Nambiar represented by his representative Ms. Bindu in favour of Mr. P. Mohanraju alias Rajanna, s/o Late Pilla Reddy and Others
5	Joint Development Agreement	Dated 01.07.2016 registered as Document No. ANK-1-02120-2016-17 executed by Mrs. Nagamani, w/o P. Mohanraju, and Others in favour of M/s Nambiar Builders Private Limited, represented by its Director Mr. Ratheesh Nambiar

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**Noc and Endorsements**

30. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No. 172/1.
31. It is noted from the Official Memorandum for Deemed Conversion dated 04.03.2022 bearing Application No. 293195 and Order for Conversion No. ALN(ASH)SR/173/2021-22, issued by the Deputy Commissioner, Bangalore, based on the application of M/s Nambiar Builders Private Limited, represented by its Director Mr. Ramesh Nambiar, an extent of 02 Acres 09 Guntas in the land bearing Survey No. 172/1 was converted from Agricultural to Residential Layout. The same is reflected in MR No. T126/2021-22.
32. It is observed from the Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978 (PTCL) with respect to old Survey No. 172/1 totally measuring 02 Acres 09 Guntas.
33. Nil Tenancy Certificate dated 18.01.2021 bearing Document No. RD0038026211115 issued by the Tahsildar, Anekal Taluk, reflects that there are no tenancy claims with respect to the land bearing old Survey No. 172/1 measuring a total extent of 02 Acres 09 Guntas.

**5. For Survey No. 172/2 measuring 02 Acres 09 Guntas:-**

1. Originally, the land bearing Survey No. 172 measuring 05 Acres 18 Guntas, was owned and possessed by Mr. Appanna Reddy, s/o Mr. Kakaiah alias Appaiah. Later, Mr. Appanna Reddy, s/o Mr. Kakaiah alias Appaiah gifted the said property to the children of Late Pilla Reddy namely, Master. P. Mohan Raju alias Rajanna, and Master. P. Narayana Reddy, (being minors represented by their natural guardian / mother Mrs. Chowdamma, w/o Late Pilla Reddy), under Gift Deed dated 28.08.1974 bearing registered Document no. 1877/1974-75.

2. It is learnt from the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 2005-06 issued by the Office of the Tahsildar, Anekal, that the names of (1) Master Rajanna alias P. Mohan Raju, and (2) Master Narayana Reddy, being minors represented by their natural guardian / mother Mrs. Chowdamma, is depicted as the owners with respect to the agricultural land bearing Survey No. 172 measuring 05 Acres 18 Guntas vide Gift Deed.
3. It is observed from the Notarized Family Tree of Mr. Narayana Reddy, s/o Late T. Pilla Reddy, that Late T. Pilla Reddy was married to Mrs. Chowdamma, and had two children, as detailed below:

Mr. Mohanraju alias Rajanna is married to Mrs. Nagamani, and has one child namely: (a) Mr. Pramod,

Mr. P. Narayana Reddy is married to Mrs. Geetha, and has three children, namely: (a) Mr. N. Karthik, (b) Mr. N. Lalit, and (c) Mr. N. Likit

4. Later, (1) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, and (2) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, along with their mother (3) Mrs. Chowdamma, w/o Late Pilla Reddy, entered into Partition Deed dated 07.02.2007 registered on 08.02.2007, as Document No. ANK-1-31242-2006-07, in Book 1, stored in CD No. ANKD188, in the office of the Sub-Registrar, Anekal, and partitioned the land bearing Survey No. 172 measuring 05 Acres 18 Guntas as detailed below:

SL No	Survey No.	Extent	Share allotted to
1	Survey No. 172	01 Acre 00 Guntas	Mrs. Chowdamma
2	Survey No. 172	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna
3	Survey No. 172	02 Acres 09 Guntas	Mr. P. Narayana Reddy

5. Subsequently, Mutation Register extract bearing No. 96/2006-07 issued by the Revenue Inspector, Sarjapura, reflects the extent effected by the above Partition Deed bearing registered Document No. ANK-1-31242-2006-07, as below:

SL No	Survey No.	Extent	Owner
1	Survey No. 172	01 Acre	Mrs. Chowdamma
2	Survey No. 172	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna
3	Survey No. 172	02 Acres 09 Guntas	Mr. P. Narayana Reddy

6. It is noted from the Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk, that Index of Land and Preliminary Documents with respect to the agricultural land bearing Survey No. 172/1 are not available with the concerned authority and therefore, the same cannot be perused.
7. It is learnt from the RTCs for the period from 2006-07 to 2009-10 issued by the Office of the Tahsildar, Anekal, that the names of Mr. P. Narayana Reddy, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, with respect to the agricultural land bearing Survey No. 172 totally measuring 05 Acres 18 Guntas vide MR No. 96/2006-07.
8. Thereafter, It is observed from the Sale Deed dated 13.01.2010 that (1) Mr.P Narayana Reddy s/o Late. T Pilla Reddy (2) Mrs. Geetha w/o Mr.P.Narayana Reddy (3) Master. N Karthik (4) Master. N. Lalit and (5) Master. N.Likit (SL. No.03 to 05 are being minors represented by their natural Gurdian and father Mr. P Narayana Reddy) all have jointly conveyed the land bearing Survey No.172 an extent measuring 02 Acres 09 Guntas in favor of Mr.Sharath Reddy s/o seetharama Reddy and same is registered on 10.02.2010 Document No.SRJ-1-03578/2009-10 of Book-1 stored in CD No.SRJD33 at the office of Sub-registrar, Sarjapura.

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9. Further, it is learnt from the Mutation Register extract bearing No. 53/2009-10 issued by the Revenue Inspector, Sarjapura Hobli, that by virtue of aforesaid Sale Deed the name of Mr. Sharath Reddy s/o seetharama Reddy is recorded as owner with respect to the land bearing Survey No. 172 measuring 02 Acres 09 Guntas, and this documents also discloses that the land bearing Survey No. 172 totally measuring 05 Acres 18 Guntas was phodied / bifurcated, into new survey numbers as detailed below:

<u>SL No.</u>	<u>New Survey No.</u>	<u>Extent</u>	<u>Owner</u>
1	172/1	03 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy (02 Acres 09 Guntas) Mr. Sampangi, s/o Late Muniyappa (01 Acre)
2	172/2	02 Acres 09 Guntas	Mr. Sharath Reddy, s/o Mr. N. Seetharama Reddy

10. It is learnt from the RTCs for the period from 2010-11 to 2015-16 issued by the office of Tahsildar, Anekal Taluk that the name of Mr. Sharath Reddy s/o Mr. N Seetharama Reddy is recorded as owner with respect to the land bearing Survey No. 172/2 an extent measuring 02 Acres 09 Guntas vide MR No. 53/2009-10.
11. Later, it is observed from the Sale Deed dated 08.05.2015 that Mr. Sharath Reddy s/o seetharama Reddy has conveyed the land bearing Survey No. 172/2 measuring 02 Acres 09 Guntas in favor Mr. Umesh Babu s/o Late. BV Chandrashekar Reddy and same is registered as Document No. ABL-1-00765/2015-16 of Book-1 and stored in CD No. ABLD237 at the office of Sub-registrar, Atibele and same is recorded in Mutation Register bearing No. H152/2014-15.
12. It is learnt from RTCs for the period from 2016-17 to 2021-22 issued by the office of Tahsildar, Anekal Taluk that the name of Mr. Umesh Babu s/o Late. BV Chandrashekar Reddy is recorded as owner with respect to the land bearing Survey No. 172/2 an extent measuring 02 Acres 09 Guntas vide MR No. H152/2014-15.



13. It is observed from the Official Memorandum dated 08.03.2022 in bearing No.ALN/ASH/SR/169/2021-22 issued by the Deputy Commissioner of Bangalore District that land bearing Survey No.172/2 measuring 02 Acres 09 Guntas has been converted from agricultural to Non-agricultural Layout-Residential Purpose.and same is recorded in MR No.T153/2021-22.
14. It is learnt from the RTCs for the period from 2022-23 to 2023-24 issued by the office of Tehsildar,Anekal Taluk that the name of Mr. Mr. Umesh Babu s/o Late.BV Chandrashekar Reddy is recorded as owner with respect to the land bearing Survey No.172/2 measuring 02 Acres 09 Guntas.
15. It is pertaining to note that the land bearing Survey No.172/2 measuring 02 Acres 09 Guntas was left out from the Contribution Deed dated 09.03.2022 registered as document no. BSG-1-09123/2021-22, in order to incorporate to same that (1) Mr. Umesh Babu s/o Late.BV Chandrashekar Reddy (2) Mr. Rajashekar Reddy BV s/o Late. B Venkata Reddy and (3) M/s. Ensemble Residential Projects LLP all have executed **Addendum to the Contribution Deed dated 09.03.2022 Registered as Documents No. ABL-1-04429/2024-25** of Book-1, stored in stored in Centralized data cell (Electronic format) at the office of Sub-registrar, Atibele, and contributed their rights, interest and title as their capital contribution with respect to land bearing Survey No. 172/2 measuring 02 Acre 09 Guntas among other Survey no.'s in favor M/s. Ensemble Residential Projects LLP represented by its Designated Partner Mr. Ratheesh Nambiar.

**Note:- Kindly provide the latest katha in the of present owner.**

**Survey Records:**

1. The Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk, provides the topographical shape with Bifurcation/fragmentation of Survey No.172.
2. The Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk that the land bearing Survey No.172/2 an extent measuring 02 Acres 09 Guntas including 00 Guntas of Kharab.

**Encumbrance Certificates**

1. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 172 measuring 05 Acres 18 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance
2. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 16.07.2024 issued by the office of Sub Registrar, upon perusal of the said Encumbrance Certificate with respect to the land bearing Survey No.172/2 the transaction as below mentioned:

Sl. No.	Transactions	Document No
1	Sale Deed	Dated 29.01.2010 registered as Document No.SRJ-1-03578/2009-10 executed by Mr. P Narayana Reddy infavor of Mr. Sharath Reddy.
2	Partition Deed	Dated 08.02.2007 registered as Document No.ANK-1-31242/2006-07 executed by Mr. Chowdamma, P Mohan and others.

3. We have been provided with an Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 172/2.

**Noc and Endorsements for Survey No.172/2**

1. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No.172/2.

2. It is from the Official Memorandum for deemed conversion dated 04.03.2022 bearing conversion order no. ALN/ASH/SR/169/2021-22 issued by the office of Deputy Commissioner Bangalore, issued by the Office of District Commissioner Bangalore Urban, records that the land bearing Survey No.172/2 measuring 02 Acre 09 Guntas from agricultural to non-agricultural Commercial Purpose under Section 95 of The Karnataka Land Revenue Act, 1964. vide said Official Memorandum.
3. It is observed from the Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the land bearing Survey No.172/2.
4. It is observed from the NIL' Tenancy Certificate bearing No. RD0038028183997 dated 26.03.2021 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.172/2 measuring 02 Acres 09 Guntas.
6. **For Survey No. 172/3 measuring 01 Acres 00 Guntas :-**
  1. Originally, the land bearing Survey No. 172 measuring 05 Acres 18 Guntas, was owned and possessed by Mr. Appanna Reddy, s/o Mr. Kakaiah alias Appaiah. Later, Mr. Appanna Reddy, s/o Mr. Kakaiah alias Appaiah gifted the said property to the children of Late Pilla Reddy's namely, Master. P. Mohan Raju alias Rajanna, and Master. P. Narayana Reddy, (being minors represented by their natural guardian / mother Mrs. Chowdamma, w/o Late Pilla Reddy), under Gift Deed dated 28.08.1974 bearing registered Document no. 1877/1974-75.
  2. It is learnt from the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 2005-06 issued by the Office of the Tahsildar, Anekal, that the names of (1) Master Rajanna alias P. Mohan Raju, and (2) Master Narayana Reddy, being minors represented by their natural guardian / mother Mrs. Chowdamma, is depicted as the owners with respect to the agricultural land bearing Survey No. 172 measuring 05 Acres 18 Guntas vide Gift Deed.

3. It is observed from the Notarized Family Tree of Mr. Narayana Reddy, s/o Late T. Pilla Reddy, that Late T. Pilla Reddy was married to Mrs. Chowdamma, and had two children, as detailed below:

Mr. Mohanraju alias Rajanna is married to Mrs. Nagamani, and has one child namely: (a) Mr. Pramod,

Mr. P. Narayana Reddy is married to Mrs. Geetha, and has three children, namely: (a) Mr. N. Karthik, (b) Mr. N. Lalit, and (c) Mr. N. Likit

4. Later, (1) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, and (2) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, along with their mother (3) Mrs. Chowdamma, w/o Late Pilla Reddy, entered into Partition Deed dated 07.02.2007 registered on 08.02.2007, as Document No. ANK-1-31242-2006-07, in Book 1, stored in CD No. ANKD188, in the office of the Sub-Registrar, Anekal, and partitioned the land bearing Survey No. 172 measuring 05 Acres 18 Guntas as detailed below:

SL No	Survey No.	Extent	Share allotted to
1	Survey No. 172	01 Acre 00 Guntas	Mrs. Chowdamma
2	Survey No. 172	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna
3	Survey No. 172	02 Acres 09 Guntas	Mr. P. Narayana Reddy

5. Subsequently, Mutation Register extract bearing No. 96/2006-07 issued by the Revenue Inspector, Sarjapura, reflects the extent effected by the above Partition Deed bearing registered Document No. ANK-1-31242-2006-07, as below:

SL No	Survey No.	Extent	Owner
1	Survey No. 172	01 Acre	Mrs. Chowdamma

2	Survey No. 172	02 Acres 09 Guntas	Mr. P. Mohan Raju alias Rajanna
3	Survey No. 172	02 Acres 09 Guntas	Mr. P. Narayana Reddy

6. It is noted from the Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk, that Index of Land and Preliminary Documents with respect to the agricultural land bearing Survey No. 172/1 are not available with the concerned authority and therefore, the same cannot be perused.
7. It is learnt from the RTCs for the period from 2006-07 to 2007-08 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. Chowdamma, w/o Late Pilla Reddy, is reflected as the owner of 01 Acre, (2) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, and (3) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, with respect to the agricultural land bearing Survey No. 172 totally measuring 05 Acres 18 Guntas vide MR No. 96/2006-07.
8. Thereafter, it is observed from the Sale Deed dated 27.08.2008 that Mrs. Chowdamma w/o Mr. Appanna has conveyed the land measuring 01 Acre in Survey No. 172 in favor of Mr. Sampangi s/o late Muniyappa and same is registered as document no.SRJ-1-00897/2008-09 in Book I and recorded in CD No. SRJ18 in the Office of the Sub-Registrar, Sarajapura and Mutation Register Extract bearing No. 23/2008-09 records the said transaction.
9. It is learnt from the RTCs for the period from 2008-09 to 2009-10 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mr. Sampangi, s/o Late Muniyappa, is reflected as the owner of 01 Acre vide MR No. 23/2008-09 (sale), (2) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, vide MR No. 96/2006-07 and (3) Mr. P. Narayana Reddy, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, vide MR No. 96/2006-07, with respect to the agricultural land bearing Survey No. 172 totally measuring 05 Acres 18 Guntas.



10. Further, it is learnt from the Mutation Register extract bearing No. 53/2009-10 issued by the Revenue Inspector, Sarjapura Hobli, that the land bearing Survey No. 172 measuring 05 Acres 18 Guntas was phodied / bifurcated, into new survey numbers as detailed below:

<u>SL No.</u>	<u>New Survey No.</u>	<u>Extent</u>	<u>Owner</u>
<u>1</u>	<u>172/1</u>	<u>03 Acres</u> <u>09 Guntas</u>	(1) <u>Mr. P. Mohan Raju</u> <u>alias Rajanna, s/o Late</u> <u>Pilla Reddy (02 Acres</u> <u>09 Guntas)</u>  (2) <u>Mr. Sampangi, s/o Late</u> <u>Muniyappa (01 Acre)</u>
<u>2</u>	<u>172/2</u>	<u>02 Acres</u> <u>09 Guntas</u>	<u>Mr. Sharath Reddy, s/o</u> <u>Mr. N. Seetharama</u> <u>Reddy</u>

11. It is learnt from the RTCs for the period from 2010-11 to 2013-14 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mr. P. Mohan Raju alias Rajanna, s/o Late Pilla Reddy, is reflected as the owner of 02 Acres 09 Guntas, vide MR No. 96/2006-07, and (2) Mr. Sampangi, s/o Late Muniyappa, is reflected as the owner of 01 Acre vide MR No. 23/2008-09, with respect to the agricultural land bearing Survey No. 172/1 totally measuring 03 Acres 09 Guntas.

12. Further, it is learnt from the Mutation Register extract bearing No. T18/2014-15 issued by the Revenue Inspector, Anekal, that the land bearing Survey No. 172/1 measuring 03 Acres 09 Guntas was phodied / bifurcated, into new survey numbers as detailed below:

<u>New Survey No.</u>	<u>Extent</u>	<u>Owner</u>
<u>172/1</u>	<u>02 Acres 09</u> <u>Guntas</u>	<u>Mr. P. Mohan Raju alias Rajanna,</u> <u>s/o Late Pilla Reddy</u>

172/3	01 Acre	Mr. Sampangi, s/o Late Muniyappa
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13. It is observed from the RTCs for the period from 2014-15 to 2020-21 issued by the office of Tahsildar, Anekal Taluk that the name of Mr. Sampangi s/o Late. Muniyappa is recorded as owner with respect to the land bearing Survey No.172/3 measuring 01 Acre 00 Guntas. vide MR No.T18/2014-15.
14. Subsequently, (1) Mr. Sampangi s/o late Muniyappa as seller along with (2) Mrs . Gowramma d/o Mr. Sampangi, (3) Mr. Nagesh s/o Mr. Sampangi, (4) Mrs. Neelamma d/o Mr. Sampangi, (5) Mr. Prakash s/o Mr. Sampangi, (6) Mrs. Prema d/o Mr. Sampangi, (7) Mr. Suresh s/o Mr. Sampangi, (8) Mr. Muniraju s/o Mr. Sampangi, (9) Mrs. Aruna d/o Mr. Sampangi, and (10) Mrs. Hamsalekha d/o Mr. Sampangi as confirming parties conveyed land measuring 1 Acre in Survey No. 172/3 in favor of Mr. B V Rajashekar Reddy s/o late B Venkata Reddy vide a Sale Deed dated 01.07.2015 registered as document no.ABL-1-01918/2015-16 in Book I and recorded in CD No. ABLD240 in the Office of the Sub-Registrar, Attibele and Mutation Register Extract bearing No. H37/2020-21 records the name of Rajashekar Reddy as khatedar in respect to land in Survey No. 172/3.
15. It is learnt from the RTCs for the period from 2020-21 to 2024-25 issued by the office of Tahsildar, Anekal Taluk that the name of Mr. B V Rajashekar Reddy s/o late B Venkata Reddy is recorded as owner with respect to the land bearing Survey No.172/3 measuring 01 Acre 00 Guntas. Vide MR No.H37/2020-21.
16. It is observed from the Official Memorandum for deemed conversion dated 04.03.2022 bearing conversion order no. ALN/ASH/SR/172/2021-22 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No.172/3 measuring 1 Acre is converted from agricultural to residential layout purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).
17. It is observed from the Contribution Deed dated 09.03.2022 that (1) Mr. Umesh Babu BC s/o Late. Chandrashekar Reddy and (2) Mr. Rajashekar Reddy s/o late. B Venkata Reddy have jointly contributed their rights, interest and title as their capital contribution with respect to land bearing Survey No. 172/3 measuring 01 Acre 00 Guntas along with other properties Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore

District in favour of M/s. **Ensemble Residential Projects** and the same is registered as document no. BSG-1-09123/2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore.

18. It is observed from the E-swathu katha bearing No.150200100900121563 having panchayath katha bearing No.1788/172/3 issued by the office of Gram Panchayath Dommasandra that name of M/s. **Ensemble Residential Projects** is recorded as owner with respect to the land bearing Survey No.172/3 measuring 4046.86 Square meters

**Survey Records:**

1. The Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk, provides the topographical shape with Bifurcation/fragmentation of Survey No.172.
2. The Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk that the land bearing Survey No.172/3 an extent measuring 01 Acres 00 Guntas including 00 Guntas of Kharab.

**Encumbrance Certificates**

1. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 172 measuring 05 Acres 18 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance
2. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 18.08.2024 issued by the office of Sub Registrar, upon perusal of the said Encumbrance Certificate with respect to the land bearing Survey No.172/3 the transaction as below mentioned:

Sl. No.	Transactions	Document No
1	Contribution Deed	Dated 14.03.2022 registered as Document No.BSG-1-09123/2021-22. Executed by Mr.BV Rajashekar &

		others in favour M/s Ensemble residential represented by its Partner Mr. Ratheesh Nambiar.
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3. We have been provided with an Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 172/3.

**Noc and Endorsements for Survey No.172/3.**

1. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No.172/3.
2. It is from the Official Memorandum for deemed conversion dated 04.03.2022 bearing conversion order no. ALN/ASH/SR/172/2021-22 issued by the office of Deputy Commissioner Bangalore, issued by the Office of District Commissioner Bangalore Urban, records that the land bearing Survey No.172/3 measuring 01 Acre 00 Guntas from agricultural to non-agricultural Commercial Purpose under Section 95 of The Karnataka Land Revenue Act, 1964. vide said Official Memorandum.
3. It is observed from the Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the land bearing Survey No.172/3.
4. It is observed from the Nil Tenancy Certificate dated 27.09.2024 bearing No.RD1218028021569 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.172/3 measuring 01 acres.

**7. For Survey No. 251/1 measuring 03 Acres 24 Guntas:-**

1. Originally land bearing Survey No. 251 an extent of 08 Acre 10 Guntas (excluding 5 Guntas of Kharab land) Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District was owned and possessed by Mr. B. Venkata Reddy s/o Mr. Nanjundappa Reddy. Further after the demise of Late. B. Venkata Reddy the katha and RTCs with respect to the aforesaid property has been transferred in the name of his son Mr. B.V Chandrashekar Reddy. Vide MR No.02/1979-80.
2. It is observed from the Certificate of Death dated 30.11.1978 issued by the Chief Registrar of Births and Deaths that Mr. Venkata Reddy s/o Mr. Nanjundappa Reddy demised on 29.11.1978.
3. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 1984-85 to 1993-94 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. B.V Chanrashekar Reddy s/o Mr. Venkata Reddy is recorded as the owner with respect to the land bearing Survey No. 251 measuring 8 Acres 10 Guntas (excluding 5 Guntas of Kharab land).
4. Thereafter the legal heirs of Late. B. Venkata Reddy (1) Mrs. Yallamma w/o Late. B. Venkata Reddy along with her sons namely (2) Mr. B.V Sommashekar Reddy (3) Mr.B.V Chandrashekar Reddy (4) Mr. B.V. Ravindrashekar Reddy all have (5) Mr. B.V Rajashekar Reddy all have jointly executed the **Panchayath Partition dated 15.05.1982** and partitioned their joint family properties along with land bearing Survey No. 251 an extent 08 Acre 15 Guntas Situated at Dommasandra Village., by virtue of said panchayath partition the land bearing Survey No. 251 an extent of 08 Acre 15 Guntas (including 5 guntas of kharab) was allotted as detailed below:-

SL No.	Name of Beneficiary	Survey Number	Extent
1.	Mr. B.V Chandrashekar Reddy	251	3 Acre 24 Guntas (out of 08 Acre 15 Guntas)



2.	Mr. B.V Ravindrashekar Reddy	251	4 Acre 05 Guntas Guntas (out of 08 Acre 15 Guntas)
3.	Mr. B.V Rajashekar Reddy	251	21 Guntas Guntas (out of 08 Acre 15 Guntas)

5. It is observed from the non-availability endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21 issued by the office of Tahsildar, Anekal Taluk, depicts that the Index od Lands and Preliminary documents with respect to Survey No.251 is not available in the records maintained by said authority.
6. It is observed from the Mutation Register extract bearing no. 02/1995-96 issued by the Tahsildar, Anekal that Mr. Chandrashekar Reddy s/o Mr. Venkata Reddy acquired the land bearing Survey No. 251 an extent measuring 3 Acres 24 Guntas vide Partition Deed dated 15.05.1982.
7. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 1994-95 to 2013-2014 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. Chandrashekar Reddy s/o Mr. Venkata Reddy is recorded as the owner with respect to the land bearing Survey No. 251 measuring 3 Acres 24 Guntas out of 8 Acre 10 Guntas.
8. It is observed from the Notarized Family Tree of Mr. Venkata Reddy s/o Mr. Nanjunda Reddy that Late. Venkate Gowda alias Venkatappa alias Venkata Reddy was married to:
  - (1) Late. Chowdamma (First Wife) and has begotten four children
    - (i)Late. Jayalakshmi
    - (ii)Late. Nagarathna
    - (iii)Mrs. Sarojamma
    - (iv)Mrs. Yashodamma
  - (2) Late. Pillamma (Second Wife) and has begotten six children

- (i) Mr. B.V Somashekara Reddy is married to Mrs. Sunandamma and have begotten a son (a) Mr. Sushruth.
- (ii) Late. B.V Chandrashekar Reddy was married to Mrs. Susheelamma and have begotten three children (a) Mr. Umesh Babu B.C is married to Mrs. Geetha and have begotten a daughter Ms. Ridhi. (b) Mr. Suresh Babu B.C is married to Mrs. Sowmya and (c) Mrs. Mamatha
- (iii) Mr. B.V Ravindrashekar Reddy is married to Mrs. N.K Parvathi and have begotten two children (a) Mrs. Ramya and (b) Mr. Sreesha is married to Mrs. Rashmi and have begotten a son Master. Darshil.
- (iv) Mrs. B.V Prabhamani
- (v) Mr. B.V Rajashekara Reddy is married to Mrs. N.K Uma and have begotten two children (a) Mrs. Kavya and (b) Mrs. Jasmitha
- (vi) Mrs. B.V Renuka.

9. It is observed from the Certificate of Death dated 20.03.1999 issued by the Chief Registrar of Births and Deaths that Mr. B.V Chandrashekar Reddy s/o Mr. B. Venkata Reddy demised on 12.03.1999.

10. It is observed from the Complaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal that (1) Mrs. M. Jayalakshmi Reddy w/o Late. M. Muni Reddy (2) Mrs. Saroja and (3) Mrs. Yashoda w/o Late. C. Chowda Reddy (Plaintiff) all have initiated the suit against the Defendants namely (1) Mr. B.V Somashekar Reddy (2) Mr. Ravindrashekar Reddy (3) Mr. Rajashekar Reddy (4) Mr. Shusheelamma w/o Late. Chandrashekar Reddy (5) Mr. BC Umesh Babu s/o Late. Chandrashekar Reddy (6) Mr. BC Suresh Babu s/o Late. Chandrashekar Reddy (7) Mrs. Mamatha d/o Late. Chandrashekar Reddy, w/o Late. Gopal Reddy (8) Mrs. Prabhamani w/o Mr. Konda Reddy d/o Late. B.Venkata Reddy (9) Mrs. Renuka w/o Gopala Reddy and (10) Mrs. Nagarathna w/o Late. J.C Narayana Reddy [Defendant 08 to 10 are the daughter of B. Venkata Reddy] for Partition and 1/8th share in the Family properties and including land bearing Survey No. 251 an extent measuring 08 Acre 15 Guntas (including 5 Guntas of Kharab land) along with other properties.

Thereafter the matter was compromised amongst the parties Plaintiffs and Defendants the suit and filed Joint compromise petition dated 20.01.2012, in terms of Compromise the said Decree was drawn by the Hon'ble court ordered and decreed that Plaintiffs and Defendants are allotted with shares in suit properties, and by the virtue of above said order

that the Land bearing Survey No. 251 an extent measuring 08 Acre 15 Guntas was allotted/settled as follows:-

- (i) Defendant No-04 Mrs. Shusheelamma, (ii) Defendant No-05 Mr. B.C Umesh Babu, (iii) Defendant No -6 Mr. BC Suresh Babu and (iv) Defendant No-07 Mrs. Mamamatha was allotted the land measuring 3 Acres 24 Guntas (out of total extent 08 Acre 15 Guntas) in Survey No.251 along with other properties. (Our subject matter.)
- Defendant No.02 Mr. B.V Ravindrashekar Reddy was allotted the land measuring 04 Acres 5 Guntas (out of total extent 08 Acre 15 Guntas) in Survey No.251 along with other properties.
- (i) Defendant No-03 Mr. B.V Rajashekar Reddy was allotted the land measuring 21 Guntas (out of total extent 08 Acre 15 Guntas) in Survey No.251 along with other properties.

11. Further it is observed from the Mutation Register extract bearing no. H86/2014-15 issued by the Office of Village Accountant, Anekal that by virtue of aforesaid order in a case bearing O.S no. 09/2006, the names of (1) Mrs. Susheelamma (2) Mr. B.C Umesh Babu (3) Mr. B.C Suresh Babu (4) Mrs. B.C Mamatha are recorded as owners with respect to the land measuring 3 Acres 24 Guntas in land bearing Survey No.251

12. It is learnt from the Record of Tenancy and Crops (RTC) for the period from 2014-15 to 2020-21 issued by the office of Tahsildar, Anekal Taluk, that the name of (1) Mrs. Susheelamma (2) Mr. B.C Umesh Babu (3) Mr. B.C Suresh Babu (4) Mrs. B.C Mamatha is recorded as the owner with respect to the land bearing Survey No. 251 measuring 3 Acres 24 Guntas out of 8 Acre 10 Guntas with the reference of MR no. H86/2014-15 in column 10.

13. It is observed from the Official Memorandum for deemed conversion dated 04.03.2022 bearing application no. 299026 and conversion order no. ALN/ASH/SR/246/2021-22 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No. 251/1 measuring 3 Acres 24 Guntas is converted from agricultural to residential layout purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).

14. It is observed from the Mutation Register extract bearing no. T134/2021-22 digitally signed by the Revenue Inspector, Sarjapura that as per the Conversion order application no. 299026 the land bearing Survey No. 251/1 measuring 3 Acres 24 Guntas has been converted and are in the name of (1) Mrs. Susheelamma (2) Mr. B.C Umesh Babu (3) Mr. B.C Suresh Babu (4) Mrs. B.C Mamatha.
15. It is observed from the Redemption of the Hire Purchase Agreement for Tractor and Implements dated 14.09.2022 that the Tahsildar, Anekal Taluk being the Releasor having received the Principal loan amount along with the interest has discharged the rights acquired through the Hire and Purchase agreement dated 29.10.1960 registered as document no. 2291/1960-61 stored in Book I, Volume 834 at page no. 240-250 at the Office of Sub Registrar, Anekal in favour of (1) Mrs. B.V Prabhamani (2) Mr. B.V Somashekhar Reddy (3) Mr. B.V Ravindra Shekhar Reddy (4) Mr. B.V Rajashekar Reddy (5) Mrs. Susheelamma (6) Mr. B.C Suresh Babu (7) Mrs. B.C Mamatha no. (1) to (7) are represented by their GPA holder Mr. B.C Umesh Babu and (8) Mr. B.C Umesh Babu with respect to the land bearing Survey No. 251/1 measuring 03 Acre 24 Guntas and the same is registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal.
16. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 2021-22 to 2024-25 issued by the office of Tahsildar, Anekal Taluk, that the name of (1) Mrs. Susheelamma (2) Mr. B.C Umesh Babu (3) Mr. B.C Suresh Babu (4) Mrs. B.C Mamatha are recorded as the owner with respect to the land bearing Survey No. 251/1 measuring 3 Acres 24 Guntas with the reference of MR no. T134/2021-22 in column 10.
17. It is observed from the NIL' Tenancy Certificate bearing No. RD0038026211081 dated 18.01.2021 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.251 measuring 08 Acres 10 Guntas.
18. It is learnt from the E-Swathu Khatha in Form 11B bearing Property No.150200100900121568 having Panchayath Katha No.1796/251/1, issued by the Panchayath Development Officer, Dommasandra, that M/s Ensemble residential Projects represented by Mr. B.C Umesh Babu had got the khatha transferred to their name in the register of the panchayath with respect to the land bearing Survey No.251/1, measuring 14568.68 Square meter.

19. It is observed from the Tax paid receipt dated 29.11.2022, that M/s Ensemble residential Projects had remitted the property tax with respect to property bearing no. 150200100900121568 for the year 2022-23, to the Office of Panchayath Development Officer, Dommasandra.
20. It is observed from the Contribution Deed dated 09.03.2022 that (1) Mrs. Shusheelamma w/o Late. Chandrashekar Reddy B.V (2) Mr. Umesh Babu B.C s/o Late. Chandrashekar Reddy B.V (3) Ms. Ridhi Reddy d/o Mr. Umesh Babu B.C (being minor represented by natural guardian and father Mr. Umesh Babu) (4) Mr. Suresh Babu B.C s/o Late. Chandrashekar Reddy B.V (5) Mrs. Mamatha B.C d/o Late. Chandrashekar Reddy B.V (6) Mr. Dhruva Tejomaya M s/o Mrs. Mamatha B.C (7) Mrs. Geetha C.N w/o Mr. Umesh Babu B.C (8) Mrs. Soumya w/o Mr. Suresh Babu B.C have jointly contributed their rights, interest and title as their capital contribution with respect to land bearing Survey No. 251/1 measuring 3 Acres 24 Guntas Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of M/s. **Ensemble Residential Projects** and the same is registered as document no. BSG-1-09117-2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore.
21. It is observed from the General Power of Attorney dated 04.03.2016 that Ms. R. Ramya Reddy d/o Mr. B.V Ravindrashekar Reddy has appointed and nominated her father Mr. B.V Ravindrashekar Reddy s/o Late. B Venkata Reddy as her lawful Attorney holder to do all the acts such as Sale Deeds, Agreements or for any purposes etc with respect to land bearing Survey no. 251 and the same is registered as document no. ABL-4-00461 2015-16, stored in CD no. ABLD263 at the office of Sub Registrar, Attibele.
22. It is observed from the Partnership Deed dated 09.03.2022 entered between (1) Mr.B.V Somshekar Reddy s/o Late. B Venkata Reddy (2) Mr. Sushruth S Reddy s/o Mr.B.V Somshekar Reddy (3) Mrs. Shusheelamma w/o Late. Chandrashekar Reddy (4) Mr. Umesh babu s/o Late. Chandrashekar Reddy BV (5) Ms Ridhi Reddy d/o Mr. Umesh Babu (being minor represented by natural guardian and father Mr. Umesh Babu) (6) Mr. Suresh Babu BC s/o late. Chandrashekar Reddy BV (7) Mrs.Mamatha BC d/o Late. Chandrashekar Reddy (8) Mr. Dhruva Tejomaya s/o Mrs. Mamatha BC (9) Mr.Ravindrashekar Reddy BV s/o Late. B Venakata Reddy (10) Mrs. Ramya Reddy d/o Mr. Ravindrashekar Reddy BV represented by her GPA holder Mr. Ravindrashekar Reddy BV (11) Mr.Shrisha R s/o Mr. Ravindrashekar Reddy BV (12) Mater. Dhrashil s/o Mr. Ravindrashekar Reddy BV (being minor represented by natural guardian and father Mr. Ravindrashekar Reddy



BV) (13) Mr. Rajashekar Reddy BV s/o Late.B Venakata Reddy (14) Mrs. Kavya Reddy d/o Mr. Rajashekar Reddy BV (15) Master. Kovidh loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy)(16) Master. Jishnu Loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy (17) Mrs. Jasmitha BR d/o Mr. Rajashekar Reddy BV (18) Mr. Rajesh Pallikara Kuttiyattoor s/o Mr. CR Nambiar (19) Mr. Ramesh Nambair s/o Mr. CR Nambiar (20) Mr. Ratheesh Nambiar s/o Mr. CR Nambiar and (21) M/s Nambiar Builders Pvt. Ltd represented by it Director Mr. Ramesh Nambiar have come together to start firm in the name of **M/s Ensemble Residential Projects** and have agreed to net profit and loss percentage as detailed :-

SI No.	Partners	Shares %
01.	Mr.B.V Somshekar Reddy	6.50%
02.	Mr. Sushruth S Reddy	6.00%
03.	Mrs. Shusheelamma	00.01%
04.	Mr. Umesh babu	4.49%
05.	Ms Ridhi Reddy (being minor represented by natural guardian and father Mr. Umesh Babu)	00.01%
06.	Mr. Suresh Babu BC	3.99%
07	Mrs.Mamatha	3.99%
08	Mr. Dhruva Tejomaya	0.01%
09	Mr.Ravindrashekara Reddy BV	1.00%
10	Mrs. Ramya Reddy	05.00%
11	Mr.Shrisha R	06.49%
12	Mater. Dhrashil (being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV)	0.01%
13	Mr. Rajashekar Reddy BV	2.50%

14	Mrs. Kavya Reddy	4.98%
15	Master. Kovidh loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i> )(	00.01%
16	Master. Jishnu Loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i>	00.01%
17	Mrs. Jasmitha BR	5.00%
18	Mr. Rajesh Pallikara Kuttiyattoor	12.50%
19	Mr. Ramesh Nambair	12.50%
20	Mr. Ratheesh Nambiar	12.50%
21	M/s Nambiar Builders Pvt. Ltd	12.50%
	<b>Total</b>	<b>100 %</b>

**Survey Records:**

1. The Copy of Hissa Survey and Hissa Mojini issued by the Office of the Assistant Director of Land Records, Anekal Taluk, provides that Survey no. 251 has been phodied into 3 fragments 251/1, 251/2 and 251/3 and the name of (1) Mrs. Susheelamma (2) Mr. B.C Umesh Babu (3) Mr. B.C Suresh Babu (4) Mrs. B.C Mamatha is reflected as the owner with respect to land bearing Survey No. 251/1 measuring 3 Acres 24 Guntas.
2. The Revision settlement Akarbhand issued by the office of Office of the Assistant Director of Land Records, Anekal Taluk provides that the land bearing Survey No.251/1 measuring 3 Acres 24 Guntas and no Kharab land.

**Encumbrance Certificates:**

1. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 251 measuring 08 Acres 2 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance:

2. We have been furnished with the Encumbrance certificate for the period from 01.04.2004 to 24.02.2021 issued by the office of Sub-registrar, Anekal which reflects the following transactions with respect to Survey No.251.

Sl No.	Transactions	Document no.
01.	Joint Development Agreement	Dated 23.03.2016 registered as document no. ABL-1-07755-2015-16 executed by Mr. B.V Somashekar Reddy and others with M/s Nambiar Builders Private Limited.

3. We have been furnished with the Encumbrance certificate for the period from 01.04.2004 to 16.07.2024 issued by the office of Sub-registrar, Anekal which reflects the following transactions with respect to Survey No.251/1.

Sl No.	Transactions	Document no.
01.	Discharge Deed	Dated 13.12.2022 registered as document no. ANK-1-07905-2022-23 executed by The Tahsidar in favour of Mr. B.V Somashekar Reddy and others
02.	Partnership Deed	Dated 14.03.2022 registered as document no. BSG-1-09117-2021-22 executed by Mr. B.C Umesh Babu and others with M/s Ensemble Residential Projects.

4. We have been furnished with the Encumbrance certificate for the period from 01.12.2023 to 31.05.2024 issued by the office of Sub-registrar, Sarjapura which reflects Nil Encumbrance with respect to Survey No.251/1.
5. We have been provided with an Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 251/1.

**NOC and Endorsements Survey No. 251/1**

1. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No. 251.
2. It is observed from the Official Memorandum for deemed conversion dated 04.03.2022 bearing application no. 299026 and conversion order no. ALN/ASH/SR/246/2021-22 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No. 251/1 measuring 3 Acres 24 Guntas is converted from agricultural to residential layout purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).
3. It is observed from the Endorsement bearing No. PTCL/CR(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to land bearing 251.
4. It is observed from the NIL' Tenancy Certificate bearing No. RD0038026211081 dated 18.01.2021 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.251 measuring 08 Acres 10 Guntas.

**8. Survey No. 251/2 measuring 04 Acres 05 Guntas without Kharab**

1. Originally, the land bearing Survey No. 251 situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District was owned and possessed by Mr. B. Venkata Reddy s/o Mr. Nanjundappa Reddy. Further after the demise of Late. B. Venkata Reddy (on 29.11.1978 as per his Death Certificate), the katha and RTCs with respect to the aforesaid property has been transferred in the name of his son Mr. B.V. Chandrashekhar Reddy vide MR No.02/1979-80.

2. It is observed from the Certificate of Death dated 30.11.1978 issued by the Chief Registrar of Births and Deaths that Mr. Venkata Reddy s/o Mr. Nanjundappa Reddy demised on 29.11.1978.
3. Thereafter, the legal heirs of Late B. Venkata Reddy namely (1) Mrs. Yallamma, w/o Late B. Venkata Reddy, along with her sons namely (2) Mr. B.V. Somashekhar Reddy, (3) Mr. B.V. Chandrashekhar Reddy, (4) Mr. B.V. Ravindrashekhar Reddy, (5) Mr. B.V. Rajashekar Reddy, have jointly executed the **Panchayath Partition dated 15.05.1982** and partitioned their joint family properties along with land bearing Survey No. 251 measuring 08 Acres 10 Guntas, situated at Dommasandra village. By virtue of the said panchayath partition, the land bearing Survey No. 251 measuring 08 Acres 10 Guntas was allotted as detailed below:

Survey No.	Extent	Share allotted to
Survey No. 251	03 Acres 24 Guntas	Mr. B.V. Chandrashekhar Reddy
<b>Survey No. 251</b>	<b>04 Acres 05 Guntas</b>	<b>Mr. B.V. Ravindrashekhar Reddy</b>
Survey No. 251	21 Guntas	Mr. B.V. Rajashekar Reddy

4. It is observed from the Notarized Family Tree of Mr. Venkata Reddy s/o Mr. Nanjunda Reddy that Late. Venkate Gowda alias Venkatappa alias Venkata Reddy was married to:

(1) Late. Chowdamma (First Wife) and has begotten four children

(i) Late. Jayalakshmi

(ii) Late. Nagarathna

(iii) Mrs. Sarojamma

(iv) Mrs. Yashodamma

(2) Late. Pillamma (Second Wife) and has begotten six children

(i) Mr. B.V Somashekara Reddy is married to Mrs. Sunandamma and have begotten a son

(a) Mr. Sushruth.

(ii) Late. B.V Chandrashekar Reddy was married to Mrs. Susheelamma and have begotten three children (a) Mr. Umesh Babu B.C is married to Mrs. Geetha and have begotten a daughter Ms. Ridhi. (b) Mr. Suresh Babu B.C is married to Mrs. Sowmya and (c) Mrs. Mamatha



(iii) Mr. B.V Ravindrashekara Reddy is married to Mrs. N.K Parvathi and have begotten two children (a) Mrs. Ramya and (b) Mr. Sreesha is married to Mrs. Rashmi and have begotten a son Master. Darshil.

(iv) Mrs. B.V Prabhamani

(v) Mr. B.V Rajashekara Reddy is married to Mrs. N.K Uma and have begotten two children (a) Mrs. Kavya and (b) Mrs. Jasmitha

(vi) Mrs. B.V Renuka.

5. It is noted from the Non-Availability Endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21, issued by the Tahsildar, Anekal Taluk, that Index of Land and Preliminary Documents with respect to the agricultural land bearing Survey No. 251 are not available with the concerned authority and therefore, the same cannot be perused.

6. It is learnt from the Record of Rights, Tenancy and Crops (RTCs) for the period from 1984-85 to 1993-94 issued by the Office of the Tahsildar, Anekal, that the name of Mr. B.V. Chandrashekhar Reddy, s/o Mr. B. Venkata Reddy, is depicted as the owner with respect to the agricultural land bearing Survey No. 251 measuring 08 Acres 10 Guntas vide Partition.

*Note: (i) It is pertinent to mention that as per RTC 1984-85 to 1993-94 reflects erstwhile owner since the Mutation for above mentioned partition is effected in later period. However, subsequently after the entry of mutation all the revenue records were changed as per the said partition.*

7. Subsequently, Mutation Register extract bearing No. 02/1995-96 issued by the Tahsildar, Anekal, reflects the extent effected by partition as below:

Survey No.	Extent	Owner
Survey No. 251	03 Acres 24 Guntas	Mr. B.V. Chandrashekhar Reddy
<b>Survey No. 251</b>	<b>04 Acres 05 Guntas</b>	<b>Mr. B.V. Ravindrashekhar Reddy</b>
Survey No. 251	21 Guntas	Mr. B.V. Rajashekar Reddy

8. It is learnt from the RTCs for the period from 1994-95 to 2013-14 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mr. B.V. Chandrashekhhar Reddy, s/o Mr. B. Venkata Reddy, is depicted as the owner of 03 Acres 24 Guntas, and, (2) **Mr. B.V. Ravindrashekhhar Reddy**, s/o Mr. B. Venkata Reddy, is depicted as the owner of **04 Acres 05 Guntas**, with respect to the agricultural land bearing Survey No. 251 measuring totally 08 Acres 10 Guntas vide MR No. 02/1995-96.
9. It is observed from the Complaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal that (1) Mrs. M. Jayalakshmi Reddy w/o Late. M. Muni Reddy (2) Mrs. Saroja and (3) Mrs. Yashoda w/o Late. C. Chowda Reddy (Plaintiff) all have initiated the suit against the Defendants namely (1) Mr. B.V Somashekar Reddy (2) Mr. Ravindrashekar Reddy (3) Mr. Rajashekar Reddy (4) Mr. Shusheelamma w/o Late. Chandrashekar Reddy (5) Mr. BC Umesh Babu s/o Late. Chandrashekar Reddy (6) Mr. BC Suresh Babu s/o Late. Chandrashekar Reddy (7) Mrs. Mamatha d/o Late. Chandrashekar Reddy, w/o Late. Gopal Reddy (8) Mrs. Prabhamani w/o Mr. Konda Reddy d/o Late. B. Venkata Reddy (9) Mrs. Renuka w/o Gopala Reddy and (10) Mrs. Nagarathna w/o Late. J.C Narayana Reddy [Defendant 08 to 10 are the daughters of B. Venkata Reddy] for Partition and 1/8th share in the Family properties and including land bearing Survey No. 251 an extent measuring 08 Acres 15 Guntas including 05 Guntas of Kharab along with other properties.

Thereafter the matter was compromised amongst the parties (Plaintiffs and Defendants) of the suit and filed Joint compromise petition dated 20.01.2012, in terms of Compromise. The said Decree was drawn by the Hon'ble court ordered and decreed that Plaintiffs and Defendants are allotted with shares in suit properties, and by the virtue of the above said order, the Land bearing Survey No. 251 an extent measuring 08 Acres 15 Guntas including 05 Guntas of Kharab was allotted/settled as follows:-

- **Defendant No.-02 Mr. B.V. Ravindrashekar Reddy was allocated the land measuring 04 Acres 05 Guntas in Survey No. 251 (Our subject matter)**
- Defendant No.-01 Mr. B.V. Rajashekar Reddy was allocated the land measuring 21 Guntas in Survey No. 251
- (i) Defendant No.-04 Mrs. Susheelamma, w/o Late B.V. Chandrashekar Reddy, (ii) Defendant No.-05 Mr. B.C. Umesh Babu, (iii) Defendant No.-06 Mr. B.C. Suresh Babu, (iv) Defendant No.-07 Mrs. B.C. Mamatha, (No. ii to iv being the children of

Late B.V. Chandrashekar Reddy), were jointly allocated the land measuring 03 Acres 24 Guntas in Survey No. 251

10. It is learnt from the Mutation Register extract bearing No. H86/2014-15 digitally signed by the Revenue Inspector, Sarjapura Hobli, that the ownership and Khata with respect to the land bearing Survey No. 251 measuring 04 Acres 05 Guntas (out of the total extent of 08 Acres 10 Guntas) has been mutated to the name **Mr. B.V. Ravindrashekhar Reddy**, s/o Mr. B. Venkata Reddy, vide Order passed in OS No. 09/2006.
11. It is observed from the Joint Development Agreement dated 23.03.2016 that (1) Mr. BV Somashekar Reddy s/o Late. B Venkata Reddy alias Badam Venkata Reddy (2) Mr. BV Ravindarashekar Reddy s/o Late.B Venkata Reddy alais Badam Venkata Reddy (3) Mr. BV Rajashekar Reddy s/o Late.B Venkata Reddy alais Badam Venkata Reddy and (4) Mr. BC Umesh babu s/o Late. Chandrashekar Reddy (owners) have jointly entered into a Joint Development Agreement with M/s Nambiar Builders Private Limited (Developers) to have agreed to develop the land bearing Survey No. 251 measuring 04 Acres 05 Guntas along other properties for residential layout and other residential purpose. Further, the Owners shall have 30% of right, title and interest in the property, and balance 70% of right, title and interest in the said properties shall belongs to Developers and said is deed is registered as Document No. ANL-1-07755/2015-16 of Book-1 and stored in CD No.ABLD266 at the office of Sub-registrar, Anekal.
12. It is further observed from the Deed of Cancellation of the Joint Development Agreement dated 23.03.2016 executed on 14.03.2022, registered as document no. BSG-1-09099-2021-22 of Book -1 and stored in CD no. BSGD1141 at the Office of Sub Registrar Basavanagudi that (1) Mr. BV Somashekar Reddy s/o Late.B Venkata Reddy alais Badam Venkata Reddy (2) Mr. BV Ravindarashekar Reddy s/o Late.B Venkata Reddy alais Badam Venkata Reddy (3) Mr. BV Rajashekar Reddy s/o Late.B Venkata Reddy alias Badam Venkata Reddy and (4) Mr. BC Umesh babu s/o Late. Chandrashekar Reddy (owners) have jointly cancelled the Joint Development Agreement dated 23.03.2016 registered as Document No.ABL-1-07755/2015-16 of Book-1 and stored in CD No. ABLD266 at the office of Sub-registrar, Attibele, which was executed in favor of M/s Nambiar Builders Private Limited represented by Mr. Ratheesh Nambiar. Further, they have confirmed that there is no General Power of Attorney executed in favor of M/s Nambiar Builders Private Limited.

13. It is learnt from the RTCs for the period from 2014-15 to 2020-21 issued by the Office of the Tahsildar, Anekal, that the names of (1) Mrs. Susheelamma, w/o Late B.V. Chandrashekar Reddy, Mr. B.C. Umesh Babu, Mr. B.C. Suresh Babu, and Mrs. B.C. Mamatha, are depicted as the joint owners of an extent of 03 Acres 24 Guntas, (2) **Mr. B.V. Ravindrashekar Reddy**, s/o Mr. B. Venkata Reddy, is depicted as the owner of **04 Acres 05 Guntas**, and (3) Mr. B.V. Rajashekar Reddy, is depicted as the owner of 21 Guntas with respect to the agricultural land bearing Survey No. 251 measuring totally 08 Acres 10 Guntas vide MR No. H86/2014-15.
14. It is learnt from the Mutation Register extract bearing No. H102/2021-22 digitally signed by the Revenue Inspector, Sarjapura Hobli, that the land bearing Survey No. 251 totally measuring 08 Acres 10 Guntas without Kharab has been phodied / bifurcated into three portions as detailed below:

New Survey No.	Extent	Owner
251/1	03 Acres 24 Guntas	(1) Mrs. Susheelamma, (2) Mr. B.C. Umesh Babu, (3) Mr. B.C. Suresh Babu, and (4) Mrs. B.C. Mamatha
251/2	04 Acres 05 Guntas	<b>Mr. B.V. Ravindrashekar Reddy</b>
251/3	21 Guntas	Mr. B.V. Rajashekar Reddy

15. It is observed from the Deed of Contribution dated 09.03.2022 that Mr. Ravindrashekar Reddy B.V., s/o Late. B. Venkata Reddy, (2) Mrs. Ramya Reddy, d/o Mr. Ravindrashekar Reddy B.V., (3) Mr. Srisha R., s/o Mr. Ravindrashekar Reddy B.V., (4) Master Darshil, s/o Mr. Srisha R. (being minor represented by his legal guardian and father Mr. Srisha R.), (5) Mrs. Rashmi S., w/o Mr. Srisha R., and (6) Mrs. N.K. Parvati, w/o Mr. Ravindrashekar Reddy B.V., all have contributed the entire right, title and interest with respect to the land bearing Survey No. 251/2 measuring 04 Acres 05 Guntas and along with other properties situated at Dommasandra Village, Sarjapura hobli, Anekal taluk, in favor of M/s Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar and the same is registered on 14.03.2022 as Document No.BSG-1-09120/2021-22 of Book-1 and stored in CD No. BSGD1141 at the office of Sub-registrar, Basavanagudi, Bangalore.



16. It is noted from the Official Memorandum for Deemed Conversion dated 08.03.2022 bearing Application No. 299020 and Order for Conversion No. ALN(ASH)SR/245/2021-22, issued by the Deputy Commissioner, Bangalore, based on the application of Mr. Ravindrashekar Reddy, an extent of 04 Acres 05 Guntas in the land bearing Survey No. 251/2 was converted from Agricultural to Residential Layout.
17. Further, Mutation Register extract bearing No. T157/2021-22 digitally signed by the Revenue Inspector, Sarjapura Hobli, reflects the conversion of the land bearing Survey No. 251/2 measuring 04 Acres 05 Guntas vide Order for Conversion bearing Application No. 299020.
18. It is observed from the E-Swathu Khata Certificate (Form 11B) issued by the Rural Development and Panchayath Raj Department, Karnataka, that the land bearing Survey No. 251/2 measuring 16693.28 square meters (converted as Residential Layout), bearing Property No. 150200100900121583, is possessed by M/s. Ensemble Residential Projects, represented by Mr. Ratheesh Nambiar.
19. It is observed from the Redemption (Discharge) of the Hire Purchase Agreement for Tractor and Implements dated 14.09.2022 that the Tahsildar, Anekal Taluk being the Releasor has discharged the rights acquired through the Hire and Purchase agreement dated 29.10.1960 registered as document no. 2291/1960-61 stored in Book I, Volume 834 at page no. 240-250 at the Office of Sub Registrar, Anekal in favour of (1) Mrs. B.V Prabhamani (2) Mr. B.V Somashekhar Reddy (3) Mr. B.V Ravindra Shekhar Reddy (4) Mr. B.V Rajashekar Reddy (5) Mrs. Susheelamma (6) Mr. B.C Suresh Babu (7) Mrs. B.C Mamatha no. (1) to (7) are represented by their GPA holder Mr. B.C. Umesh Babu and (8) Mr. B.C Umesh Babu with respect to the land bearing Survey No. 251/2 measuring 04 Acres 05 Guntas and the same is registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal.
20. It is learnt from the RTCs for the period from 2023-24 to 2024-25 issued by the Office of the Tahsildar, Anekal, that the name of Mr. B.V. Ravindrashekar Reddy is depicted as the owner of 04 Acres 05 Guntas with respect to the converted land bearing new Survey No. 251/2 vide MR No. T157/2021-22.

**Survey Records:**



21. Moola Survey Tippani issued by the Assistant Director of Land Records, Anekal Taluk, provides the topographical shape of the land bearing Survey No. 251.
22. Pakka Book issued by the Assistant Director of Land Records, Anekal Taluk, reflects that the land bearing old Survey No. 251 totally measures 08 Acres 10 Guntas, and also reflects the hissa sketch.
23. Balabagada Nakalu issued by the Surveyor, Anekal Taluk, reflects that the land bearing old Survey No. 251 was bifurcated / phodied, wherein the total extent of 08 Acres 10 Guntas was divided into three portions, as (I) Survey No. 251/1 measuring 03 Acres 24 Guntas, (II) Survey No. 251/2 measuring 04 Acres 05 Guntas, and (III) Survey No. 251/3 measuring 21 Guntas, wherein Survey No. 251/2 has been allocated under the ownership of Mr. B.V. Ravindrashekhara Reddy.
24. The Revision settlement Akarbhand issued by the office of Assistant Commissioner of Land Records, Anekal (digital copy), provides that the land bearing Survey No. 251/2 measures 04 Acres 05 Guntas with no Kharab land.

**Encumbrance Certificates:**

25. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 251 measuring 08 Acres 2 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance:
26. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 24.02.2021 issued by the office of Sub-registrar, Anekal, with respect to Survey No. 251. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Joint Development Agreement	Dated 23.03.2016 registered as Document No. ABL-1-07755-2015-16 executed by Mr. B.V. Somashekar

		Reddy, s/o Mr. Badam Venkata Reddy, and Others, in favour of M/s. Nambiar Builders Private Limited, represented by its Director Mr. Ratheesh Nambiar
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27. We have been furnished with the Encumbrance Certificate for the period from 01.04.2020 to 04.12.2023 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 251/2. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Partnership Deed (Deed of Contribution)	Dated 14.03.2022 registered as Document No. BSG-1-09120-2021-22 executed by Master Darshil, s/o Mr. Srisha R. (minor represented by his natural guardian / father Mr. Srisha R), and Others, in favour of M/s. Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar

28. We have been furnished with the Encumbrance Certificate for the period from 01.04.2004 to 23.10.2024 issued by the office of Sub-registrar, Sarjapura, with respect to Survey No. 251/2. Upon perusal of the said Encumbrance Certificate, it reflects the transactions as below mentioned:

Sl. No.	Transactions	Document No.
1	Release Deed	Dated 30.05.2024 registered as Document No. BDA-1-00610-2024-25 executed by M/s Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar in favour of BDA represented by Executive Engineer East Division.
2	Discharge Deed	Dated 13.12.2022 registered as Document No. ANK-1-07905-2022-23 executed by the Tahsildar,

		Anekal Taluk, in favour of Mr. B.C. Umesh Babu, s/o Late B.V. Chandrashekar Reddy and Others.
3	Partnership Deed (Deed of Contribution)	Dated 14.03.2022 registered as Document No. BSG-1-09120-2021-22 executed by Master Darshil, s/o Mr. Srisha R. (minor represented by his natural guardian / father Mr. Srisha R), and Others, in favour of M/s. Ensemble Residential Projects, represented by its Managing Partner Mr. Ratheesh Nambiar

**TAX/CESS/STATUTORY CHARGES :-**

29. Challan dated 29.11.2022 bearing No. 00221/1502001009/22-23 of Rs. 19242.41/- remitted by M/s. Ensemble Residential Projects to Dommasandra Village Panchayath, towards the property taxes/Statutory fees with respect to Property No. 150200100900121583.

**Note: (i) Latest tax paid receipt to be provided.**

**Noc and Endorsements**

30. We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/NAYOS/CLU-08/2021-22/835/2021-22 issued by Commissioner, Bangalore Development Authority. The document depicts that the said authority accorded the permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No. 251.
31. It is noted from the Official Memorandum for Deemed Conversion dated 08.03.2022 bearing Application No. 299020 and Order for Conversion No. ALN(ASH)SR/245/2021-22, issued by the Deputy Commissioner, Bangalore, based on the application of Mr. Ravindrashekar Reddy, an extent of 04 Acres 05 Guntas in the land bearing Survey No. 251/2 was converted from Agricultural to Residential Layout.
32. It is observed from the Endorsement bearing No. PTCL/S/CR/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer

of certain lands) Act, 1978 (PTCL) with respect to old Survey No. 251 totally measuring 08 Acres 10 Guntas (03 Acres 24 Guntas plus 04 Acres 05 Guntas plus 21 Guntas).

33. Nil Tenancy Certificate dated 18.01.2021 bearing Document No. RD0038026211081 issued by the Tahsildar, Anekal Taluk, reflects that there are no tenancy claims with respect to the land bearing old Survey No. 251 measuring a total extent of 08 Acres 10 Guntas.

**9. For Survey No. 251/3 measuring 00 Acres 21 Guntas.**

1. Originally land bearing Survey No.251 an extent of 8 Acre 10 Guntas Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District was owned and possessed by Mr. B. Venkata Reddy s/o Mr. Nanjundappa Reddy. Further after the demise of Late. B. Venkata Reddy the katha and RTCs with respect to the aforesaid property has been transferred in the name of his son Mr. B.V. Chanrashekar Reddy B.V. Vide MR No.02/1979-80.
2. It is observed from the Certificate of Death dated 30.11.1978 issued by the Chief Registrar of Births and Deaths that Mr. Venkata Reddy s/o Mr. Nanjundappa Reddy demised on 29.11.1978.
3. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 1984-85 to 1993-94 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. Chanrashekar Reddy B.V s/o Mr. Venkata Reddy is recorded as the owner with respect to the land bearing Survey No. 251 measuring 8 Acre 10 Guntas.
4. It is observed from the non-availability endorsement dated 19.01.2020 bearing No. RK/CR/46/2020-21 issued by the office of Tahsildar, Anekal Taluk, depicts that the Index of Lands and Preliminary Documents with respect to Survey No. 251 is not available in the records maintained by said authority.
5. Thereafter the legal heirs of Late. B. Venkata Reddy (1) Mrs. Yallamma w/o Late. B. Venkata Reddy along with her sons namely (2) Mr. B.V Sommashekar Reddy (3) Mr.B.V

Chandrashekar Reddy (4) Mr. B.V. Ravindrashekar Reddy all have (5) Mr. B.V. Rajashekar Reddy all have jointly executed the **Panchayath Partition dated 15.05.1982** and partitioned their joint family properties along with land bearing Survey No. 251 an extent of 8 Acre 10 Guntas Situated at Dommasandra Village., by virtue of said panchayath partition the land Survey No. 251 an extent of 8 Acre 10 Guntas allotted as detailed below:-

SL No.	Name of Beneficiary	Survey Number	Extent
1.	Mr. B.V. Rajashekar Reddy	251	21 Guntas (out of 8 Acre 10 Guntas)
2.	Mr. B.V. Ravindrashekar Reddy	251	4 Acres 05 Guntas (out of 8 Acre 10 Guntas)
3.	Mr. B.V. Chandrashekar Reddy	251	3 Acres 24 Guntas (out of 8 Acre 10 Guntas)

- It is observed from the Mutation Register extract bearing no. 02/1995-96 issued by the Tahsildar, Anekal that Mr. B.V. Rajashekar Reddy s/o Mr. Venkata Reddy acquired the land bearing Survey No. 251 an extent of 21 Guntas out of 8 Acres 10 Guntas vide Partition Deed dated 15.05.1982.
- It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 1994-95 to 1999-2000 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. B.V. Rajashekar Reddy s/o Mr. Venkata Reddy is recorded as the owner with respect to the land bearing Survey No. 251 measuring 21 Guntas out of 8 Acres 10 Guntas with the reference of MR no. 2/95-96 in column 10.



8. It is observed from the Notarized Family Tree of Mr. Venkata Reddy s/o Mr. Nanjunda Reddy that Late. Venkate Gowda alias Venkatappa alias Venkata Reddy was married to:

(1) Late. Chowdamma (First Wife) and has begotten four children

(i) Late. Jayalakshmi

(ii) Late. Nagarathna

(iii) Mrs. Sarojamma

(iv) Mrs. Yashodamma

(2) Late. Pillamma (Second Wife) and has begotten six children

(i) Mr. B.V Somashekara Reddy is married to Mrs. Sunandamma and have begotten a son (a) Mr. Sushruth.

(ii) Late. B.V Chandrashekar Reddy was married to Mrs. Susheelamma and have begotten three children (a) Mr. Umesh Babu B.C is married to Mrs. Geetha and have begotten a daughter Ms. Ridhi. (b) Mr. Suresh Babu B.C is married to Mrs. Sowmya and (c) Mrs. Mamatha

(iii) Mr. B.V Ravindrashekara Reddy is married to Mrs. N.K Parvathi and have begotten two children (a) Mrs. Ramya and (b) Mr. Sreesha is married to Mrs. Rashmi and have begotten a son Master. Darshil.

(iv) Mrs. B.V Prabhamani

(v) Mr. B.V Rajashekara Reddy is married to Mrs. N.K Uma and have begotten two children (a) Mrs. Kavya and (b) Mrs. Jasmitha

(vi) Mrs. B.V Renuka.

9. It is observed from the Complaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal that (1) Mrs. M. Jayalakshmi Reddy w/o Late. M. Muni Reddy (2) Mrs. Saroja and (3) Mrs. Yashoda w/o Late. C. Chowda Reddy (Plaintiff) all have initiated the suit against the Defendants namely (1) Mr. B.V Somashekar Reddy (2) Mr. Ravindrashekar Reddy (3) Mr. Rajashekar Reddy (4) Mr. Shusheelamma w/o Late. Chandrashekar Reddy (5) Mr. BC Umesh Babu s/o Late. Chandrashekar Reddy (6) Mr. BC Suresh Babu s/o Late. Chandrashekar Reddy (7) Mrs. Mamatha d/o Late. Chandrashekar Reddy, w/o Late. Gopal Reddy (8) Mrs. Prabhamani w/o Mr. Konda Reddy d/o Late. B.Venkata Reddy (9) Mrs. Renuka w/o Gopala Reddy and (10) Mrs. Nagarathna w/o Late. JC Narayana Reddy [Defendant 08 to 10 are the daughter of B. Venkata Reddy] for Partition and 1/8th share in

the Family properties and including land bearing Survey No. 251 an extent measuring 08 Acre 15 Guntas (including 5 Guntas of Kharab) along with other properties.

Thereafter the matter was compromised amongst the parties Plaintiffs and Defendants the suit and filed Joint compromise petition dated 20.01.2012, in terms of Compromise the said Decree was drawn by the Hon'ble court ordered and decreed that Plaintiffs and Defendants are allotted with shares in suit properties, and by the virtue of above said order that the Land bearing Survey No. 251 an extent measuring 08 Acre 15 Guntas (including 5 Guntas of Kharab) was allotted/settled as follows:-

- **Defendant No-03 Mr. B.V Rajashekar Reddy, was allotted the land measuring 21 Guntas (out of total extent 08 Acre 15 Guntas) in Survey No.251 along with other properties. (Our subject matter.)**
- Defendant No-02 Mr. B.V Ravindrashekar Reddy was allotted the land measuring 4 Acre 05 Guntas (out of total extent 08 Acre 15 Guntas) in Survey No.251 along with other properties.
- (i) Defendant No-04 Mrs. Shusheelamma, (ii) Defendant No-05 Mr. B.C Suresh, (iii) Defendant No -6 Mr. BC Suresh Babu and (iv) Defendant No-07 Mrs. Mamamatha was allotted the land measuring 3 Acres 24 Guntas (out of total extent 08 Acre 15 Guntas) in Survey No.251 along with other properties.

10. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 2000-01 to 2013-14 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. B.V Rajashekar Reddy s/o Mr. Venkata Reddy is recorded as the owner with respect to the land bearing Survey No. 251 measuring 21 Guntas out of 8 Acres 10 Guntas with the reference of MR no. 2/95-96 in column 10.

11. Further it is observed from the Mutation Register extract bearing no. H86/2014-15 issued by the Office of Village Accountant, Anekal that by virtue of aforesaid order in a case bearing O.S no. 09/2006, the name of Mr. B.V Rajashekar Reddy is recorded as the owner with respect to the land measuring 21 Guntas in land bearing Survey No.251.

12. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 2015-16 to 2020-21 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. B.V Rajashekar Reddy is recorded as the owner with respect to the land bearing Survey No.

251 measuring 21 Guntas out of 08 Acres 10 Guntas with the reference of MR no. T86/2014-15 in column 10.

13. It is observed from the Mutation Register bearing No. H102/2021-22 issued by the office of Tahsildar, that the land bearing Survey No.251 totally measuring 08 Acre 10 Guntas was Bifurcated/Phodied and assigned with new Survey numbers as detailed below: -

SL No	Old Survey No	New Survey No Assigned	Extent
01	Survey No. 251	Survey No. 251/1	03 Acre 24 Guntas.
02	Survey No. 251	Survey No. 251/2	04 Acre 05 Guntas.
03	Survey No. 251	Survey No. 251/3	21 Guntas

14. It is observed from the Official Memorandum for deemed conversion dated 04.03.2022 bearing application no. 299035 and conversion order no. ALN/ASH/SR/247/2021-22 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No. 251/3 measuring 21 Guntas is converted from agricultural to residential layout purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).

15. It is observed from the Mutation Register extract bearing no. T135/2021-22 digitally signed by the Revenue Inspector, Sarjapura that as per the Conversion order application no. 299035 the land bearing Survey No. 251/3 measuring 21 Guntas has been converted and is in the name of Mr. B.V Rajashekar Reddy.

16. It is observed from the Redemption of the Hire Purchase Agreement for Tractor and Implements dated 14.09.2022 that the Tahsildar, Anekal Taluk being the Releasor having received the Principal loan amount along with the interest has discharged the rights acquired through the Hire and Purchase agreement dated 29.10.1960 registered as

document no. 2291/1960-61 stored in Book I, Volume 834 at page no. 240-250 at the Office of Sub Registrar, Anekal in favour of (1) Mrs. B.V Prabhamani (2) Mr. B.V Somashekhar Reddy (3) Mr. B.V Ravindra Shekhar Reddy (4) Mr. B.V Rajashekar Reddy (5) Mrs. Susheelamma (6) Mr. B.C Suresh Babu (7) Mrs. B.C Mamatha no. (1) to (7) are represented by their GPA holder Mr. B.C Umesh Babu and (8) Mr. B.C Umesh Babu with respect to the land bearing Survey No. 251/3 measuring 21 Guntas and the same is registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal.

17. It is learnt from the Record of Tenancy and Crops (RTCs) for the period from 2023-24 to 2024-25 issued by the office of Tahsildar, Anekal Taluk, that the name of Mr. B.V Rajashekar Reddy is recorded as the owner with respect to the land bearing Survey No. 251/3 measuring 21 Guntas with the reference of MR no. T135/2021-22 in column 10.

18. It is observed from the Contribution Deed dated 09.03.2022 that (1) Mr. Rajashekara Reddy B.V s/o Late.B Venkata Reddy (2) Mrs. Kavya Reddy d/o Mr. Rajashekar Reddy B.V (3) Master. Kovidh Loka Reddy s/o Mr. Lohith Konda Reddy (*being minor represented by natural guardian and father Mr. Lohith Konda Reddy*) (4) Master. Jishnu Loka Reddy s/o Mr. Lohith Konda Reddy (*being minor represented by natural guardian and father Mr. Lohith Konda Reddy*) (5) Mrs. Jasmitha B.R d/o Mr. Rajashekara Reddy B.V (6) Mrs. N.K Uma w/o Mr. Rajashekara Reddy B.V all have jointly contributed their rights, interest and title as their capital contribution with respect to land bearing Survey No. 251/3 measuring 21 Guntas Situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District in favour of M/s. **Ensemble Residential Projects** and the same is registered as document no. BSG-1-09121-2021-22 stored in CD no. BSGD1141 and the same is registered on 14.03.2022 in the office of Sub Registrar Basavanagudi, Bangalore.

19. It is observed from the General Power of Attorney dated 04.03.2016 that Ms. R. Ramya Reddy d/o Mr. B.V Ravindrashekar Reddy has appointed and nominated her father Mr. B.V Ravindrashekar Reddy s/o Late. B Venkata Reddy as her lawful Attorney holder to do all the acts such as Sale Deeds, Agreements or for any purposes etc with respect to land bearing Survey no. 251 and the same is registered as document no. ABL-4-00461 2015-16, stored in CD no. ABLD263 at the office of Sub Registrar, Attibele.

20. It is observed from the Partnership Deed dated 09.03.2022 entered between (1) Mr.B.V Somshekar Reddy s/o Late. B Venkata Reddy (2) Mr. Sushruth S Reddy s/o Mr.B.V

Somshekar Reddy (3) Mrs. Shusheelamma w/o Late. Chandrashekar Reddy (4) Mr. Umesh babu s/o Late. Chandrashekar Reddy BV (5) Ms Ridhi Reddy d/o Mr. Umesh Babu (being minor represented by natural guardian and father Mr. Umesh Babu) (6) Mr. Suresh Babu BC s/o late. Chandrashekar Reddy BV (7) Mrs.Mamatha BC d/o Late. Chandrashekar Reddy (8) Mr. Dhruva Tejomaya s/o Mrs. Mamatha BC (9) Mr.Ravindrashekara Reddy BV s/o Late. B Venakata Reddy (10) Mrs. Ramya Reddy d/o Mr. Ravindrashekar Reddy BV represented by her GPA holder Mr. Ravindrashekar Reddy BV (11) Mr.Shrisha R s/o Mr. Ravindrashekar Reddy BV (12) Mater. Dhrashil s/o Mr. Ravindrashekar Reddy BV (being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV) (13) Mr. Rajashekar Reddy BV s/o Late.B Venakata Reddy (14) Mrs. Kavya Reddy d/o Mr. Rajashekar Reddy BV (15) Master. Kovidh loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy) (16) Master. Jishnu Loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy) (17) Mrs. Jasmitha BR d/o Mr. Rajashekar Reddy BV (18) Mr. Rajesh Pallikara Kuttiyattoor s/o Mr. CR Nambiar (19) Mr. Ramesh Nambair s/o Mr. CR Nambiar (20) Mr. Ratheesh Nambiar s/o Mr. CR Nambiar and (21) M/s Nambiar Builders Pvt. Ltd represented by it Director Mr. Ramesh Nambiar have come together to start firm in the name of **M/s Ensemble Residential Projects** and have agreed to net profit and loss percentage as detailed :-

Sl No.	Partners	Shares %
01.	Mr.B.V Somshekar Reddy	6.50%
02.	Mr. Sushruth S Reddy	6.00%
03.	Mrs. Shusheelamma	00.01%
04.	Mr. Umesh babu	4.49%
05.	Ms Ridhi Reddy (being minor represented by natural guardian and father Mr. Umesh Babu)	00.01%
06.	Mr. Suresh Babu BC	3.99%
07	Mrs.Mamatha	3.99%
08	Mr. Dhruva Tejomaya	0.01%



09	Mr.Ravindrashekara Reddy BV	1.00%
10	Mrs. Ramya Reddy	05.00%
11	Mr.Shrisha R	06.49%
12	Mater. Dhrashil( <i>being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV</i> )	0.01%
13	Mr. Rajashekar Reddy BV	2.50%
14	Mrs. Kavya Reddy	4.98%
15	Master. Kovidh loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i> )(	00.01%
16	Master. Jishnu Loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i> )	00.01%
17	Mrs. Jasmitha BR	5.00%
18	Mr. Rajesh Pallikara Kuttiyattoor	12.50%
19	Mr. Ramesh Nambair	12.50%
20	Mr. Ratheesh Nambiar	12.50%
21	M/s Nambiar Builders Pvt. Ltd	12.50%
	<b>Total</b>	

21. It is observed from the NIL' Tenancy Certificate bearing No. RD0038026211081 dated 18.01.2021 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.251 measuring 08 Acres 10 Guntas.

22. It is learnt from the E-Swathu Khatha in Form 11B bearing Property No.150200100900121753 having Panchayath Katha No.1911/251/3, issued by the Panchayath Development Officer, Dommasandra, that M/s Ensemble residential Projects represented by Mr. Ratheesh Nambiar had got the khatha transferred to their name in the register of the panchayath with respect to the land bearing Survey No.251/3, measuring 2124.60 Square meter.

23. It is observed from the Tax paid receipt dated 25.09.2024, that M/s Ensemble residential Projects had remitted the property tax with respect to property bearing no. 150200100900121753 for the year 2024-25, to the Office of Panchayath Development Officer, Dommasandra.

**Survey Records:**

1. The Copy of Moola Tippani issued by the Office of the Assistant Director of Land Records, Anekal Taluk, provides the topographical shape with fragmentation of Survey No.251
2. The Copy of Hissa Survey and Hissa Mojini issued by the Office of the Assistant Director of Land Records, Anekal Taluk, provides that Survey no. 251 has been phodied into 3 fragments 251/1, 251/2 and 251/3 and the name of Mr. Rajashekara Reddy a is reflected as the owner with respect to land bearing Survey No. 251/3 measuring 21 Guntas.
3. The Revision settlement Akarbhand issued by the office of Office of the Assistant Director of Land Records, Anekal Taluk provides that the land bearing Survey No.251/3 measuring 21 Guntas and no Kharab land.

**Encumbrance Certificates:**

1. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 251 measuring 08 Acres 2 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance:
2. We have been furnished with the Encumbrance certificate for the period from 01.04.2004 to 24.02.2021 issued by the office of Sub-registrar, Anekal which reflects the following transactions with respect to Survey No.251.

SI No.	Transactions	Document no.
02.	Joint Development Agreement	Dated 23.03.2016 registered as document no. ABL-1-07755-2015-16 executed by Mr. B.V Somashekar Reddy and others with M/s Nambiar Builders Private Limited.

**Note:- Please note that the JDA mentioned in the EC entry is not related to Sy no. 251/3, the JDA is relevant to Sy no. 251/2 and is covered in the flow of Sy no. 251/2.**

- We have been furnished with the Encumbrance certificate for the period from 01.04.2020 to 04.12.2023 issued by the office of Sub-registrar, Sarjapura which reflects the following transactions with respect to Survey No. 251/3.

SI No.	Transactions	Document no.
01.	Contribution Deed	Dated 14.03.2022 registered as document no. BSG-1-09121-2021-22 executed by Mr. B.V Rajashekar Reddy and others with M/s Ensemble Residential Projects.

- We have been furnished with the Encumbrance certificate for the period from 01.12.2023 to 31.05.2024 issued by the office of Sub-registrar, Sarjapura which reflects Nil Encumbrance with respect to Survey No.251/3.
- We have been provided with an Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 251/3.

**NOC and Endorsements Survey No. 251/3.**

- We have perused the permission for Change of land use ("the CLU") dated 23.08.2021 bearing No. BDA/TP/CLU-08/2021-22/835/2021-22 issued by the office of Bangalore Development Authority. The document depicts that the said authority accorded the

permission for CLU from the Agricultural zone to the Residential zone, concerning Survey No. 251.

2. It is observed from the Official Memorandum for deemed conversion dated 04.03.2022 bearing application no. 299035 and conversion order no. ALN/ASH/SR/247/2021-22 issued by the office of Deputy Commissioner Bangalore, provides that the land bearing Survey No. 251/3 measuring 21 Guntas is converted from agricultural to residential layout purpose Under provisions of Section 95 of The Karnataka Land Revenue Act, 1964 (Revenue Act).
3. It is observed from the Endorsement bearing No. PTCL/CR(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to land bearing Survey No.251.
4. It is observed from the NIL' Tenancy Certificate bearing No. RD0038026211081 dated 18.01.2021 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.251 measuring 08 Acres 10 Guntas

\*\*\*\*\*Intentionally left blank\*\*\*\*\*

**10. For Survey No. For Survey No.250/1**

**11. Survey No.250/3**

1. The Originally land bearing Survey No.250 an extent of 08 Acres 34 Guntas including 10 Guntas of Kharab, situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District was owned and possessed by Mr. B. Venkata Reddy s/o Mr. Nanjundappa Reddy, Further after the demise of Late. B. Venkata Reddy the katha and RTCs with respect to the aforesaid property has been transferred in the name of his son Mr. B.V. Ravindrashekar Reddy. vide MR No.02/1979-80.

2. It is learnt from the RTCs for the period from 1984-85 to 1993-94 issued by the office of Tahsildar, Anekal Taluk that the name of Mr. B.V. Ravindrashekar Reddy s/o Late. B Venkatappa Reddy is recorded as owner of land bearing Survey No.250 an extent of 08 Acres 34 Guntas including 10 Guntas of Kharab.
3. It is observed from the Non-availability Endorsement dated 31.03.2021 bearing No.RK/CR/458/2020-21 and RK/CR/457/2020-21 issued by the office Tahsildar, Anekal Taluk that Records of Rights and Index of Land are not available in the records maintained by the said authority.
4. Thereafter the legal heirs of Late. B Venkata Reddy namely (1) Mrs. Yallamma w/o Late. B Venkata Reddy, along with her sons namely (2) Mr. B.V Sommashekar Reddy (3) Mr.B.V Chandrashekar Reddy (4) Mr. B.V. Ravindrashekar Reddy & (5) Mr. B.V Rajashekar Reddy all have jointly executed the Panchayath Partition dated 15.05.1982 and partitioned their joint family properties along with land bearing Survey No.250 an extent of 08 Acres 34 Guntas including 10 Guntas of Kharab situated at Dommasandra Village., by virtue of said panchayath partition the land bearing Survey No.250 an extent of 08 Acres 34 Guntas including 10 Guntas of Kharab allotted as detailed below:-

SL No.	Name of Beneficiary	Survey Number	Extent
1.	Mr. B.V Somashekar Reddy	250	04 Acres 23 Guntas plus 10 Guntas of Kharab.
2.	Mr. B.V Chandrashekar Reddy	250	02 Acres 00 Guntas
3.	Mr. BV Rajashekar Reddy	250	02 Acres 01 Guntas

5. It is observed from the Mutation Register bearing No.02/1995-96 issued by the office of Tahsildar, Anekal Taluk that by virtue of aforesaid partition the (i) katha regards to land



bearing Survey No. 250 measuring 04 Acres 33 Guntas has been transferred in the name of Mr. B.V. Somashekar Reddy, and (ii) the katha regards to land bearing Survey No. 250 measuring 02 Acres 00 Guntas has been transferred in the name of Mr. B.V Chandrashekar Reddy and (iii) the katha regards to the land bearing Survey No.250 measuring 02 Acres 01 Guntas.

6. It is learnt from the RTCs for the period from 1995-96 to 2020-21 issued by the office of Tahsildar, Anekal Taluk that the name of (i) Mr. BV Chandrashekar Reddy s/o Late. Venkata Reddy is recorded as owner of land bearing Survey No.250 measuring 04 Acres 23 Guntas and (2) the names of (i) Mr. BV Rajashekar Reddy s/o Late.B Venkata Reddy is recorded as owner with respect to the land bearing Survey No.250 measuring 02 Acres 01 Guntas (out of total extent measuring 08 Acres 34 Guntas including 10 Guntas of Kharab).
7. It is observed from the Plaint copy dated 24.02.2006 (Old O/S No.579/2006) O/S No.09/2006 filed in the Court of the Prl. Civil Judge (Senior Division) at Anekal that (1) Mrs. M. Jayalakshmi Reddy w/o Late. M. Muni Reddy (2) Mrs. Saroja and (3) Mrs. Yashoda w/o Late. C. Chowda Reddy (Plaintiff) all have initiated the suit against the Defendants namely (1) Mr. B.V Somashekar Reddy (2) Mr. Ravindrashekar Reddy (3) Mr. Rajashekar Reddy (4) Mr.Shusheelamma w/o Late. Chandrashekar Reddy (5) Mr. BC Umesh Babu s/o Late. Chandrashekar Reddy (6) Mr. BC Suresh Babu s/o Late. Chandrashekar Reddy (7) Mrs. Mamatha d/o Late. Chandrashekar Reddy, w/o Late. Gopal Reddy (8) Mrs. Prabhamani w/o Mr. Konda Reddy d/o Late. B.Venkata Reddy (9) Mrs. Renuka w/o Gopala Reddy and (10) Mrs. Nagarathna w/o Late. J.C Narayana Reddy [Defendant 08 to 10 are the daughter of B. Venkata Reddy] for Partition and 1/8th share in the Family properties and including Land bearing Survey No.250 an extent measuring 08 Acres 18 Guntas including 10 of Guntas of Kharab along with other properties.
8. Thereafter the matter was compromised amongst the parties Plaintiffs and Defendants the suit and filed Joint compromise petition dated 20.01.2012, in terms of Compromise the said Decree was drawn by the Hon'ble court ordered and decreed that Plaintiffs and Defendants are allotted with shares in suit properties, and by the virtue of above said order that the Land bearing Survey No.250 an extent measuring 08 Acres 18 Guntas including 10 of Guntas of Kharab was allotted/settled as follows:-

- **Defendant No-01 Mr. B.V Somashekar Reddy was allotted the land measuring 04 Acres 33 Guntas which includes 10 Guntas of Kharab land (out of total**

**extent 08 Acres 18 Guntas including 10 Guntas of Kharab) in Survey No.250 along with other properties.**

- Defendant No-03 Mr. B.V Rajashekar Reddy was allotted the land measuring 02 Acres 01 Guntas (out of total extent 08 Acres 18 Guntas including 10 Guntas of Kharab) **in Survey No.250** along with other properties.

9. It is observed from the Mutation Register bearing No.H98/2021-22 issued by the office of Tahsildar that the land bearing Survey No.250 an extent measuring 08 Acres 34 Guntas including 10 Guntas of Kharab has been bifurcated/phoided and assigned with new survey Nos as follow:-

SL	New Survey No	Extents
1.	250/1	<b>04 Acres 33 GUNTAS including 10 Guntas of Kharab</b>
2.	250/2	02 Acres
3.	250/3	<b>02 Acres 01 Guntas</b>

10. It is observed from the Partnership Deed dated 09.03.2022 entered between (1) Mr.B.V Somshekar Reddy s/o Late. B Venkata Reddy (2) Mr. Sushruth S Reddy s/o Mr.B.V Somshekar Reddy (3) Mrs. Shusheelamma w/o Late. Chandrashekar Reddy (4) Mr. Umesh babu s/o Late. Chandrashekar Reddy BV (5) Ms Ridhi Reddy d/o Mr. Umesh Babu (being minor represented by natural guardian and father Mr. Umesh Babu) (6) Mr. Suresh Babu BC s/o late. Chandrashekar Reddy BV (7) Mrs.Mamatha BC d/o Late. Chandrashekar Reddy (8) Mr. Dhruva Tejomaya s/o Mrs. Mamatha BC (9) Mr.Ravindrashekara Reddy BV s/o Late. B Venakata Reddy (10) Mrs. Ramya Reddy d/o Mr. Ravindrashekar Reddy BV represented by her GPA holder Mr. Ravindrashekar Reddy BV (11) Mr.Shrisha R s/o Mr. Ravindrashekar Reddy BV (12) Mater. Dhrashil s/o Mr. Ravindrashekar Reddy BV (being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV) (13) Mr. Rajashekar Reddy BV s/o Late.B Venakata Reddy (14) Mrs. Kavya Reddy

**Report On Title**

d/o Mr. Rajashekar Reddy BV (15) Master. Kovidh loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy)(16) Master. Jishnu Loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy (17) Mrs. Jasmitha BR d/o Mr. Rajashekar Reddy BV (18) Mr. Rajesh Pallikara Kuttiyattoor s/o Mr. CR Nambiar (19) Mr. Ramesh Nambair s/o Mr. CR Nambiar (20) Mr. Ratheesh Nambiar s/o Mr. CR Nambiar and (21) M/s Nambiar Builders Pvt. Ltd represented by it Director Mr. Ramesh Nambiar have come together to start firm in the name of M/s Ensemble Commercial Projects and have agreed to net profit and loss percentage as detailed :-

Sl No.	Partners	Shares %
01.	Mr. B.V Somshekar Reddy	6.50%
02.	Mr. Sushruth S Reddy	6.00%
03.	Mrs. Shusheelamma	00.01%
04.	Mr. Umesh babu	4.49%
05.	Ms Ridhi Reddy (being minor represented by natural guardian and father Mr. Umesh Babu)	00.01%
06.	Mr. Suresh Babu BC	3.99%
07	Mrs.Mamatha	3.99%
08	Mr. Dhruva Tejomaya	0.01%
09	Mr.Ravindrashekara Reddy BV	1.00%
10	Mrs. Ramya Reddy	05.00%
11	Mr.Shrisha R	06.49%
12	Mater. Dhrashil (being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV)	0.01%
13	Mr. Rajashekar Reddy BV	2.50%

14	Mrs. Kavya Reddy	4.98%
15	Master. Kovidh loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i> )(	00.01%
16	Master. Jishnu Loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i>	00.01%
17	Mrs. Jasmitha BR	5.00%
18	Mr. Rajesh Pallikara Kuttyattoor	12.50%
19	Mr. Ramesh Nambair	12.50%
20	Mr. Ratheesh Nambiar	12.50%
21	M/s Nambiar Builders Pvt. Ltd	12.50%
	<b>Total</b>	<b>100 %</b>

11. It is observed from the Deed of Contribution dated 09.03.2022 that Mr. B.V. Somashekar Reddy s/o Late. B. Venkata Reddy along with his son (2) Mr. Sushruth S Reddy & his wife (3) Mrs. T.N Sunanda all have contributed the entire right, title and interest with respect to the land bearing Survey No.250/1 measuring 04 Acre 23 Guntas along with other properties situated Dommasandra Village, Sarjapura hobli, Anekal taluk in favor of **M/s Ensemble Commercial Projects** represented by its partner Mr. Ratheesh Nambiar and same is registered as Document No.BSG-1-09102/2021-22 of Book-1 and stored in CD No.BSGD1141 at the office of Sub-registrar, Basavanaguddi, Bangalore.

12. It is observed from E-Swathu Katha bearing No.150200100900121540 having panchayath katha No.1778/250/1 issued by the Grama Panchayath Dommasandra that M/s Ensemble Commercial Projects represented by its partner Mr. Ratheesh Nambiar as the owner of land bearing Survey No.250/1 measuring 18514.37 Square meter.Further we have been provided with Taxpaid receipts dated 18.10.2022 that M/s Ensemble Commercial Projects represented by its partner Mr. Ratheesh Nambiar has remitted the property tax with respect property bearing No. E-Swathu Katha bearing No.150200100900121540 for 2022-23.

13. It is observed from the Deed of Contribution dated 09.03.2022 that (1) Mr. Rajashekar Reddy BV s/o Late.B Venkata Reddy (2) Mrs. Kavya Reddy d/o Mr. Rajashekar Reddy BV (3) Master. Kovindh loka Reddy s/o Mr. Lohith Konda Reddy (being minor represented by father Mr. Lohith Konda Reddy) (4) Master. Jishnu Lokha Reddy Mr. Lohith Konda Reddy (being minor represented by father Mr. Lohith Konda Reddy ) (5) Mrs. Jasmith d/o Mr. Rajashekar Reddy BV and (6) Mrs. NK Uma w/o Mr. Rajashekar Reddy BV all have contributed the entire right, title and interest with respect to the land bearing Survey No.250/3 measuring 02 Acre 01 Guntas along with other properties situated Dommasandra Village, Sarjapura hobli, Anekal taluk in favor of M/s Ensemble Commercial Projects represented by its partner Mr. Ratheesh Nambiar and same is registered as Document No.BSG-1-09107/2021-22 of Book-1 and stored in CD No.BSGD1141 at the office of Sub-registrar, Basavanaguddi, Bangalore.
14. It is observed from the Official Memorandum dated 08.03.2022 bearing No.ALN/(ASH)/SR/188/2021-22 issued by Deputy Commissioner of Bangalore District that the land bearing Survey No.250/1 measuring 04 Acres 23 Guntas has been converted from agricultural to Non-Agricultural Commercial Purpose.
15. It is observed from the Official Memorandum dated 04.03.2022 bearing No.ALN/(ASH)/SR/196/2021-22 issued by Deputy Commissioner of Bangalore District that the land bearing Survey No.250/3 measuring 02 Acres 01 Guntas has been converted from agricultural to Non-Agricultural Commercial Purpose Purpose.
16. It is observed from the Joint Development Agreement dated 03.07.2024 that M/s Ensemble Commercial Projects represented by its partner Mr. Umesh (owner) has entered into a Joint Development Agreement with M/s Nambiar Ensemble residential projects LLP (Developers) by its partner Mr. Umesh to have agreed to develop the residential apartments in (1) land bearing Survey No.250/1 measuring 01 Acres 20 Guntas (out of 04 Acres 23 gunntas) and (2) the Land measuring 250/3 measuring 20 Guntas (out of 02 Acres 01 Guntas), further the Owners shall have 10 % of constructed built-up saleable area , and balance 90% of constructed built-up saleable area in the said properties shall belongs to Developers and said is deed is registered as Document No.ABL-1-04428/2024-25 of Book-1 at the office of Sub-registrar, Atibele.
17. In furtherance to the foregoing Joint Development Agreement, the Owner M/s Ensemble Commercial Projects represented by its partner Mr. Umesh have executed General Power



of Attorney dated 04.07.2024 registered as Document No.ABL-4-00125/2024-25, of Book-4, at the Office of Sub-Registrar, Atibele in favour of Developer M/s Nambiar Ensemble residential projects LLP, inter-alia authorizing it to raise, borrow funds from banks, bankers, financial institutions and, to registered mortgage , mortgage and other mortgages and to sell and dispose the Developers share in the Properties in favour of the prospective purchasers.

**Mortgages/Discharge Deed**

1. It is observed from the Redemption of the Hire Purchase Agreement for Tractor and Implements dated 14.09.2022 that the Tahsildar, Anekal Taluk being the Releasor having received the Principal loan amount along with the interest has discharged the rights acquired through the Hire and Purchase agreement dated 29.10.1960 registered as document no. 2291/1960-61 stored in Book I, Volume 834 at page no. 240-250 at the Office of Sub Registrar, Anekal in favour of (1) Mrs. B.V Prabhamani (2) Mr. B.V Somashekhar Reddy (3) Mr. B.V Ravindra Shekhar Reddy (4) Mr. B.V Rajashekar Reddy (5) Mrs. Susheelamma (6) Mr. B.C Suresh Babu (7) Mrs. B.C Mamatha no. (1) to (7) are represented by their GPA holder Mr. B.C Umesh Babu and (8) Mr. B.C Umesh Babu with respect to the said property and the same is registered as document no. ANK-1-07905-2022-23 stored in C.D no. ANKD1449 registered at the Office of Sub Registrar, Anekal.

**Survey Records:**

1. The Copy of Moola Survey Tippani/ Hissa Tippani/Atlas issued by the Office of the Tahsildar, Anekal Taluk, provides the topographical shape with Bifurcation/fragmentation of Survey No.250.
2. The Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk that the land bearing Survey No.250/1 an extent measuring 04 Acres 33 Guntas and including 10 Guntas of Kharab land.
3. The Karnataka Revision Settlement AKharaband issued by the office of Tahsildar, Anekal Taluk that the land bearing Survey No.250/3 an extent measuring 02 Acres 01 Guntas including 00 Guntas of Kharab.

**Encumbrance Certificates**

1. We have been furnished with the Encumbrance Certificate for the period from 01.04.1985 to 31.03.2004, issued by the office of Sub Registrar, Anekal, with respect to Survey No. 250 measuring 08 Acres 24 Guntas. Upon perusal of the said Encumbrance Certificate and it reflects Nil Encumbrance:
2. We have been furnished with the Encumbrance Certificate for the period from 01.04.2020 to 23.12.2023 and 01.01.2022 to 18.08.2024 issued by the office of Sub Registrar, upon perusal of the said Encumbrance Certificate with respect to the land bearing Survey No.250/1 the transaction as below mentioned:

Sl. No.	Transactions	Document No
1	Contribution Deed	Dated 14.03.2022 registered as Document No.BSG-1-09102/2021-22. Executed by Mr.BV Somasheakr & others in favour M/s Ensemble Commercial represented by its Partner Mr.Ratheesh Nambiar.
2	JDA	Dated 03.07.2024 registered as Document No.ABL-1-04428/2024-25. Ensemble Commercial represented by its Partner Mr. Ratheesh Nambiar in favor Ensemble residential represented by its Partner Mr. Ratheesh Nambiar.
3	Discharge Deed	Dated 13.12.2022 registered as Document No.ANK-1-07905/2022-23.

3. We have been furnished with the Encumbrance Certificate for the period from 01.04.2020 to 04.12.2023 and 01.01.2022 to 18.08.2024 issued by the office of Sub Registrar, upon perusal of the said Encumbrance Certificate with respect to the land bearing Survey No.250/3 the transaction as below mentioned:

4. We have been provided with an

Sl. No.	Transactions	Document No
1	Contribution Deed	Dated 14.03.2022 registered as Document No.BSG-1-09107/2021-22. Executed by Mr.BV Somasheakr & others in favour M/s Ensemble Commercial represented by its Partner Mr.Ratheesh Nambiar.
2	JDA	Dated 03.07.2024 registered as Document No.ABL-1-04428/2024-25. Ensemble Commercial represented by its Partner Mr. Ratheesh Nambiar in favor Ensemble residential represented by its Partner Mr. Ratheesh Nambiar.
3	Discharge Deed	Dated 13.12.2022 registered as Document No.ANK-1-07905/2022-23.

Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 250/1.

5. We have been provided with an Encumbrance certificate for the period from 10.08.2024 to 25.09.2024 issued by the office of Sub-registrar, Sarjapura. It reflects Nil encumbrance with respect to Survey No. 250/3.

**Noc and Endorsements for Survey No.250/1 & 250/3.**

1. It is from the Official Memorandum dated 08.03.2022, bearing No. ALN/ASH/SR/188/2021-22, issued by the Office of District Commissioner Bangalore Urban, records that the land bearing Survey No.250/1 measuring 04 Acre 23 Guntas excluding 10 Guntas of Kharab from agricultural to non-agricultural Commercial Purpose Purpose under Section 95 of The Karnataka Land Revenue Act, 1964. vide said Official Memorandum.
2. It is from the Official Memorandum dated 04.03.2022, bearing No. ALN/ASH/SR/196/2021-22, issued by the Office of District Commissioner Bangalore Urban, records that the land bearing Survey No.250/3 measuring 02 Acre 01 Guntas from

agricultural to non-agricultural Commercial Purpose under Section 95 of The Karnataka Land Revenue Act, 1964. vide said Official Memorandum.

3. It is observed from the Endorsement bearing No. PTCL/CR/(N)/311/2020-21 dated 28.01.2021 issued by Sub-Divisional Officer, Bangalore South Taluk provides that there are no cases registered under the Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978. (PTCL) with respect to the land bearing Survey No.250.
4. It is observed from the NIL' Tenancy Certificate bearing No. RD1218028021599 dated 27.09.2024 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.250 measuring 04 Acres 23 Guntas.
5. It is observed from the NIL' Tenancy Certificate bearing No. RD1218028021587 dated 27.09.2024 issued by the office of Tahsildar, Anekal, that there is 'NO' tenancy claims pending / filed against the land bearing Survey No.250/3 measuring 02 Acres 01 Guntas

**Common Documents**

1. It is observed from the Partnership Deed dated 09.03.2022 entered between (1) Mr.B.V Somshekar Reddy s/o Late. B Venkata Reddy (2) Mr. Sushruth S Reddy s/o Mr.B.V Somshekar Reddy (3) Mrs. Shusheelamma w/o Late. Chandrashekar Reddy (4) Mr. Umesh babu s/o Late. Chandrashekar Reddy BV (5) Ms Ridhi Reddy d/o Mr. Umesh Babu (being minor represented by natural guardian and father Mr. Umesh Babu) (6) Mr. Suresh Babu BC s/o late. Chandrashekar Reddy BV (7) Mrs.Mamatha BC d/o Late. Chandrashekar Reddy (8) Mr. Dhruva Tejomaya s/o Mrs. Mamatha BC (9) Mr.Ravindrashekara Reddy BV s/o Late. B Venakata Reddy (10) Mrs. Ramya Reddy d/o Mr. Ravindrashekar Reddy BV represented by her GPA holder Mr. Ravindrashekar Reddy BV (11) Mr.Shrisha R s/o Mr. Ravindrashekar Reddy BV (12) Mater. Dhrashil s/o Mr. Ravindrashekar Reddy BV (being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV) (13) Mr. Rajashekar Reddy BV s/o Late.B Venakata Reddy (14) Mrs. Kavya Reddy d/o Mr. Rajashekar Reddy BV (15) Master. Kovidh loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy) (16) Master. Jishnu Loka Reddy s/o Mr. Lohit Konda Reddy (being minor represented by natural guardian and father Mr. Lohit Konda Reddy) (17) Mrs. Jasmitha BR d/o Mr. Rajashekar Reddy BV (18) Mr. Rajesh Pallikara Kuttiyattoor s/o Mr. CR Nambiar

(19) Mr. Ramesh Nambair s/o Mr. CR Nambiar (20) Mr. Ratheesh Nambiar s/o Mr. CR Nambiar and (21) M/s Nambiar Builders Pvt. Ltd represented by it Director Mr. Ramesh Nambiar have come together to start firm in the name of **M/s Ensemble Residential Projects** and have agreed to net profit and loss percentage as detailed :-

SL NO	Partners	Shares %
1.	Mr.B.V Somshekar Reddy	6.50%
2.	Mr. Sushruth S Reddy	6.00%
3.	Mrs. Shusheelamma	00.01%
4.	Mr. Umesh babu	4.49%
5.	Ms Ridhi Reddy (being minor represented by natural guardian and father Mr. Umesh Babu)	00.01%
6.	Mr. Suresh Babu BC	3.99%
7.	Mrs.Mamatha	3.99%
8.	Mr. Dhruva Tejomaya	0.01%
9.	Mr.Ravindrashekara Reddy BV	1.00%
10.	Mrs. Ramya Reddy	05.00%



11.	Mr.Shrisha R	06.49%
12.	Mater. Dhrashil( <i>being minor represented by natural guardian and father Mr. Ravindrashekar Reddy BV</i> )	0.01%
13.	Mr. Rajashekar Reddy BV	2.50%
14.	Mrs. Kavya Reddy	4.98%
15.	Master. Kovidh loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i> )(	00.01%
16.	Master. Jishnu Loka Reddy( <i>being minor represented by natural guardian and father Mr. Lohit Konda Reddy</i> )	00.01%
17.	Mrs. Jasmitha BR	5.00%
18.	Mr. Rajesh Pallikara Kuttiyattoor	12.50%
19.	Mr. Ramesh Nambair	12.50%
20.	Mr. Ratheesh Nambiar	12.50%
21.	M/s Nambiar Builders Pvt. Ltd	12.50%
	<b>Total</b>	<b>100</b>

\*\*\*\*\*Intentionally left blank\*\*\*\*\*

2. It is observed from the Amended and Restated Limited liability Partnership Agreement dated 06.12.2023 that entered between (1) Mr. BV Somashekar Reddy s/o Late. B Venkata Reddy (2) Mr. Badam Chandrashekar Reddy Umesh Babu s/o Late. B.V.Chandrashekar Reddy (3) Mr.BV Ravindrashekara Reddy s/o Late. B Venkata Reddy (4) Mr. Badam Venkata Reddy Rajashekara Reddy s/o late. B Venkata Reddy (5) Mr. Rajesh Pallikkara Kuttiyattoor s/o Mr. CR Namibair (6) Mr. Ramesh Nambiar s/o CR Namibair (7) Mr. Rathish Nambair s/o CR Namibair (8) M/s Nambiar Builder Pvt.Ltd authorized represented by Mrs. Reshmi PK (9) Mr. Shrushruth Reddy s/o Mr. Somashekar Reddy BV (10) Mrs.Shusheelamma w/o Late. Chandrashekar Reddy BV (11)Ms.Ridhi Reddy being minor represented by her mother Mrs. Geetha CN(12) Mr.Suresh Babu BC s/o Late. Chandrashekar Reddy BV (13) Mrs. Mamatha BC d/o Late. Chandrashekar Reddy BV (14) Mr. Dhruva Tejomaya Murali s/o Mrs. Mamatha BC (15) Mrs. Ramya Reddy d/o Mr. Ravindrashekar Reddy represented by GPA Holder Ravindrashekar Reddy(16) Mr. R Shrisha s/o Mr. Ravindrashekar Reddy BV (17) Matser. Dharshil being minor represented by his mother Mrs. Rashmi (18) Mrs.Kavya Reddy d/o Mr. Rajashekar Reddy BV (19) Master. Kovidh Loka Reddy being minor represented by his mother Mrs. Umma NK (20) Master. Jishnu Loka Reddy being minor represented by his father Mr. Lohith K (21) Mrs. BR Jashmith d/o Mr. Rajshekar Reddy BV (22) M/s Badam ventures Realty LLP represented by it authorized signatory Mr. Shrisha and (23) M/s Nambiar Ensemble LLP represented by its authorized representative Mr. Shaji Mudappathi and (i) SL No.01 to 08 are being the continuing partners (ii) SL No.09 to 21 are retiring partners, (ii) SL No. 22 & 23 are incoming partners further the Fixed capital Contribution and profit and loss sharing ratio for the Partners (SL No.01 to 08 and SL No.22 & 23) as follows:-

SL No.	Name of Partners	Share in percentage (%)	Profit/ Loss sharing percentage (%)

**Report On Title**

1.	Mr. BV Somashekar Reddy	0.10%	0.10%
2.	Mr. Badam Chandrashekar Reddy Umesh Babu	0.10%	0.10%
3.	Mr.BV Ravindrashekara Reddy	0.10%	0.10%
4.	Mr. Badam Venkata Reddy Rajashekara Reddy	0.10%	0.10%
5.	Mr. Rajesh Pallikkara Kuttiyattoor	0.10%	0.10%
6.	Mr. Ramesh Nambiar	0.10%	0.10%
7.	Mr. Rathish Nambair	0.10%	0.10%
8.	M/s Nambiar Builder Pvt.Ltd	4.50%	4.50%
9.	M/s Badam ventures Realty LLP	49.60%	49.60%
10.	M/s Nambiar Ensemble LLP	45.20%	45.20%
Total		100%	100%

**Note:- Kindly provide Limited Liability Partnership agreement dated 06.12.2023.**

3. It is observed from the Relinquishment Deed dated 30.05.2024, that (1) M/s. Ensemble Residential Project represented by its managing Partner Mr. Ratheesh Nambiar has relinquished the land measuring of areas 25881.93 Square meter reserved for Park and Open Space, formed in the land bearing Survey Nos.145/2,145/3,146/3,146/5,146/6, 146/7,147/1,147/9,155/1,155/2,155/3,155/4,156/1,156/4,157/6,161/2,162/1,162/2,163/1,1

63/2,163/3,163/4,163/5,163/6,164/1,164/2,164/3,167/2,167/3, 171/1,171/3,171/4, 172/1,172/2,172/3, 250/1(part),250/3(part), 251/1,251/2, 251/3, 252/1,252/2,252/3,253/1,253/2,253/3,253/4, and 253/5 totally measuring 63 Acres 33 Guntas (including 05 Guntas of A Kharab and excluding 24 Guntas of B Kharab) or 258287.01 square meters, situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore., in favor of Bangalore Development Authority represented by its Executive Engineer, East Division, Bangalore, and said deed is registered as Document No.BDA-1- 00610/2024-25 of Book-1, stored in stored in a Centralized data cell (Electronic format), at the Office of Sub-Registrar, Bangalore Development Authority.

4. It is observed from the Work Order Residential Layout Plan dated 27.06.2024 bearing No. BDA/TPM/DLP-31/2023-24/670/2024-25 issued by the office of Bangalore Development Authority that Provisional Residential layout plan is approved with respect to the land bearing Survey Nos.145/2,145/3,146/3,146/5,146/6, 146/7,147/1, 147/9, 155/1, 155/2,155/3, 155/4,156/1,156/4,157/6,161/2,162/1,162/2,163/1,163/2, 163/3,163/4,163/5,163/6,164/1,164/2,164/3,167/2,167/3,171/1,171/3,171/4,172/1,172/2,172/3,250/1(part),250/3(part),251/1,251/2,251/3,252/1,252/2,252/3,253/1,253/2,253/3, 253/4, and 253/5 totally measuring 63 Acres 33 Guntas (including 05 Guntas of A Kharab and excluding 24 Guntas of B Kharab).
5. The No objection Certificate dated 30.11.2023 bearing No. SEIAA/99/CON/2023 issued by the State level environment impact assessment authority (SEIAA) Karnataka provides Environment clearness with respect to land bearing Survey Nos.,146/3,146/5,146/6, ,147/1,155/1,155/2,155/3,156/1,156/4,157/6,161/2,162/1,162/2,163/1,163/2,163/3,163/4, 164/1,164/2,164/3,167/2,167/3,171/1,171/3,172/1,172/2,172/3,251/1,251/2,251/3, 252/1,252/2, 253/1,253/2,253/3 situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore for the construction of Residential Development Project.
6. The No objection Certificate dated 30.01.2023 bearing no. HOSU/SOUTH/B/120322/729600 issued by the Airports Authority of India provides for the Height Clearance for the construction of the proposed structure with respect to the Survey no. 146/3,146/5,146/6, ,147/1, 155/1, 155/2,155/3, ,156/1,156/4,157/6,161/2,162/1,162/2,163/1,163/2,163/3,163/4,.164/1,164/2,164/3,167/2, 167/3,171/1,171/3,172/1,172/2,172/3,251/1,251/2,251/3,252/1,252/2,253/1,253/2,253/3 situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore.
7. The No objection Certificate dated 20.04.2023 bearing No. ASC/DGM/(AO)/131/HAL-BG-38-23/495/2023 issued by the office of Airport Services Center (BC)Hindustan

Aeronautics Ltd, provides Height Clearance for the construction of the proposed structure with respect to the Survey no. 146/3,146/5,146/6, ,147/1, 155/1, 155/2,155/3, ,156/1,156/4,157/6,161/2,162/1,162/2,163/1,163/2,163/3,163/4,.164/1,164/2,164/3,167/2, 167/3,**171/1,171/3,172/1,172/2,172/3,251/1,251/2,251/3,252/1,252/2,253/1,253/2,253/3** situated at Dommasandra Village, Sarjapura-3 Hobli, Anekal Taluk, Bangalore.

8. The No objection Certificate dated 06.09.2024 bearing No. CEBRAZ/SEO/AEE-1/2024-25/3508-11 issued by office of Bangalore Electricity Supply Company Limited provides (BESCOM) that there is objection for arranging LT Power supply to the proposed Residential Apartment with respect to Survey Numbers. 171/1,171/3, 171/4,172/1,172/2,172/3,251/1,251/2 & 252/2 situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk.

**Note:-** Kindly provide the NOC from BESCOM with respect to 251/3,250/1,& 250/3.

## VI. OPINION AND RECOMMENDATION

Upon review and scrutiny of the documents furnished to us in respect of the Schedule A-1 Property, we opine that (1) **M/s. Nambiar Ensemble Residential Projects** is the absolute owner with respect to land measuring 14 Acre 17 Guntas i.e Sy No. 171/1 measuring 29 Guntas, Sy No. 172/1 measuring 2 Acre 09 Guntas , Sy No. 172/2 measuring 2 Acre 09 Guntas ,Sy No. 172/3 measuring 1 Acre 0 Guntas , Sy No. 251/1 measuring 3 Acre 24 Guntas , Sy No. 251/2 measuring 4 Acre 5 Guntas ,Sy No. 251/3 measuring 21 Guntas, (2) **Mrs. M. Lolakshamma W/o Late. Vema Reddy N.S** is the absolute owner with respect to land measuring 20 Guntas Acre in Sy No. 171/3 and land measuring 20 Guntas in Sy No. 171/4 and (3) **M/s. Ensemble Commercial Projects LLP** is the absolute owner with respect to land measuring 1 Acre 20 in Sy No. 250/1 and land measuring 20 Guntas in Sy No. 250/3 all situated at Dommasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Further, Mrs. M. Lolakshamma has entered into a Joint Development Agreement (JDA) with M/s. Ensemble Residential Projects LLP under JDA dated 28.03.2024 registered as document no. ABL-1-17605-2023-24 and M/s. Ensemble Residential Projects have agreed to deliver 30,000 square feet of super built-up area with a proportionate percentage of car



parking units and common areas to Mrs. M. Lolakshamma with respect to Survey no. 171/3 measuring 20 guntas.

Mrs. M. Lolakshamma has entered into a Joint Development Agreement (JDA) with M/s. Ensemble Residential Projects LLP under JDA dated 28.03.2024 registered as document no. ABL-1-17604-2023-24 and M/s. Ensemble Residential Projects have agreed to deliver 30,000 square feet of super built-up area with a proportionate percentage of car parking units and common areas to Mrs. M. Lolakshamma with respect to Survey no. 171/4 measuring 20 guntas.

M/s. Ensemble Commercial Projects LLP has entered into a Joint Development Agreement (JDA) with M/s. Ensemble Residential Projects LLP under JDA dated 03.07.2024 registered as document no. ABL-1-04428-2024-25 and M/s. Ensemble Residential Projects have agreed to deliver 10% of super built-up area with a proportionate percentage of car parking units and common areas to M/s. Ensemble Commercial Projects LLP with respect to Survey no. 250/1 measuring 1 Acre 20 guntas and Survey no. 250/3 measuring 20 guntas

However, our opinion is subject to the following documents / observation/clarifications:

**For Survey No.171/1**

1. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.

**Survey No. 171/3 measuring 20 Guntas without Kharab**

2. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.

**Survey No. 171/4 measuring 20 Guntas without Kharab**

1. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.
2. Nil Tenancy Certificate to be provided.

**Survey No. 172/1 measuring 02 Acres 09 Guntas without Kharab**

1. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.

2. GPA dated 13.05.2019 bearing registered Document No. BKI 7947 executed by Mr. N. Venugopala Reddy, in favour of M/s. Nambiar Builders Private Limited to be provided (as reflected in the Deed of Exchange ANK-1-03374-2021-22).
3. GPA executed by Mr. Suresh Babu M.N., s/o Mr. KK Narayanan, in favour of M/s. Nambiar Builders Private Limited represented by Mr. Ramesh Nambiar to be provided (referred from the Deed of Exchange bearing registered Document No. ANK-1-03374-2021-22).

**For Survey No. 172/2 (02 Acres 09 Guntas)**

1. Khata in the name of the present owner to be provided
2. Latest tax paid receipt to be provided
3. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.

**For Survey No. 172/3 measuring 00 Acres 27 Guntas**

1. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.

**(i) Survey No. 251/2 measuring 04 Acres 05 Guntas, (ii) Survey No. 251/1 measuring 03 Acres 24 Guntas & (iii) Survey No. 251/3 measuring 21 Guntas.**

1. Latest tax paid receipt to be provided for Survey No. 251/2
2. Encumbrance Certificate from 17.07.2024 to 09.08.2024 to be provided for Survey No. 251/1.
3. Encumbrance Certificate from 01.06.2024 to 09.08.2024 to be provided for Survey No. 251/3.
4. Encumbrance Certificate from 24.10.2024 to till date to be provided for above mentioned Survey Numbers.

**For Survey No. For Survey No. 250/1 and Survey No. 250/3**

1. Khata in the name of the present owner to be provided for Sy no. 250/3
2. Encumbrance Certificate for the period from 24.10.2024 to till date to be provided.

**Common Documents**

1. No Objection Certificate from BSNL/Fire and Emergency Services Department/ BWSSB.
2. NOC from BESCOM with respect to Survey Nos.251/3,250/1, & 250/3.
3. Up to date Tax Paid Receipts.
4. Khata in the name of Present owner.
5. Limited Liability Partnership agreement dated 06.12.2023
6. The SEIAA NOC does not include Survey Nos. 145/2, 145/3, 146/7, 147/9, 155/4, 163/5, 163/6, 171/4, 250/1, 250/3, 252/3, 253/4 and 253/5. Provide the relevant NOC for the same.
7. The Airport Authority of India NOC does not include Survey Nos. 145/2, 145/3, 146/7, 147/9, 155/4, 163/5, 163/6, 171/4, 250/1, 250/3, 252/3, 253/4 and 253/5. Provide the relevant NOC for the same.
8. Hindustan Aeronautics Limited (HAL) NOC does not include Survey Nos. 145/2, 145/3, 146/7, 147/9, 155/4, 163/5, 163/6, 171/4, 250/1, 250/3, 252/3, 253/4 and 253/5. Provide the relevant NOC for the same.

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## **V. OUR UNDERSTANDING**

We understand that **M/s. Nambiar Ensemble Residential Projects LLP** (the “Client”) intends to know the marketable title of the Schedule A-1 Property and instructed us to conduct legal due diligence on the Schedule A1 Property and provide our report on the same.

### **IMPORTANT:**

**The Report on Title (Report) prepared by us and submitted herewith is based on review of the records and documents in respect of the Schedule A-1 Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.**

## **VI. MANDATE: OBJECTIVE SCOPE OF WORK AND METHODOLOGY ADOPTED**

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule A1 Property, the Client instructed Fox Mandal & Associates (‘FM’) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by M/s. Nambiar Ensemble Residential Projects LLP (hereinafter collectively referred to as ‘**Documents**’).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
4. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

## **VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS**

### **ASSUMPTIONS**

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- (c) The Documents on which the Report relies remain accurate;
- (d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

\*\*\*\*\**Intentionally left blank*\*\*\*\*\*



## DISCLAIMERS

This opinion is subjected below disclaimers and riders:

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out for a minimum of 30-35 years. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.
6. The copies of the documents furnished to us being genuine and confirm to the originals of the same;

7. The fact that no independent search of any proceeding/s, claims or litigation has been conducted by us;
8. The fact that no site survey or physical inspection of the Schedule A1 Property has been undertaken by us for the purposes of verifying the description, title and schedule of the Schedule A1 Property.
9. In absence of required documents and clarifications, we have reasonably presumed by making corroboratory study of the available documents in tracing title of the Schedule A1 Property.

#### **VIII. CONTACT DETAILS**

If any clarification in relation to this Report is required, please contact:

**Prashantha Kumar S. T**  
**Senior Partner**

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For Fox Mandal & Associates

  
**Senior Partner**



