

REPORT

We have in this title report dealt with the converted land bearing Survey No.31 measuring 5 Acres 3 Guntas situated at Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (“**Survey No.31**”).

ANNEXURE- A

LIST OF DOCUMENTS REVIEWED

Sl No.	Description of documents
1.	Endorsement dated 21.09.2023 bearing No.RK/209/2022-23, issued by the office of the Tahshildar, Anekal Taluk, Anekal.
2.	Record of Rights bearing No.52 of Survey No. 31.
3.	Rights, Tenancy and Crops extract for the period 1969-70 to 1973-74, 1974-75 to 2013-14, 2014-15 to 2022-23.
4.	Death Certificate of Yellappa, issued by the Department of Births and Deaths, which bears out that Yellappa died on 21.01.1998.
5.	Mutation Register Extract bearing M.R. No.H6/2014-15.
6.	Joint Development Agreement dated 11.12.2023, registered as Document No. 6374/2022-23 in Book-I, in the office of the Sub-Registrar, Sarjapur.
7.	Irrevocable General Power of Attorney dated 11.12.2023, registered as Document No. 00329/2021-22, in Book-IV, in the office of the Sub-Registrar, Sarjapur.
8.	Release deed dated 08/12/2022 registered on 09/02/2022 as Document No. SRJ-6539/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
9.	Release deed dated 08/12/2021 registered on 18/01/2022 Document No. SRJ-5988/2021-22 in Book-I in the office of the Senior Sub-Registrar, District Registrar Basavangudi.

10.	Release Deed dated 05/01/2022 registered on 12/03/2022 as Document No. SRJ-7342/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
11.	Release Deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6537/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
12.	Release Deed dated 05/01/2022 registered on 12/03/2022 as Document No. SRJ-7343/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
13.	Release Deed dated 02/02/2022 registered on 12/03/2022 as Document No. SRJ-7344/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
14.	Release Deed dated 14/12/2021 registered on 09/02/2022 as Document No. SRJ-6538/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
15.	Release deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6542/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
16.	Release deed dated 22/02/2022 registered on 12/03/2022 as Document No. SRJ-7345/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.
17.	Release deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6546/2021-22 in Book-I in the office of the Senior Sub-Registrar, District Registrar Basavangudi.
18.	Release Deed dated 06.09.2022, registered as Document No.4782/2022-23 in Book-I, stored in C.D. No.SRJD1199, in the office of the Sub-Registrar, Sarjapura
19.	Mutation Register extract bearing MR No. H8/2014-15.
20.	Village map Ramanayakanahalli Village.
21.	Karnataka Revision Settlement issued in respect of Survey No. 31.

22.	Official Memorandum (Conversion Order) dated 16/03/2023 bearing No. 483275 of Survey No. 31.
23.	Endorsement dated 16/11/2023 bearing No.RD0038028272203 issued by the Tahsildar, Bangalore North (Additional), Taluk, Bangalore District.
24.	Endorsement bearing No. KHB/LAQ/511/2022-23 dated 11/07/2022 issued by the Special Land Acquisition officer, Karnataka Housing Department, Bangalore.
25.	Endorsement bearing No. Bangalore/LAQ-2/1454/2022-23 dated 13/07/2022 issued by the Land Acquisition Officer, Karnataka Industrial Areas Development Board.
26.	Endorsement dated 12/07/2022 in No.P.T.C.L/A/CR/327/2022-23 issued by the Assistant Commissioner Bangalore North Sub-Division, Bangalore.
27.	Encumbrance certificate issued for the period from 01/04/1921 to 31/03/2004, 01/04/2004 to 08/12/2021, 09/12/2021 to 26/07/2022, 27/07/2022 to 28/09/2022, 28/09/2022 to 05/10/2023 Survey No. 31.

ANNEXURE – B

LIST OF ORIGINAL DOCUMENTS VERIFIED:

Sl. No.	Description of the documents	Original/Certified Copy/Photocopy
1.	Rights, Tenancy and Crops extracts for the period 1969-70 to 1973-74, 1974-75 to 2013-14, 2014-15 to 2022-23.	Certified Copy
2.	Mutation Register Extract bearing M.R. No.H6/2014-15.	Certified Copy
3.	Joint Development Agreement dated 11.12.2023, registered as Document No. 6374/2022-23 in Book-I, in the office of the Sub-Registrar, Sarjapur.	Original
4.	Irrevocable General Power of Attorney dated 08/12/2022, registered as Document No. 00329/2021-22, in Book-IV, in the	Original

	office of the Senior Sub-Registrar, Sarjapur, Basavangudi District Register.	
5.	Mutation Register extract bearing MR No. H8/2014-15.	Online Certified Copy
6.	Official Memorandum (Conversion Order) dated 16/03/2023 bearing No. 483276 of Survey No. 31.	Online Original
7.	Release deed dated 08/12/2022 registered on 09/02/2022 as Document No. SRJ-6539/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
8.	Release deed dated 08/12/2021 registered on 18/01/2022 Document No. SRJ-5988/2021-22 in Book-I in the office of the Senior Sub-Registrar, District Registrar Basavangudi.	Photo copy
9.	Release Deed dated 05/01/2022 registered on 12/03/2022 as Document No. SRJ-7342/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
10.	Release Deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6537/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
11.	Release Deed dated 05/01/2022 registered on 12/03/2022 as Document No. SRJ-7343/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
12.	Release Deed dated 02/02/2022 registered on 12/03/2022 as Document No. SRJ-7344/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
13.	Release Deed dated 14/12/2021 registered on 09/02/2022 as Document No. SRJ-6538/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy

14.	Release deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6542/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
15.	Release deed dated 22/02/2022 registered on 12/03/2022 as Document No. SRJ-7345/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Photo copy
16.	Release deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6546/2021-22 in Book-I in the office of the Senior Sub-Registrar, District Registrar Basavangudi.	Photo copy
17.	Release Deed dated 06.09.2022, registered as Document No.4782/2022-23 in Book-I, stored in C.D. No.SRJD1199, in the office of the Sub-Registrar, Sarjapura	Photo copy

Flow of title:

1. We have perused a copy of the RTC/pahani for the period 1969-70 to 2021-22 which bears out that the land bearing Survey No.31 measuring 5 Acres 3 Guntas situated at Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (“**Survey No. 31**”) was originally owned by Venkatappa son of Chowda Reddy.
2. We have pursued the death certificate of Venkatappa and we note that the said Venkatappa is died on 08/01/1992.
3. We have pursued the death certificate of Thimmakka wife of Krishna Reddy and we note that the said Venkatappa is died on 20/07/1979.
4. On the review of the family tree of Venkatappa we note that Venkatappa was married to Venkatamma and Lingamma.
 - Venkatappa and Venkatamma had five daughters namely (i) Gowramma, (ii) Muniyamma, (iii) Ramakka, (iv) Sakamma and (v) Nagamma.
 - i. Gowramma is married to Muniyappa;
 - ii. Muniyamma was married to Veera Reddy and they have six children namely (a) Ramareddy, (b) Nageshamma, (c) Narayana Reddy, (d) Srinivas Reddy, (e) Gowramma and (f) Thimakka (late);

- iii. Ramakka was married to Venkatappa and they have five children namely (a) Munireddy @ Shivappa Reddy, (b) Rathnamma, (c) Narayana Reddy (d) Chandra Reddy alias Ramachandra Reddy and (e) Suvarna;
 - iv. Sakamma is married to Thimma Reddy and they have two children namely Narayana Reddy and Jayarama Reddy;
 - v. Nagamma was married to Munishwami Reddy and they have a son Venkatesh Reddy.
- Venkatappa and Lingamma had six children namely (i) Krishna Reddy (ii) Shankara Reddy, (iii) Srinivas Reddy, (iv) Shivappa Reddy, (v) Yashodamma, (vi) Parvathamma.
 - i. Krishna Reddy is married to Thimmakka and Padmamma.

Krishna Reddy and Thimmakka have three children namely (i) Padmamma also known as Vimala, (ii) Venkatesh Reddy and (iii) Chandra Reddy.

 - Venkatesh Reddy married to Bhagyalakshmi @ Deepa and have one son Gagan Reddy.
 - Chandra Reddy married T. Usharani and have two children, daughter named R.C. Karunashri Reddy and son named, Master Pranith Reddy.

Krishna Reddy and Padmamma have two children namely Manjunath and Savitha;

 - Manjunath married Sowmya and has two daughters, namely Miss Ganavi and Miss Pruthvi.
 - ii. Shankar Reddy is married to Padmamma and has two kids, daughter named, Sadana S.M. and son named, Purushothama R.S.
 - Purushotham is married to Shwetha and has two kids, Miss Bhargavi Reddy and Master Mourya Reddy.
 - iii. Srinivas Reddy was married to Sugunamma and had two kids Prashanth Reddy S. and Geetha S.
 - iv. Shivappa Reddy is married to Lakshamma and has two kids, daughter named Veda S. and son named, Madhu Kumar.
 - Madhu Kumar is married to Bhavya and has a daughter Niksha M. Reddy.
5. We have reviewed below death Certificates of children of late Venkatappa and we note the following:-

Sl No.	Name	Date of death
1.	Ramakka	13/08/2017

2.	Muniyamma	06/05/2006
3.	Sakamma	04/01/2013
4.	Nagamma	25/08/2018
5.	Lingamma	18/07/1993
6.	Srinivas Reddy	14/12/2009

6. We note that daughters and grandchildren of Venkatappa have released their title and interest of Survey No. 31 in favour of (i) Krishna Reddy, (ii) Shankara Reddy, (iii) Sugunamma wife of late Srinivas Reddy and (iv) Shivappa under the below mentioned 10 release deeds.

Sl No.	Release Deed date and registration details	Executed by
1.	Release deed dated 08/12/2022 registered on 09/02/2022 as Document No. SRJ-6539/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Gowramma daughter of late Late Venktappa and Late Venkatamma
2.	Release deed dated 08/12/2021 registered on 18/01/2022 Document No. SRJ-5988/2021-22 in Book-I in the office of the Senior Sub-Registrar, District Registrar Basavangudi.	Yashodamma daughter of late Late Venktappa and Late Lingamma
<i>Legal heirs of late Ramakka</i>		
3.	Release Deed dated 05/01/2022 registered on 12/03/2022 as Document No. SRJ-7342/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Munireddy K, Ratnamma, Ramachandra, Suvarna daughter of late Ramakka and Venkatappa.
4.	Release Deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6537/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Narayana Reddy S/o Late Sakamma and Thimma Reddy
<i>Legal heirs of late Muniyamma</i>		
5.	Release Deed dated 05/01/2022 registered on 12/03/2022 as Document No. SRJ-7343/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Ramareddy, Narayana Reddy, sons of late Muniyamma and Veera Reddy.

6.	Release Deed dated 02/02/2022 registered on 12/03/2022 as Document No. SRJ-7344/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	(a) Nageshamma, (b) Srinivas Reddy, (c) Gowramma, all children of late Muniyamma and Veera Reddy
<i>Legal heirs of late Sakamma</i>		
7.	Release Deed dated 14/12/2021 registered on 09/02/2022 as Document No. SRJ-6538/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Chandramma wife of late Jayarama Reddy joined by her children namely Shilpa. J and Sheela.
8.	Release deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6542/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Narayana Reddy
<i>Legal heirs of late Nagamma</i>		
9.	Release deed dated 22/02/2022 registered on 12/03/2022 as Document No. SRJ-7345/2021-22 in Book-I in the office of the Senior Sub-Registrar, Sarjapur, District Registrar Basavangudi.	Venkatesh Reddy
<i>Legal heirs of late Parvathmma</i>		
10.	Release deed dated 08/12/2021 registered on 09/02/2022 as Document No. SRJ-6546/2021-22 in Book-I in the office of the Senior Sub-Registrar, District Registrar Basavangudi.	Parvathmma daughter of Late Venkatappa and Late Lingamma

7. On the review of the order dated 22/10/2021 passed in RRT(D)CR6/2021-22 passed by the Special Tahsildar, Anekal Taluk, Anekal we note that (i) Krishna Reddy, (ii) Shankara Reddy, (iii) Sugunamma wife of late Srinivas Reddy and (iv) Shivappa filed an application to transfer the katha/mutation of Survey No. 31 along with other survey number. After enquiry, Tahsildar passed an Order whereby (i) Krishna Reddy, (ii) Shankara Reddy, (iii) Sugunamma wife of late Srinivas Reddy and (iv) Shivappa are registered as the joint kathedars of Survey No. 31. Further, the revenue records confirm (i) Krishna Reddy, (ii) Shankara Reddy, (iii) Sugunamma wife of late

Srinivas Reddy and (iv) Shivappa are registered as the joint kathedars vide Mutation Register extract bearing MR No. T6/2021-22.

8. We observe from the Conversion Order dated 16/03/2023 bearing No. 483275 issued by the Deputy Commissioner, Bangalore District in the name of Krishna Reddy and others that the Survey No. 31 measuring 5 Acres and 3 Guntas, has been converted from agricultural to deemed conversion as per the masterplan (layout- residential).
9. We have perused the Joint Development Agreement dated 08/12/2021 executed between (i) Krishna Reddy son of late Venkatappa, (ii) Padmamma wife of Krishna Reddy, (iii) Padmamma alais Vimala and (iv) R.K. Chandra Reddy (for self and as father and natural guardian of his minor children R.C. Karunashri Reddy and Pranith Reddy) both children of Krishna Reddy, (v) T. Usha Rani wife of R.K. Chandra Reddy, (vi) Venkatesh Reddy (for self and as father and natural guardian of his minor son Gagan Reddy) son of Krishna Reddy, (vii) Bhagyalakshmi @ Deepa wife Venkatesh Reddy, (viii) Manjunath (for self and as father and natural guardian of his minor children namely Pruthvi.M and Ganavi.M.) son of Krishna Reddy,(ix) Sowmya wife of Manjunath, (x) Savitha daughter of Krishna Reddy, (xi) Shankar Reddy son of late Venkatappa, (xii) Padmamma wife of Shankar Reddy, (xiii) Sadana S.M. daughter of Shankar Reddy, (xiv) Purushothama.R.S (for self and as father and natural guardian of his minor children namely Bhargavi Reddy and Mourya Reddy) son of Shankar Reddy, (xv) Shwetha wife of Purushothama.R.S, (xvi) Sugunamma wife of late Srinivas Reddy, (xvii) Prashanth Reddy.S son of late Srinivas Reddy, (xviii) Geetha S daughter of late Srinivas Reddy, (xix) R.V. Shivappa Reddy son of late Venkatappa, (xx) Lashmamma wife R.V. Shivappa Reddy, (xxi) Veda.S, (xxii) Madhu Kumar (for self and as father and natural guardian of minor son Niksha M. Reddy) both children of R.V. Shivappa Reddy, (xxiii) Bhavya wife of Madhu Kumar (“**Owners**”) with an intention to develop the land in Survey No.31 has entered into a development agreement with M/s. Icon Developers and Promoters, a registered partnership firm, (“**Developer**”). The Joint Development Agreement inter alia provides the following:
 - Developer undertakes to develop the land into an independent residential layout and/or farmhouse plot.
 - The Developer is entitled to develop the said land either by themselves or assign the entire/overall development to any other contractor or developer.
 - Developer to bear the entire cost of forming the layout, including cost towards obtaining licenses, permissions, etc.
 - Sharing agreement to be entered within 15 days from the receipt of sanction plan.
 - In consideration for the Developer forming a layout on the said land of the Owners, the Owners have agreed to transfer 45% of the developed sital area to the Developer and retain 55% of the developed sital area for themselves.

- The Developer is entitled to borrow loans for the development of the land against the security of the Developer's share.
- Upon the sanction of the layout plan, the Owners have empowered the Developer to sell, convey, transfer and otherwise dispose off the entire area of the land.
- The development of the entire layout has to be completed within 36 months from the date of registration under K-RERA (Karnataka Real Estate (Regulation and Development) Act, 2016).
- It is the Owners obligation to get the conversion of the land from agricultural to non-agricultural purposes and also to obtain change of land use to residential purposes.

The Joint Development Agreement is registered as Document No. SRJ-1-06374/2021-22 in Book-I in the office of the Sub-Registrar, Sarjapur, Anekal Taluk, Basavangudi District

Note: We note that the Owners and Developer have agreed to share the developed sital area in the ration of 45%:55%. We note that few clauses in the Joint Development Agreement empower the Developer to transact only in relation to Developer's share, and certain other clauses empower the Developer to deal with the entire land including that of the Owners' Area, including the power to sell, convey and transfer. The General Power of Attorney executed by the Owner also authorises the Developer to transact on the entire land, i.e., an extent of 5 acres and 3 guntas. We however understand that the Developer's share under the joint development agreement is proposed to be mortgaged, which is permitted both under the joint development agreement and the power of attorney.

10. We have perused a copy of the Irrevocable General Power of Attorney dated 08/12/2022, registered as Document No. 00329/2021-22, in Book-IV, in the office of the Senior Sub-Registrar, Sarjapur, Basavangudi District Register, wherein, the Owners have appointed and nominated the Developer as their authorised attorney empowered to do various acts and deeds for the development of Survey No. 31, including that of power to sell, convey, transfer and also to execute sale agreement, sale deed, etc. in relation to the Survey No. 31.
11. We have reviewed the village map Ramanayakanahalli Village, which records that Survey No.31 is bounded on the east by Survey No. 32, on the west by Survey Nos. 30, on the north by Survey No's. 20 and 21 on the South by Survey No's. 59.
12. The Karnataka Revision Settlement issued in respect of Survey No. 31 indicates the total and actual extent in Survey No. 31 is 5 Acres 03 Guntas there being no kharab land;
13. We have perused a copy of the endorsement dated 13/12/2022 bearing No.RD0038028260126 issued by the Tahsildar, Bangalore North (Additional), Taluk, Bangalore District which bears out

that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.31 measuring 5 acres and 3 guntas.

14. We have perused the Endorsement bearing No. KHB/LAQ/511/2022-23 dated 11/07/2022 issued by the Special Land Acquisition officer, Karnataka Housing Department, Bangalore which indicates that there are no acquisition proceedings initiated or pending with respect to the Survey No. 31 measuring 5 acres and 3 guntas with other survey numbers.
15. We have perused the Endorsement bearing No. Bangalore/LAQ-2/1454/2022-23 dated 13/07/2022 issued by the Land Acquisition Officer, Karnataka Industrial Areas Development Board which indicates that the Survey No.31 measuring 5 acres and 3 guntas along with other survey numbers.
16. We have perused a copy of the endorsement dated 12/07/2022 in No.P.T.C.L/A/CR/327/2022-23 issued by the Assistant Commissioner Bangalore North Sub-Division, Bangalore which bears out that the Survey No.31 along with certain other land parcels does not come under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
17. We have perused a copy of the encumbrance certificate issued for the period from 01/04/1921 to 31/03/2004 of Survey No. 31 measuring 5 Acres 3 guntas.
18. We have perused a copy of the encumbrance certificate issued for the period from 01/04/2004 to 01/09/2021 of Survey No. 31 measuring 5 Acres 3 guntas.
19. We have perused a copy of the encumbrance certificate issued for the period from 01/09/2021 to 26/07/2022 of Survey No.31 measuring 5 Acres 3 guntas.
20. We have perused a copy of the encumbrance certificate issued for the period from 27/07/2022 to 28/09/2022 of Survey No. 31 measuring 5 Acres 3 guntas.
21. We have perused a copy of the encumbrance certificate issued for the period from 28/08/2022 to 05/10/2023 of Survey No. 31 measuring 5 Acres 3 guntas.
22. We had issued the Public Notice dated 23/05/2024 in the Bangalore edition of Vijaya Karnataka and Times of India pertaining to the Survey No. 34/2 along with others and have not received any objections as on date.

CONCLUSION

Based on review of the documents detailed above and subject to our observations, we are of the following opinion

- (i) Krishna Reddy, (ii) Shankara Reddy, (iii) Sugunamma wife of late Srinivas Reddy and (iv) Shivappa and their family members are the owner of the converted land bearing Survey No.31 measuring 5 Acres 3 Guntas Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District;
- In terms of the Joint Development Agreement dated 18/12/2021, registered as Document No. SRJ-1-06374/2021-22. In terms of the said Joint Development Agreement, it is agreed that 55% share in the saleable area shall be allotted to (i) Krishna Reddy, (ii) Shankara Reddy, (iii) Sugunamma wife of late Venkatappa and (iv) Shivappa and their family members while the balance 45% share in the saleable area shall be allotted to M/s Icon Developers and Promoters.

M/s. Icon Developers and Promoters has represented that there are no acquisition proceedings initiated or pending by any government body.

SCHEDULE

All that piece and parcel of the converted land in Survey No.31 measuring 5 Acres 3 Guntas situated at Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Property bearing Survey No.32;
West by : Property bearing Survey No. 30;
North by : Property bearing Survey No. 20 and 21;
South by : Property bearing of Survey No. 59.