

To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

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

1. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land bearing Survey Number Survey Number 58/1, measuring 01 Acre 09 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 143/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/2 & 58/4	Land in Survey Number 58/7	Land in Survey Number 302	Kachamaranahalli Village Boundary

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number Survey Number 58/5 (Old Survey Number 58/1), measuring 01 Acre 09 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. ALN





(EVH) SR: 140/2022-23, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/1	Land in Survey Number 58/6, 9, 10 & 11	Land in Survey Number 302 & Road	Kachamaranahalli Village Boundary

Item No.3:

All the piece and parcel of the Residentially converted land bearing Survey Number Survey Number 58/6 (Old Survey Number 58/1), measuring 35.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 11.08.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 60/2023-24, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/9	Land in Survey Number 57 & 59	Land in Survey Number 57 & 5/13	Kachamaranahalli Village Boundary

Item No.4:

All the piece and parcel of the Residentially converted land bearing Survey Number Survey Number 58/13 (Old Survey Number 58/6, Earlier No.58/1), measuring 10 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 11.08.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 61/2023 24, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/5	Land in Survey Number 57	Land in Survey Number 58/10	Land in Survey Number 58/6





Item No.5:

All the piece and parcel of the Residentially converted land bearing Survey Number 58/9 (Old Survey Number 58/6, Earlier No.58/1), measuring 35.08 Guntas, situated at Gunjur Village, Varrhur Hobli, Bangalore East Taluk, duly converted from agricultural to non agricultural Residential purpose on 06.01.2024, vide Official Memorandum bearing No. 582451, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/2	Land in Survey Number 58/6	Survey Number 58/6	Village Boundary

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	24.01.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/1.	ALN (EVII) SR: 143/2022-23
2.	24.01.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/5.	ALN (EVII) SR: 140/2022-23
3.	11.08.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/6.	ALN (EVH) SR: 60/2023-24
4.	11.08.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/13.	ALN (EVH) SR: 61/2023-24
5.	06.01.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore	582451

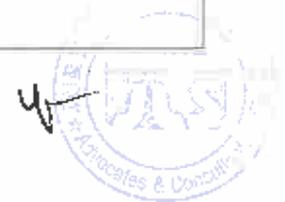


		District in respect of Sy.No.58/9.	
TITLE DEEDS			
6.	18.12.2023	Joint Development Agreement executed by Eco Life Developers in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/9	Doc.No.10861/2023 24
7.	18.12.2023	General Power of Attorney executed by Eco Life Developers in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/9	Doc.No.514/2023 24
8.	28.03.2022	Joint Development Agreement executed by Manjunath D and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/1, 58/5 & 58/6.	Doc.No.1093/2022-23
9.	28.03.2022	General Power of Attorney executed by Manjunath D and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/1, 58/5 & 58/6.	Doc.No.43/2022-23
10.	25.01.2022	Sale Deed executed by G.K. Shivakumar and others in favour of M/s. Eco Life Developers.	Doc.No.3163/2022-23
11.	19.12.2019	Partition Deed entered into between the family members of Devappa.	Doc.No.5831/2019-20
12.	06.11.2017	Partition Deed entered into between the family members of Late Krishnappa.	Doc.No.4072/2017-18
13.	13.04.2016	Release Deed executed by G.M. Shanthakumari & others in favour of Mallamma and others.	Doc.No.274/2016-17





14.	05.07.2013	Sale Deed executed by G.K. Gowtamma and others in favour of Manjunath D.	Doc.No.2688/2013-14
15.	05.07.1996	Will executed by Basamma	Doc. No. 32/1996-97
16.	12.09.1993	Partition Deed entered into between the family members of Late Doddanaganna.	Un-registered
17.	23.04.1987	Sale Deed executed by Channamma and Patvathamma in favour of Krishnappa and Venkatamma.	Doc.No.550/1987-88
18.	21.11.1968	Sale Deed executed by Nijaguna Shivayogi in favour of Kapanappa.	Doc.No.4173/1968-60
19.		Family Tree of Manjunath D	
20.		Family Tree of Mallamma	
21.		Family Tree of G.K. Chandrashekar	
22.		Family Tree of A. Chandra	
23.		Death Certificate of Kapinappa	
24.		Death Certificate of Basamma	
25.		Death Certificate of Charvi	
REVENUE DOCUMENTS			
26.		Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of Preliminary Record and Khetuwar.	R.K/C.R/4352/2023-24
27.	14.06.2019	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of R'IC from 1977 to 1982.	RK: CR/847/2019-20
28.		R'IC for the period of 1968-69 to 2023 24 for Sy.No.58/1.	





29.		RTC for the period of 2017-18 to 2023-24 for Sy.No.58/5.	
30.		RTC for the period of 2017-18 to 2023-24 for Sy.No.58/6.	
31.		RTC for the period of 2021-22 to 2024-25 for Sy.No.58/9	
32.		RTC for the period of 2023-24 for Sy.No.58/13.	
33.		Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of IHC No.3/1995-96.	R.K/CR/1199/2023-24
34.		Mutation Register Extract	MR.No.1/1995-96
35.		Mutation Register Extract	MR.No.262/2004-05
36.		Mutation Register Extract	MR.No.9/2011-12
37.		Mutation Register Extract	MR No. T10/2017-18
38.		Mutation Register Extract	MR No. H35/2017-18
39.		Mutation Register Extract	MR No. T117/2020-21
SURVEY RECORDS			
40.		Mula Tippani	
41.		Hissa Tippani	
42.		Atlas and RR Balabagh	
43.		Akaraband	
44.		Village Map	
ENDORSEMENTS			
45.	25.01.2024	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KTR Act in respect of Sy.No.58/1.	
46.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of PTCL, Act in	PTCL/BE/CR: 660/2023-24





		respect of Sy.No.58/1.	
47.	25.01.2024	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.58/5.	
48.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of P'CL, Act in respect of Sy.No.58/5.	PTCL/BE/CR: 651/2023-24
49.	25.01.2024	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.58/6.	
50.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of P'CL, Act in respect of Sy.No.58/6.	P'CL/BE/CR: 655/2023-24
51.	25.01.2024	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act in respect of Sy.No.58/13.	
52.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of PTCL, Act in respect of Sy.No.58/13.	PTCL/BE/CR: 661/2023-24
MISCELLANEOUS			





53.	29.07.2024	Residential Development Plan issued by the Bangalore Development Authority.	No. BDA/1PM/DLP-39/2023-24
54.	29.07.2024	Work order issued by the Bangalore Development Authority.	No. BDA/1PM/DLP-39/2023-24
55.	06.08.2024	Katha certificate issued by BBMP in respect of Sy.No.58/1	No. 2800
56.	13.08.2024	Katha certificate issued by BBMP in respect of Sy.No.58/5	No. 2794
57.	06.08.2024	Katha certificate issued by BBMP in respect of Sy.No.58/6	No. 2801
58.	06.08.2024	Katha certificate issued by BBMP in respect of Sy.No.58/9	No. 2802
59.	06.08.2024	Katha certificate issued by BBMP in respect of Sy.No.58/13	No. 2798
60.	12.11.2024	Amalgamated Katha certificate issued by BBMP in respect of Sy.No.58/1, 58/5, 58/6, 58/9 & 58/13	No. 70
61.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd.	
62.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	
ENCUMBRANCE CERTIFICATE			
63.	24.01.2024	Encumbrance Certificate for the period 01.04.1957 to 31.03.2004 in respect of Sy.No.58/1.	S.A. No. 20425/2023-24
64.	08.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/1.	S.A.No.252660/2023-24

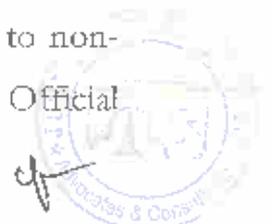


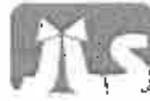


65.	08.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/5.	S.A.No.252727/2023-24
66.	08.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/6.	S.A.No.252593/2023-24
67.	06.02.2024	Encumbrance Certificate for the period 01.04.2004 to 05.02.2024 in respect of Sy.No.58/9	S.A.No.252624/2023-24
68.	19.08.2024	Encumbrance Certificate for the period 01.04.2004 to 19.08.2024 in respect of Sy.No.58/13	S.A.No.130527/2024-25

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number Survey Number 58/1, measuring 01 Acre 09 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 143/2022-23, issued by the Deputy Commissioner, Bangalore District, Residentially converted land bearing Survey Number Survey Number 58/5, measuring 01 Acre 09 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 140/2022-23, issued by the Deputy Commissioner, Bangalore District, Residentially converted land bearing Survey Number Survey Number 58/6, measuring 35.08 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 11.08.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 60/2023-24, issued by the Deputy Commissioner, Bangalore District, Residentially converted land bearing Survey Number Survey Number 58/13, measuring 10 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 11.08.2023, vide Official





Memorandum bearing No. ATN (13V11) SR: 61/2023-24, issued by the Deputy Commissioner, Bangalore District and Residentially converted land bearing Survey Number Survey Number 58/9, measuring 35.08 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 06.01.2024, vide Official Memorandum bearing No. 582451, issued by the Deputy Commissioner, Bangalore District all are situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore East Taluk, which are more fully described in the **Item No.1 to 5 to the Schedule** above and hereinafter referred to as **Schedule Property**.

2. Originally the land in Survey Number 58/1, measuring 04 Acres 35 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk was owned by one Kapinappa Son of Doddanaganna, having purchased the same through a registered Sale Deed dated 21.11.1968, vide document bearing No.4173/1968-69.
3. Thereafter the above said Kapinappa Son of Doddanaganna along with his uncle Chikkanaganna (brother of his father) have entered into an oral Partition and as per the said Partition, portion of the land in Survey Number 58/1, measuring 2 Acres 18 Guntas was allotted to the share of Kapinappa and remaining extent of land in Survey Number 58/1, measuring 02 Acres 17 Guntas was allotted to the share of Chikkanaganna.
4. After the death of the above said Kapinappa, his wife Basamma and his brother G.N. Mariyappa have entered into a family Partition on 12.09.1993. As per the said Partition the land in Survey Number 58/1, measuring 01 Acre 09 Guntas was allotted to the share of Basamma and land in Survey Number 58/1, measuring 01 Acre 09 Guntas was allotted to the share of G.N. Mariyappa. The said Basamma got mutated the





katha of the land allotted to her share in her name vide MR.No.1/1995-96.

5. Thereafter the above said Basamma has executed a Will on 05.07.1996, vide document bearing No.32/1996-97 in favour of her daughters namely G.K. Gowramma, G.K. Chikkaveeramma, G.K. Sunandamma and G.K. Manjula.
6. After the death of the above said Basamma, her daughters got mutated the katha of the land in Survey Number 58/1, measuring 01 Acre 09 Guntas in their names vide MR.No.54/1996-97 based on the Will dated 05.07.1996.
7. Thereafter the above said G.K. Gowramma, G.K. Chikkaveeramma, G.K. Sunandamma and G.K. Manjula along with their family members conveyed the land in Survey Number 58/1, measuring 01 Acre 09 Guntas to one Manjunath D, Son of Devappa, the First Party at Sl.No.1 on 05.07.2013, vide document bearing No.VRT-1-02688-2013-14, stored in CD.No.VRTD193, registered on 02.08.2013. He got mutated the katha of the land in his name vide MR.No.H64/2014 15.
8. Thereafter the above said D. Manjunath along with his family members have entered into a registered Partition Deed on 19.12.2019, vide document bearing No.5831/2019 20. As per the said Partition, the land in Survey Number 58/1, measuring 01 Acre 09 Guntas was allotted to the share of D. Manjunath. He got mutated the katha of the land in his name vide MR.No.H67/2019-20.
9. After the death of the above said G.N. Mariyappa, his wife Mallamma and children namely Nanjudappa, Nagaraj and Nanjeeregowda inherited and got mutated the katha of the land in Survey No. 58/1, measuring 1 Acre 09 Guntas in their names vide MR No. 89/2004-05.





10. Thereafter one G.M. Shantakumari and G.M. Barathamma daughters of above said G.N. Mariyappa have executed a Release Deed on 13.04.2016, vide document bearing No.INR-1-00274-2016-17, stored in CD.No.INRD166, registered in the office of the Sub-Registrar, Indiranagar in favour of their mother Mallamma and brothers Nanjudappa, Nagaraj and Nanjeeregowda, releasing their rights over the land in Survey No. 58/1, measuring 1 Acre 09 Guntas.
11. Thereafter, the land in Survey No. 58/1, measuring 1 Acre 09 Guntas owned by above said Mallamma, Nanjudappa, Nagaraj and Nanjeeregowda was phoded and renumbered as Survey No. 58/5, vide MR.No. T10/2017 18.
12. After the death of above said Chikkanaganna his children namely G.C. Mariyappa, Shivakumar, Nagaraj and Griamma wife his pre-deceased son Chnadrappa have executed sale deed on 12.03.1981 vide Document No. 13131/1980 81 in favour of one Mallanna son of Malagappa in respect of their share of land in Survey No. 58/1, measuring 2 Acres 17 Guntas.
13. After the death above said Mallanna his wife along with her sister Parvathamma have conveyed the land in Survey No. 58/1, measuring 2 Acres 17 Guntas to one M. Krishnappa and Venkatamma on 23.04.1987, vide Document No. 550/1987-88. They got mutated the katha in their names vide MR No. 41/1990-91. After the death of Krishnappa his wife Venkatamma got mutated the katha in her name vide MR No. 262/2004-05.
14. After the death of above said Venkatamma her sons G.K. Shivakumar and G.K. Chandrashekar got mutated the katha of land in Survey No. 58/1 measuring 2 Acres 17 Guntas in their names vide MR No. 09/2011-12.





15. Thereafter the land in Survey No. 58/1, measuring 2 Acres 17 Guntas is phoned and Re-numbered as Survey No. 58/6, vide MR.No. T10/2017-18.
16. Thereafter, the above said G.K. Shivakumar and G.K. Chandrashekar along their sisters have entered into a registered partition deed on 16.11.2017 vide Document No. VR/D 04072/2017-18, stored in CD No. VR/D 350, registered in the Office of the Varthur. As per the said partition the land in Survey No. 58/6 measuring 35.08 Guntas is allotted to the share G.K. Chandrashekar, land in Survey No. 58/6 measuring 10 Guntas is allotted to the share G.K. Manjula, land in Survey No. 58/6 measuring 08 Guntas, is allotted to the share G.K. Nethravathi, land in Survey No. 58/6 measuring 35.08 Guntas, is allotted to the share G.K. Shivakumar and land in Survey No. 58/6 measuring 08 Guntas, is allotted to the share G.K. Sujatha. They got mutated katha of their respective shares in their respective names vide MR No. H35/2017-18.
17. Thereafter the above said Manjunath D along with his family members, Mallamma along with her family members, G. K. Chandrashekar along with his family members and Manjula along with her family members have executed a Joint Development Agreement on 28.03.2022, vide document bearing No.1093/2022 23 and also executed a General Power of Attorney on 28.03.2022, vide document bearing No.43/2022-23, both registered on 09.05.2022, in the office of the Sub Registrar in favour of M/s. Abhee Ventures Pvt Ltd (Developer) for the development of the land in Survey Number 58/1, measuring 01 Acre 09 Guntas, Survey Number 58/5, measuring 01 Acre 09 Guntas, Survey Number 58/6, measuring 35.08 Guntas and Survey Number 58/6, measuring 10 Guntas.





18. Thereafter the land in Survey Number 58/6, measuring 10 Guntas owned by G.K. Manjula is phoded and renumbered as Survey Number 56/13 and the land in Survey Number 58/6, measuring 10 Guntas owned by G.K. Shivakumar is phoded and renumbered as Survey Number 56/9.
19. Thereafter the above said G.K. Shivakumar along with his family members conveyed the land in Survey Number 58/9, measuring 35.08 Guntas to M/s. Eco Life Developers on 25.01.2022, vide document bearing No.3163/2022-23.
20. Thereafter the above said M/s. Eco Life Developers has executed a Joint Development Agreement on 18.12.2023, vide document bearing No.10861/2023-24 and also executed a General Power of Attorney on 18.12.2023, vide document bearing No.514/2023-24, both registered on 18.12.2023, in the office of the Sub Registrar, Varthur in favour of M/s. Abhee Ventures Pvt Ltd (**Developer**) for the development of the land in Survey Number 58/9, measuring 35.08 Guntas into a Residential Apartment Complex.
21. Thereafter the said D. Manjunath obtained the conversion of the land in Survey Number 58/1, measuring 01 Acre 09 Guntas from agricultural to non-agricultural Residential purpose on 24.01.2023, Official Memorandum bearing No. ALN (TVH) SR: 143/2022-23, issued by the Deputy Commissioner, Bangalore District, **the Item No.1 herein**. As such the said D. Manjunath became the absolute owner of the Item No.1. He got mutated the katha of the Schedule Property herein in his name in the revenue records of BBMP and the BBMP has issued katha bearing No.2800, Sy.No.58/1.





22. Thereafter the said Mallamma obtained the conversion of the land in Survey Number 58/5, measuring 01 Acre 09 Guntas from agricultural to non-agricultural Residential purpose on 24.01.2023, Official Memorandum bearing No. AIN (EVH) SR: 140/2022-23, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein**. As such the said Mallamma became the absolute owner of the Item No.2. Mallamma and others got mutated the katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.2794, Sy.No.58/5.
23. Thereafter the said G.K. Chandrashekar obtained the conversion of the land in Survey Number 58/6, measuring 35.08 Guntas from agricultural to non-agricultural Residential purpose on 11.08.2023, Official Memorandum bearing No. AIN (EVH) SR: 60/2023-24, issued by the Deputy Commissioner, Bangalore District, **the Item No.3 herein**. As such the said G.K. Chandrashekar became the absolute owner of the Item No.3. He got mutated the katha of the Schedule Property herein in his name in the revenue records of BBMP and the BBMP has issued katha bearing No.2801, Sy.No.58/6.
24. Thereafter the said G.K. Manjula obtained the conversion of the land in Survey Number 58/13, measuring 10 Guntas from agricultural to non-agricultural Residential purpose on 11.08.2023, Official Memorandum bearing No. AIN (TVI) SR: 63/2023-24, issued by the Deputy Commissioner, Bangalore District, **the Item No.4 herein**. As such the said G.K. Manjula became the absolute owner of the Item No.4. She got mutated the katha of the Schedule Property herein in her name in the revenue records of BBMP and the BBMP has issued katha bearing No.2798, Sy.No.58/13.



25. Thereafter the said M/s. Eco Life Developers obtained the conversion of the land in Survey Number 58/9, measuring 35.08 Guntas from agricultural to non agricultural Residential purpose on 06.01.2024, Official Memorandum bearing No. 582451, issued by the Deputy Commissioner, Bangalore District, the **Item No.5 herein**. As such the said M/s. Eco Life Developers became the absolute owner of the Item No.5. M/s. Eco Life Developers got mutated the katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.2802, Sy.No.58/9.
26. Thereafter the Developer herein has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/1PM/DLP-39/2023-24, issued by the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/1PM/DLP-39/2023-24.
27. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024-25 in favour of BDA.
28. Thereafter Developer, D. Manjunath, Mallamma and others, G.K Chandrashekar, M/s. Eco Life Developers, G.K Manjula entered Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
29. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedari in possession of the Schedule Property during the relevant period of time as discussed above.





30. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildat, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
31. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
32. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KLR Act stating that there are no cases filed or pending as on the date of issuance of endorsement in respect of Survey Number 58/1.
33. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of PTCL Act, stating that there are no cases filed or pending as on the date of issuance of endorsement in respect of Survey Number 58/1.
34. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KLR Act stating that there are no cases filed or pending as on the date of issuance of endorsement in respect of Survey Number 58/6.
35. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of PTCL Act, stating that there are no cases filed or pending as on the date of issuance of endorsement in respect of Survey Number 58/6.
36. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KLR Act stating that there are no cases filed or pending as on the date of issuance of endorsement in respect of Survey Number 58/13.





37. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of PTCI Act, stating that there are no cases filed or pending as on the date of issuance of endorsement in respect of Survey Number 58/13.
38. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 in respect of in respect of Survey Number 58/1 reflects the nil transactions.
39. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of in respect of Survey Number 58/1 reflects the following transactions:
- JDA dated 28.03.2022.
 - Partition Deed dated 19.12.2019
 - Release Deed dated 13.04.2016
 - Sale Deed dated 02.08.2013
40. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of in respect of Survey Number 58/5 reflects the JDA dated 28.03.2022.
41. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of in respect of Survey Number 58/6 reflects the following transactions:
- Cancellation Deed dated 19.09.2022
 - Sale Agreement dated 21.10.2021
 - Sale Agreement dated 21.10.2021
 - Sale Agreements dated 09.08.2019
 - JDA dated 28.03.2022.
 - Partition Deed dated 16.11.2017





42. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of in respect of Survey Number 58/9 reflects the following transactions:

- a. JDA dated 18.12.2023
- b. Cancellation Deed dated 19.09.2022
- c. JDA dated 28.03.2022
- d. Sale Deed dated 27.01.2022
- e. Sale Agreement dated 21.10.2021
- f. Sale Deed dated 21.10.2021
- g. Sale Agreement dated 09.08.2018
- h. Partition Deed dated 16.11.2017

43. The Encumbrance Certificate for the period of 01.04.2004 to 19.08.2024 in respect of in respect of Survey Number 58/13 reflects the following transactions:

- a. Release Deed dated 21.06.2024

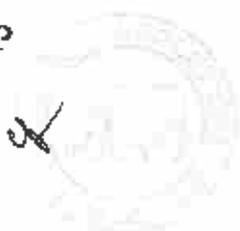
(Documents at Sl.No.1 to 4 does not pertain to Schedule Property).

CERTIFICATE OF TITLE

We hereby certify that **Sri. Manjunath D** and his family members holds good, valid marketable title over the **Item No.1 to the Schedule Property**, **Smt. Mallamma** and her family members holds good, valid marketable title over the **Item No.2 to the Schedule Property**, **Sri. G.K. Chandrashekar** and his family members holds good, valid marketable title over the **Item No.3 to the Schedule Property**, **Smt. G.K. Manjula** and her family members holds good, valid marketable title over the **Item No.4 to the Schedule Property**, **M/s. Eco Life Developers** holds good, valid marketable title over the **Item No.5 to the Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds developmental rights over the Schedule Property and power to sell its share of Flats in terms of the JDA dated 28.03.2022 subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

* * *

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land bearing Survey Number Survey Number 58/2, measuring 01 Acre 03 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 04.01.2024, vide Official Memorandum bearing No. 582495, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/3	Land in Survey Number 58/1	Survey Number 58/1	Village Boundary

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number Survey Number 58/4 (Old Survey Number 58/2), measuring 01 Acre 03 Guntas and 01 Gunta kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non agricultural Residential purpose on 04.01.2024, vide Official Memorandum bearing No. 582452, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey Number 58/3	Land in Survey Number 58/1	Survey Number 32	Land in Survey Number 58/3



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	04.01.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/2.	582495
2.	04.01.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/4.	582452
TITLE DEEDS			
3.	18.12.2023	Joint Development Agreement executed by G.N. Jagannatha Reddy and others in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.10860/2023-24
4.	18.12.2023	General Power of Attorney executed by G.N. Jagannatha Reddy and others in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.513/2023-24
5.	18.12.2023	Cancellation of Joint Development Agreement executed by G.N. Jagannath Reddy and others in favour of M/s. Eco Life Developers	Doc.No.10859/2023-24
6.	18.12.2023	Cancellation of General Power of Attorney executed by G.N. Jagannath Reddy and others in favour of M/s. Eco Life Developers	Doc.No.10858/2023-24
7.	18.12.2023	Cancellation of Sale Agreement executed by G.N. Jagannath Reddy and others in favour of Mamatha Satish and Saritha	Doc.No.10856/2023-24
8.	07.09.2018	Joint Development Agreement executed by G.N. Jagannatha Reddy and others in favour of M/s. Eco Life Developers.	Doc.No.5768/2018-19
9.	07.09.2018	General Power of Attorney executed by G.N. Jagannatha Reddy and others in favour of M/s. Eco Life Developers.	Doc.No.249/2018-19



10.	12.10.2018	Sale Agreement executed by G.N. Jagannath Reddy and others in favour of Mamatha Satish and B. Saritha.	Doc.No.7448/2018-19
11.	01.05.2017	Gift Deed executed by Krishna Reddy and others in favour of K. Suguna	Doc.No.871/2017-18
12.	19.04.2017	Release Deed executed by J. Reena in favour of G.N. Jagannatha Reddy and Rachan	Doc.No.3089/2017-18
13.	08.04.2015	Cancellation of Sale Agreement executed by G.N. Jagannath Reddy in favour of Bharathamma	Doc.No.91/2015-16
14.	12.11.2004	Sale Agreement executed by G.N. Jagannath Reddy in favour of Bharathamma.	Doc. No. 20325/2004 05
15.	18.08.2004	Confirmation Deed executed by Padma S and others in favour of Krishna Reddy	Doc.No.13163/2004-05
16.	29.06.2004	Sale Deed executed by G.N. Sathyanarayan Reddy in favour of Krishna Reddy.	Doc.No.7905/2004-05
17.	03.02.2004	Special Power of Attorney executed by G.N.Sathyanarayan Reddy in favour of Ramareddy	
18.	15.01.1980	Partition Deed entered into between the family members of Nanjappa @ Nanjareddy.	
19.	05.05.1947	Sale Deed executed by P. Krishna Reddy in favour of Lachmakka @ Gullamma	Doc.No.6213/1947-48
20.		Family Tree of Lachmakka @ Gullamma	
REVENUE DOCUMENTS			
21.	13.03.2017	Endorsement issued by the Tabasildat, Bangalore East Taluk stating the non-availability of Preliminary Records	RR: CR/365/2016-17





22.	09.03.2017	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of IL and RR.	R.K./C.R/3642/2016-17
23.		RTC for the period of 1967-68 to 2023-24 for Sy.No.58/2	
24.		RTC for the period of 2016-17 to 2023-24 for Sy.No.58/4.	
25.		Mutation Register Extract	MR.No.46/1993-94
26.		Mutation Register Extract	MR No. 158/2004-05
27.		Mutation Register Extract	MR No. H81/2016-17
SURVEY RECORDS			
28.		Mula Tippani	
29.		Hissa Tippani	
30.		Atlas and RR Balabagh	
31.		Akaraband	
32.		Village Map	
ENDORSEMENTS			
33.	25.01.2024	Endorsement issued by the Tahsildar under section 48 (Form No.7 & &A) of KTR Act in respect of Sy No. 58/2	
34.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore South, stating that no case is pending or filed under PTCL Act in respect of Sy.No.58/2.	No. PTCL./BE/CR:653/2023-24
35.	25.01.2024	Endorsement issued by the Tahsildar under section 48 (Form No.7 & &A) of KTR Act in respect of Sy No. 58/4	
36.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore South, stating that no case is pending or filed under PTCL Act in respect of Sy.No.58/4	No. PTCL/BE/CR:650/2023-24
MISCELLANEOUS			
37.	29.07.2024	Residential Development Plan issued by the Bangalore	No. BDA/TPM/DLP-39/2023-24



		Development Authority.	
38.	29.07.2024	Work order issued by the Bangalore Development Authority.	No. BDA/TPM/DI.P-39/2023-24
39.	06.08.2024	Katha Certificate issued by BBMP in respect of Sy No. 58/2	No. 2796
40.	06.05.2024	Katha Certificate issued by BBMP in respect of Sy No. 58/4	No. 2803
41.	12.11.2024	Amalgamated Katha Certificate issued by BBMP in respect of Sy No. 58/2 & 58/4	No. 70
42.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd.	
43.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	
ENCUMBRANCE CERTIFICATE			
44.	01.03.2017	Encumbrance Certificate for the period 01.04.1920 to 30.06.1924 in respect of Sy.No.58.	S.A. No. 4119/2016-17
45.	26.07.2018	Encumbrance Certificate for the period 01.04.2004 to 25.07.2018 in respect of Sy.No.58.	S.A.No.666/2018-19
46.	28.09.2022	Encumbrance Certificate for the period 01.07.1924 to 14.02.1957 in respect of Sy.No.58/2	S.A.No.25576/2022-23
47.	20.09.2022	Encumbrance Certificate for the period 15.02.1957 to 31.03.2004 in respect of Sy.No.58/2	S.A.No.22127/2022-23
48.	06.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/2	S.A.No.252869/2023-24
49.	06.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/4	S.A.No.252730/2023 24

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number Survey Number 58/2, measuring 01 Acre 03 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 04.01.2024, vide





Official Memorandum bearing No. 582495, issued by the Deputy Commissioner, Bangalore District and the Residentially converted land bearing Survey Number Survey Number 58/4 (Old Survey Number 58/2), measuring 01 Acre 03 Guntas and 01 Gunta kharab, duly converted from agricultural to non-agricultural Residential purpose on 01.01.2024, vide Official Memorandum bearing No. 582452, issued by the Deputy Commissioner, Bangalore District both are situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **Schedule Property**.

2. Originally the land in Survey Number 58/2, measuring 02 Acres 06 Guntas and 01 Gunta kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk was acquired by one Gullamma @ Lakshmakka on 05.05.1947, vide document bearing No.6213/1947-48.
3. After the death of the above said Gullamma, her son G. Nanjappa @ Nanjareddy inherited and got mutated the katha of the land in his name.
4. Thereafter the above said G. Nanjappa @ Nanjareddy along with his children have entered into a Family Partition on 15.01.1980. As per the said Partition, the land in Survey Number 58/2, measuring 01 Acre 03 Guntas each were allotted to the share of G.N. Sathyanarayanreddy and G.N. Jagannatha Reddy. They got mutated the katha of their respective shares in their respective names vide MR.No.46/1993-94.
5. Thereafter one J. Recna, daughter of the above said G.N. Jagannath Reddy has executed a Release Deed on 19.04.2017, vide document bearing No.3089/2017 18 in favour of her father G.N. Jagannath Reddy and brother Rachan thereby releasing all her rights over the land in Survey Number 58/2, measuring 01 Acre 03 Guntas.





6. Thereafter the above said Sathyanarayana Reddy conveyed his share of land in Survey Number 58/2, measuring 01 Acre 03 Guntas to one Krishnareddy Son of Obalareddy on 29.06.2004, vide document bearing No.7905/2004-05. He got mutated the katha of the same in his name vide MR.No.158/2004-05.
7. Thereafter one Padma S, Wife of the above said G.N. Sathyanarayan Reddy, Santosh S and Swapna S, children of the above said G.N. Sathyanarayan Reddy have executed Confirmation Deed on 18.08.2004, vide document bearing No.13163/2004-05 in favour of the said Krishna Reddy thereby confirming his right, title and interest over the land in Survey Number 58/2, measuring 01 Acre 03 Guntas.
8. Thereafter the land in Survey Number 58/2, measuring 01 Acre 03 Guntas and 01 Gunta kharab is phoded and renumbered as Survey Number 58/4.
9. Thereafter the above said Krishna Reddy along with his wife Rathamma and sons Manjunath Reddy K and Ravindra Kumar K have executed a Gift Deed on 11.05.2017, vide document bearing No.871/2017-18 in favour of Suguna K, daughter of the said Krishna Reddy, Wife of the above said G.N. Jagannath Reddy in respect of Survey Number 58/4, measuring 01 Acre 03 Guntas. She got mutated the katha of the same in her name vide MR.No.H81/2016-17.
10. Thereafter the above said G.N. Jagannath Reddy and K. Suguna along with their family members have executed a Joint Development Agreement on 18.12.2023, vide document bearing No.10860/2023-24 and also executed a General Power of Attorney on 18.12.2023, vide document bearing No.513/2023-24, both registered in the office of the Sub Registrar Varthur in favour of M/s. Abhee Ventures Pvt Ltd



(Developer) for the development of the land in Survey Number 58/2, measuring 01 Acre 03 Guntas, Survey Number 58/4, measuring 01 Acre 03 Guntas into a Residential Apartment Building.

11. Thereafter the said G.N. Jagannath Reddy obtained the conversion of the land in Survey Number 58/2, measuring 01 Acre 03 Guntas from agricultural to non-agricultural Residential purpose on 04.01.2024, Official Memorandum bearing No. 582495, issued by the Deputy Commissioner, Bangalore District, the Item No.1 herein. He got mutated the katha of the Schedule Property herein in his name in the revenue records of BBMP and the BBMP has issued katha bearing No.2796, Sy.No.58/2. As such the said G.N. Jagannath Reddy became the absolute owner of the Item No.1.

12. Thereafter the said K. Suguna obtained the conversion of the land in Survey Number 58/4, measuring 01 Acre 03 Guntas from agricultural to non agricultural Residential purpose on 04.01.2024, Official Memorandum bearing No. 582452, issued by the Deputy Commissioner, Bangalore District, the Item No.2 herein. She got mutated the katha of the Schedule Property herein in her name in the revenue records of BBMP and the BBMP has issued katha bearing No.2803, Sy.No.58/4. As such the said K. Suguna became the absolute owner of the Item No.2.

13. Thereafter the Developer herein has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/TPM/DLP 39/2023-24, issued by the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24.





14. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024-25 in favour of BDA.
15. Thereafter the Developer, G.N. Jagannath Reddy and Suguna. K entered Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
16. It is observed from the documents furnished to us that, the above said G.N. Jagannath Reddy had executed Sale Agreement on 12.11.2004, vide document bearing No.20325/2004-05 in favour of one Bharathamma agreeing to sell the land in Survey Number 58/2, measuring 01 Acre 03 Guntas. It is also observed that, the said Sale Agreement was cancelled on 08.04.2015, vide document bearing No.94/2015-16.
17. It is observed from the documents furnished to us that, the above said G.N. Jagannath Reddy and his family members had entered into an Agreement to Sell on 12.10.2018, vide document bearing No.MDP 1 07448-2018-19, stored in CD No. MDPD250, registered in the office of the Sub-Registrar, Mahadevapura, agreeing to sell Survey Number 58/4 (Old Survey Number 58/2), measuring 20 Guntas out of 01 Acre 03 Guntas to Smt. Mamatha Sathish. K and Miss. B. Saritha. It is also observed from the documents that, the said Sale Agreement was cancelled on 18.12.2023, vide document bearing No.VRT 1-10856/2023-24, registered in the office of the Sub-Registrar, Varthur.
18. It is also observed from the documents furnished to us that, the above said G.N. Jagannath Reddy and his family members had executed a Joint Development Agreement on 07.09.2018, vide document bearing



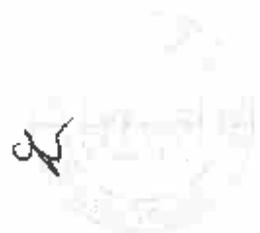
No.5768/2018-19 and also executed a General Power of Attorney on 07.09.2018, vide document bearing No.249/2018-19 in favour of M/s. Eco Life Developers in respect of Survey Number 58/2, measuring 01 Acre 03 Guntas and Survey Number 58/4, measuring 23 Guntas into a Residential Apartment. It is also observed from the documents that, the said JDA and GPA were cancelled on 18.12.2023, vide document bearing No.VRT 1 10859/2023-24 and 10858/2023-24 respectively, registered in the office of the Sub-Registrar, Varthur.

19. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969 70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
20. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
21. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
22. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KLR Act stating that there are no cases filed or pending as on the date of issuance of endorsement.
23. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of PTCI Act, stating that there are no cases filed or pending as on the date of issuance of endorsement.





24. The Encumbrance Certificate for the period of 01.04.1920 to 30.06.1924 in respect of Survey Number 58 reflects the nil transactions.
25. The Encumbrance Certificate for the period of 01.04.2004 to 25.07.2018 in respect of Survey Number 58 reflects the following transactions:
 - a. Gift Deed dated 20.05.2017.
 - b. Release Deed dated 19.04.2017
 - c. Cancellation Deed dated 08.04.2015
 - d. Sale Agreement dated 12.11.2004
 - e. Confirmation Deed dated 18.08.2004
 - f. Sale Deed dated 29.06.2004
26. The Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957 in respect of Sy No. 58/2 reflects the nil transactions.
27. The Encumbrance Certificate for the period of 15.02.1950 to 31.03.2004 in respect of Sy No. 58/2 reflects the nil transactions.
28. The Encumbrance Certificate for the period of 01.04.2024 to 06.20.2024 in respect of Survey Number 58/2 reflects following transactions:
 - a. JDA dated 18.12.2023.
 - b. Cancellation Deed dated 18.12.2023
 - c. JDA dated 07.09.2018
 - d. Release Deed dated 19.04.2017
 - e. Cancellation Deed dated 08.04.2015
 - f. Sale Agreement dated 12.11.2004
 - g. Consent Deed dated 18.08.2004
 - h. Sale Deed dated 29.06.2004
29. The Encumbrance Certificate for the period of 01.04.2024 to 06.20.2024 in respect of Survey Number 58/4 reflects following transactions:
 - a. JDA dated 18.12.2023.
 - b. Cancellation Deed dated 18.12.2023
 - c. Sale Agreement dated 12.10.2018



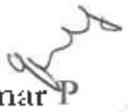


- d. Cancellation Deed dated 12.10.2018
- e. Sale Agreement dated 07.09.2018
- f. JDA dated 07.09.2018
- g. Gift Deed dated 20.05.2017

CERTIFICATE OF TITLE

We hereby certify that **Sri. G.N. Jagannath Reddy** holds good, valid marketable title over the **Item No.1 to the Schedule Property**, **Smt. K. Suguna** holds good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds developmental rights over the Schedule Property and power to sell its share of Flats in terms of the JDA dated 18.12.2023 subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



Housley.com

To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

* * *

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All the piece and parcel of the Residentially converted land bearing Survey Number 302/3A2, measuring 01 Acre 05 Guntas and 02 Guntas Kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No.43263, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Survey Number 302/3A1	Survey Number 302/2	Survey Number 302/1	Survey Number 58

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	24.01.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	No.435263
TITLE DEEDS			
2.	06.05.2024	Joint Development Agreement executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt	Doc. No.1111/2024-25



		Ltd in respect of Survey Number 302/3A2, measuring 26 Guntas.	
3.	06.05.2024	General Power of Attorney executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Survey Number 302/3A2, measuring 26 Guntas.	Doc.No.75/2024-25
4.	16.03.2022	Joint Development Agreement executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Survey Number 302/3A2, measuring 19 Guntas.	Doc. No.7846/2021-22
5.	16.03.2022	General Power of Attorney executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Survey Number 302/3A2, measuring 19 Guntas.	Doc.No.354/2021-22
6.	11.08.2023	Cancellation of Deed of Easementary Rights executed by Anurupa and others in favour of Rajappa and others.	Doc.No.6345/2023-24
7.	21.04.2021	Sale Deed executed by C.P. Anurupa and others in favour of Rajappa and 4 others	Doc.No.737/2021-22
8.	21.04.2021	Deed of Easementary rights executed by C.P. Anurupa and others in favour of Rajappa and 4 others	Doc.No.741/2021 22
9.	21.04.2021	Deed of Rectification executed by C.P. Anurupa and others in favour of Rajappa and 4 others	Doc.No746/2021-22
10.	11.09.2018	Gift Deed executed by G.R. Narayanappa in favour of G.N. Prashanth	Doc.No.3390/2018-19
11.	24.12.1959	Sale Deed executed by Venkatasamappa in favour	Doc. No.4418/1959-60



		of G.S. Siddaraju	
12.	24.12.1959	Sale Deed executed by G.S. Siddaraju in favour of G.V. Ramaiah	Doc. No.4419/1959-60
13.		Family Tree of G.V. Ramaiah	
14.		Death Certificate of G. N. Prashanth	
15.		Family Tree of Venkatesh V	
REVENUE DOCUMENTS			
16.	16.03.2021	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of IL, RR & RTC from 1982-83 to 1987-88	RK. CR. 1685/2020-21
17.		RTC for the period of 1967-68 to 2020-21	
18.	18.10.2008	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of RTC from 1977 to 1982	RK. CR. 794/2008-09
19.		Inheritance Register Extract	IIIC No.1/1996-97
20.		Mutation Register Extract	MR No. H125/2018-
21.		Mutation Register Extract	MR No. H63/2020-
SURVEY RECORDS			
22.		Mula Tippani	
23.		Hissa Tippani	
24.		Atlas	
25.		Akaraband	
26.		Village Map	
ENDORSEMENTS			
27.	14.10.2008	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act	LRF CR: 380/2008-09
MISCELLANEOUS			
28.	29.07.2024	Residential Development Plan issued by the Bangalore Development Authority.	No. BDA/TPM/DLP-39/2023-24
29.	29.07.2024	Work order issued by the	No.



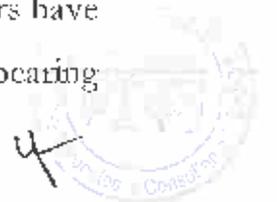
		Bangalore Development Authority.	BDA/UPM/DLP-39/2023-24
30.	06.08.2024	Katha Certificate issued by BBMP	No. 2804
31.	12.11.2024	Amalgamated Katha Certificate issued by BBMP	No. 70
32.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd.	
33.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	
ENCUMBRANCE CERTIFICATE			
34.	12.03.2021	Encumbrance Certificate for the period 01.04.1930 to 14.02.1957	S.A.No.33622/2020-21
35.	15.03.2021	Encumbrance Certificate for the period 15.02.1957 to 31.03.2004	S.A.No.37595/2020-21
36.	16.03.2021	Encumbrance Certificate for the period 01.04.2004 to 15.03.2021	S.A.No.13296/2018-19
37.	24.06.2021	Encumbrance Certificate for the period 01.04.2021 to 23.06.2021	S.A.No.1946/2021-22

III. DESCRIPTION OF TITLE:

1. The Residentially Converted land bearing Survey Number 302/3A2, measuring 01 Acre 05 Guntas and 02 Guntas kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Tahuk, duly converted from agricultural to non agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No.435263, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 302/3A, measuring 01 Acre 07 Guntas was owned by one G.S. Siddaraju Son of Doddasiddaiah, having purchased the same through a registered Sale deed dated 20.12.1959, vide document bearing No.4418/1959-60 registered on 24.12.1959.



3. Thereafter the above said G.S. Siddaraju conveyed the land in Survey Number 302/3A, measuring 01 Acre 07 to one G.V. Ramaiah on 24.12.1959, vide document bearing No.4419/1959-60.
4. After the death of the above said G.V. Ramaiah, his son G.R. Narayanappa inherited and got mutated the katha of the land in his name vide IHC No.1/1996 97.
5. Thereafter the land in Survey Number 302/3A, measuring 01 Acre 07 Guntas is phoded and renumbered as Survey Number 302/3A2, measuring 01 Acre 05 Guntas and 02 Guntas kharab.
6. Thereafter the above said G.R. Narayanappa executed a Gift Deed on 11.09.2018, vide document bearing No.3390/2018-19 in favour of his son G.N. Prashanth.
7. The above said G.N. Prashanth passed away leaving behind his wife Anurupa and children G.P. Chaitanya and G.P. Amrutha. They got mutated the katha of the Schedule Property in their names vide MR.No.H125/2018-19. As such the above said Smt. Anurupa, G.P. Chairanya and G.P. Amtutha became the absolute owners of the land in Survey Number 302/3A2, measuring 01 Acre 05 Guntas.
8. Thereafter the above said C.P. Anurupa and her family members have conveyed the land to one Rajappa, T. Venkatesh, Nagappa I., Kavitha Yakula and R. Manjunatha on 21.04.2021, vide document bearing No.737/2021-22. They got mutated katha of the land in their names vide MR. No. II63/2020-21.
9. Subsequently the above said C.P. Anurupa and her family members have executed Deed of Rectification on 21.04.2021, vide document bearing





No.746/2021-22 in favour of the above said Rajappa and 4 others for rectifying the error crept therein in respect of the Schedule Property.

10. Thereafter above said C.P. Anutupa and her family members have executed a Deed of Easementary Rights on 21.04.2021, vide document bearing No.741/2021-22 in favour of the above said Rajappa and 4 others agreeing to give the rights over the land in Survey Number 302/4, 302/3A1 and 302/3A2 of Gunjur Village to the Schedule Property and subsequently the said Deed of Easementary Rights was cancelled on 11.08.2023, vide document bearing No.6345/2023-24.
11. Thereafter the above said T. Venkatesh passed away on 07.05.2021 leaving behind his wife N. Vijayalakshmi and children Pallavi and T.V. Yogesh Reddy.
12. Thereafter the above said Rajappa and others along with the legal heirs of Late Venkatesh have executed a Joint Development Agreement on 06.05.2024, vide document bearing No.1111/2024-25 and also executed a General Power of Attorney on 06.05.2024, vide document bearing No.75/2024 25 in favour of M/s. Abhee Ventures Pvt Ltd **(Developer)** for the development of the land in Survey Number 302/3A2, measuring 26 Guntas into a Residential Apartment and to sell its share of super built up area in the form of individual Flats.
13. Thereafter the above said Rajappa and others along with the legal heirs of Late Venkatesh have executed a Joint Development Agreement on 16.03.2022, vide document bearing No.7846/2021-22 and also executed a General Power of Attorney on 16.03.2022, vide document bearing No.354/2021 22 in favour of M/s. Abhee Ventures Pvt. Ltd **(Developer)** for the development of the land in Survey Number



302/3A2, measuring 19 Guntas into a Residential Apartment and to sell its share of super built up area in the form of individual Flats.

14. Thereafter the above said Rajappa and others have obtained the conversion of the land in Survey Number 302/3A2, measuring 01 Acre 05 Guntas from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No.435263, issued by the Deputy Commissioner, Bangalore District, **the Schedule Property herein**. They got mutated the katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.2804, Sy.No.302/3A2.
15. Thereafter the Developer has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24, issued by the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24.
16. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024-25 in favour of BDA.
17. Thereafter the Developer and Rajappa and 04 others entered Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
18. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedat in possession of the Schedule Property during the relevant period of time as discussed above.



19. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
20. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
21. The Encumbrance Certificate for the period of 01.04.1930 to 14.02.1957 in respect of **Schedule Property** reflects the nil transactions.
22. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 in respect of **Schedule Property** reflects the Sale Deeds dated 24.12.1959.
23. The Encumbrance Certificate for the period of 01.04.2004 to 15.03.2021 in respect of **Schedule Property** reflects the Gift Deed dated 11.09.2018.
24. The Encumbrance Certificate for the period of 01.04.2021 to 23.06.2021 in respect of **Schedule Property** reflects the following transactions:
 - a. Rectification Deed dated 21.04.2021
 - b. Easementary Agreement dated 21.04.2021
 - c. Sale Deed dated 21.04.2021

CERTIFICATE OF TITLE

We hereby certify that **Sri. Rajappa and 04 others** holds good, valid marketable title over the **Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds the developmental Rights over the Schedule Property and power to sell its share of Flats, subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

* * *

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All the piece and parcel of the Residentially converted land bearing Survey Number 302/6 (Old Survey Number 302/4, Earlier Survey Number 302/3B), measuring 14.08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non agricultural Residential purpose on 10.06.2024, vide Official Memorandum bearing No. 649967, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Road	Survey Number 202/3A1	Land in Survey Number 302/4	Survey Number 302/3B & Land in Sy.No.302/4

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL. NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	10.06.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	649967
TITLE DEEDS			
2.	14.08.2023	Joint Development Agreement executed by Rajappa and others in favour	Doc.No.6401/2023-24



		of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.302/5.	
3.	14.08.2023	General Power of Attorney executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.469/2023-24
4.	11.08.2023	Sale Deed executed by C.P. Anurupa and others in favour of Rajappa and others	Doc.No.6348/2023-24
5.	11.08.2023	Cancellation of Deed of Easementary Rights executed by Anurupa and others in favour of Rajappa and others.	Doc.No.6345/2023-24
6.	14.03.2022	Confirmation Deed executed by G.R. Venkata Lakshamma and another in favour of C.P. Anurupa.	Doc.No.7741/2021-22
7.	14.03.2022	Confirmation Deed executed by G.N. Aravind and others in favour of C.P. Anurupa.	Doc.No.7756/2021-22
8.	21.04.2021	Deed of Easementary Rights executed by Anurupa in favour of Rajappa and others.	Doc.No.741/2021-22
9.	11.09.2018	Gift Deed executed by G.R. Narayanappa in favour of G.N. Prashanth	Doc.No.3390/2018-19
10.	19.04.1993	Will executed by Venkatappa	Doc. No. 21/1993-94
11.		Family Tree of G.V. Ramaiah	
12.		Family Tree of G.R. Narayanappa	
13.		Death Certificate of G.V. Ramaiah	
14.		Death Certificate of G. N. Prashanth	
REVENUE DOCUMENTS			



15.		Endorsement issued by the Thasildar Bangalore East Taluk for Non-availability of RTC from 1977 to 1982	RK CR 4363/2023-24
16.		RTC for the period of 1967-68 to 2023-24 for Sy.No.302/3B.	
17.		RTC for the period of 2017-18 to 2023-24 for Sy.No.302/4.	
18.		RTC for the period of 2024-25 for Sy.No.302/6.	
19.		Mutation Register Extract	MR No. T21/2015-16
20.		Mutation Register Extract	MR No. T5/2017-18
21.		Mutation Register Extract	MR No. T23/2015-16
22.		Mutation Register Extract	MR No. H125/2018-19
23.		Mutation Register Extract	MR No. T80/2023-24
24.		Mutation Register Extract	MR No. T173/2023-24
SURVEY RECORDS			
25.		Mula Tippani	
26.		Hissa Tippati	
27.		Atlas and RR Balabagh	
28.		Akaraband	
29.		Village Map	
ENDORSEMENTS			
30.	25.01.2024	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act.	
31.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of PTCL, Act.	PTCL/BE/CR: 662/2023-24
MISCELLANEOUS			
32.	29.07.2024	Residential Development Plan issued by the Bangalore	No. BDA/TPM/DLP-



		Development Authority.	39/2023-24
33.	29.07.2024	Work order issued by the Bangalore Development Authority.	No. BDA/TPM/DIP-39/2023-24
34.	28.08.2024	Katha Certificate issued by BBMP	No. 4499
35.	12.11.2024	Amalgamated Katha Certificate issued by BBMP	No. 70
36.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd.	
37.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	
ENCUMBRANCE CERTIFICATE			
38.	27.08.2024	Encumbrance Certificate for the period 01.07.1924 to 14.02.1957 in respect of Sy.No.302/3B	No. 9075/2024-25
39.	08.02.2024	Encumbrance Certificate for the period 01.07.1924 to 14.02.1957 in respect of Sy.No.302/4.	S.A. No. 25315/2023-24
40.	08.02.2024	Encumbrance Certificate for the period 01.01.2004 to 06.02.2024 in respect of Sy.No.302/4.	S.A.No.252827/2023-24

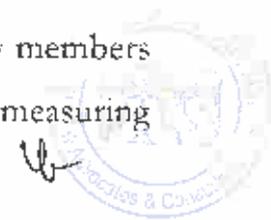
III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 302/6 (Old Survey Number 302/4, Earlier Survey Number 302/3B), measuring 14.08 Gunthas, situated at Gunjut Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 10.06.2024, vide Official Memorandum bearing No. 649967, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule above and hereinafter referred to as **Schedule Property**.





2. Originally the land in Survey Number 302/3B, measuring 02 Acres 24 Guntas and 05 Guntas kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk was owned by one G.V. Ramaiah.
3. After the death of the above said G.V. Ramaiah, his son G.R. Narayanappa inherited and got mutated the katha of the land in his name vide IHC.No.1/1996-97.
4. Thereafter the land in Survey Number 302/3B, measuring 02 Acres 04 Guntas is phoded and renumbered as Survey Number 302/4.
5. Thereafter the above said G.R. Narayanappa has executed a Gift Deed on 11.09.2018, vide document bearing No.3390/2018-19 in favour of his son Late G.N. Prashanth in respect of land in Survey Number 302/4, measuring 02 Acres 04 Guntas.
6. After the death of the above said G.N. Prashanth, his wife C.P. Anurupa got mutated the katha of the land in her name vide MR. No. H125/2018-19.
7. Thereafter the sisters of the above said G.R. Narayanappa namely G.R. Venkata Lakshminamma and G.R. Munirathamma have executed Deed of Confirmation on 14.03.2022, vide document bearing No.7741/2021-22 in favour of the said C.P. Anurupa and one G.N. Aravind, Son of the above said G.R. Narayanappa along with his wife Shilpa Aravind and his children namely G.A. Aditya and G.A. Advait have executed Deed of Confirmation on 14.03.2022, vide document bearing No.7756/2021-22 in favour of the said C.P. Anurupa thereby confirming the right, title and interest of the said C.P. Anurupa.
8. Thereafter the above said C.P. Anurupa along with her family members conveyed the portion of the land in Survey Number 302/4, measuring





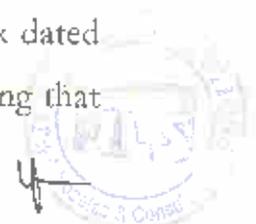
14.08 Guntas to one Rajappa and 04 others on 11.08.2023, vide document bearing No.6348/2023-24. They got mutated the katha of the land in their names.

9. Thereafter the above said Rajappa and 04 others have executed a Joint Development Agreement on 14.08.2023, vide document bearing No.6401/2023-24 and also executed a General Power of Attorney on 14.08.2023, vide document bearing No.469/2023-24 in favour of M/s. Abhee Ventures Pvt Ltd (**Developer**) for the development of the land in Survey Number 302/4, measuring 14.08 Guntas into a Residential Apartment Complex.
10. Thereafter the land in Survey Number 302/4, measuring 14.08. Guntas is phoded and renumbered as Survey Number 302/6.
11. Thereafter the above said Rajappa and others obtained the conversion of the land in Survey Number 302/6, measuring 14.08 Guntas from agricultural to non-agricultural Residential purpose on 649967, Official Memorandum bearing No. 649967, issued by the Deputy Commissioner, Bangalore District, the **Schedule Property herein**. As such the said Rajappa and 04 others became the absolute owner of the Schedule Property. They got mutated the katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.4499, Sy.No.302/6.
12. Thereafter the said Developer has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24, issued by the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24.





13. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024-25 in favour of BDA.
14. Thereafter the Developer and Rajappa and 04 others entered Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
15. It is observed from the documents furnished to us that, the above said C.P. Anurupa and her family members have executed a Deed of Easementary Rights on 21.04.2021, vide document bearing No.741/2021-22 in favour of the above said Rajappa and 4 others agreeing to give the rights over the land in Survey Number 302/4, 302/3A1 and 302/3A2 of Gunjur Village to the Schedule Property and subsequently the said Deed of Easementary Rights was cancelled on 11.08.2023, vide document bearing No.6345/2023-24.
16. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the katheddar in possession of the Schedule Property during the relevant period of time as discussed above.
17. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
18. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
19. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KLR Act stating that





there are no cases filed or pending as on the date of issuance of endorsement.

20. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of P'ICL Act, stating that there are no cases filed or pending as on the date of issuance of endorsement.
21. The Encumbrance Certificate for the period of 01.07.1924 to 14.02.1957 in respect of Survey Number 302/3B reflects nil transactions.
22. The Encumbrance Certificate for the period of 01.07.2024 to 14.02.1957 in respect of Survey Number 302/4 reflects the nil transactions.
23. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of Survey Number 302/4 reflects the following transactions:
 - a. JDA dated 14.08.2023
 - b. Sale Deed dated 11.08.2023
 - c. Confirmation Deeds dated 14.03.2022
 - d. Gift Deed dated 11.09.2018
 - e. Lease Agreement dated 24.05.2018 (Does not pertain to this Property).
 - f. Mortgage Deed dated 26.03.2018
 - g. Mortgage Deed dated 28.07.2017

CERTIFICATE OF TITLE

We hereby certify that **Sri. Rajappa and 04 others** holds good, valid marketable title over the **Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds the developmental rights over the Schedule Property and power to sell its share of Flats in terms of the JDA and GPA dated 14.08.2023 subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

* * *

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

All the piece and parcel of the agricultural land bearing Survey Number Survey Number 302/7 (Old Survey Number 302/3A1), measuring **06 Guntas** out of 01 Acre 08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 18.07.2024, vide Official Memorandum bearing No. 683537, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Survey Number 302/4	Survey Number 302/3A2	Remaining land in Survey Number 302/3A1	Survey Number 58/3

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			



1.	18.07.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	683537
TITLE DEEDS			
2.	11.08.2023	Sale Deed executed by G.C.P. Anurupa and others in favour of M/s. Abhee Ventures Pvt Ltd	Doc.No.6349/2023-24
3.	11.08.2023	Cancellation of Deed of Easementary Rights executed by Anurupa and others in favour of Rajappa and others.	Doc.No.6345/2023-24
4.	21.04.2021	Deed of Easementary rights executed by C.P. Anurupa and others in favour of Rajappa and 4 others	Doc.No.741/2021-22
5.	14.03.2022	Deed of Confirmation executed by G.R. Venkatalakshamma and Munitathamma in favour of C.P. Anurupa	Doc.No.7741/2021-22
6.	14.03.2022	Deed of Confirmation executed by G.N. Aravind and others in favour of C.P. Anurupa	Doc.No.7756/2021-22
7.	11.09.2018	Gift Deed executed by G.R. Narayanappa in favour of G.N. Prashanth.	Doc. No. 3390/2018-19
8.	19.04.1993	Will executed by G.V. Ramaiah	Doc. No. 21/1993-94
9.		Family Tree of G.V. Ramaiah	
10.		Family Tree of G.R. Narayanappa	
11.		Death Certificate of G.V. Ramaiah	
12.		Death Certificate of G. N. Prashanth	
REVENUE DOCUMENTS			



13.		Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of Khetuwar, Preliminary Record, II. and RR.	R.K/C.R/4355/2023-24
14.		Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of RTC from 1977 to 1982.	R.K/C.R/4353/2023-24
15.		RTC for the period of 1967-68 to 2023-24	
16.		Inheritance Register Extract	IHC No.1/1996-97
17.		Mutation Register Extract	MR No. H125/2018
18.		Mutation Register Extract	MR No. T102/2023-24
SURVEY RECORDS			
19.		Mula Tippani	
20.		Hissa Tippani	
21.		Atlas and RR Balabagh	
22.		Akaraband	
23.		Village Map	
24.	14.02.2024	Endorsement issued by Office of the Assistant Director of Land Records, Bangalore East for Non-Availability of Karda & RR Edabaga Balabaga	No. 5454/2023-24
ENDORSEMENTS			
25.	25.01.2024	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KLR Act.	
26.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under	PTCL/BE/CR: 662/2023-24



		provision of PTCI, Act	
MISCELLANEOUS			
27.	29.07.2024	Residential Development Plan issued by the Bangalore Development Authority.	No. BDA/TPM/DLP-39/2023-24
28.	29.07.2024	Work order issued by the Bangalore Development Authority.	No. BDA/TPM/DLP-39/2023-24
29.	28.08.2024	Katha Certificate issued by BBMP	No. 4495
30.	12.11.2024	Amalgamated Katha Certificate issued by BBMP	No. 70
31.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd.	
32.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	
ENCUMBRANCE CERTIFICATE			
33.	24.01.2024	Encumbrance Certificate for the period 01.04.1957 to 31.03.2004	S.A.No. 20426/2023-24
34.	08.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024.	S.A.No.252413/2023-24

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 302/7 (Old Survey Number 302/3A1), measuring 06 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 18.07.2024, vide Official Memorandum bearing No.683537, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule above and hereinafter referred to as **Schedule Property**.





2. Originally the land in Survey Number 302/3A1, measuring 01 Acre 08 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk was owned by one G.V. Ramaiah.
3. After the death of the above said G.V. Ramaiah, his son G.R. Narayanappa inherited and got mutated the katha of the land in his name vide IHC.No.1/1996-97.
4. Thereafter the above said G.R. Narayanappa has executed a Gift Deed on 11.09.2018, vide document bearing No.3390/2018-19 in favour of his son Late G.N. Prashanth in respect of land in Survey Number 302/3A1, measuring 01 Acre 08 Guntas.
5. After the death of the above said G.N. Prashanth, his wife C.P. Anurupa got mutated the katha of the land in her name vide MR. No. H125/2018-19.
6. Thereafter above said C.P. Anurupa and her family members have executed a Deed of Easementary Rights on 21.04.2021, vide document bearing No.741/2021-22 in favour of the above said Rajappa and 4 others agreeing to give the rights over the land in Survey Number 302/4, 302/3A1 and 302/3A2 of Gunjur Village to the Schedule Property and subsequently the said Deed of Easementary Rights was cancelled on 11.08.2023, vide document bearing No.6345/2023-24.
7. Thereafter the sisters of the above said G.R. Narayanappa namely G.R. Venkata Lakshamma and G.R. Munirathamma have executed Deed of Confirmation on 14.03.2022, vide document bearing No.7741/2021-22 in favour of the above said C.P. Anurupa and one G.N. Aravind, Son of the above said G.R. Narayanappa along with his wife Shilpa Aravind and his children namely G.A. Aditya and G.A. Advait have executed





Deed of Confirmation on 14.03.2022, vide document bearing No.7756/2021-22 in favour of the above said C.P. Anurupa thereby confirming the right, title and interest of the said C.P. Anurupa over the Survey Number 302/3A1, measuring 01 Acre 08 Guntas.

8. Thereafter the above said C.P. Anurupa conveyed the portion of the land in Survey Number 302/3A1, measuring 06 Guntas out of 01 Acre 08 Guntas to M/s. Abhee Ventures Pvt Ltd on 11.08.2023, vide document bearing No.6349/2023-24.

9. Thereafter the land in Survey Number 302/3A, measuring 06 Guntas purchased by M/s. Abhee Ventures Pvt Ltd is phoned and renumbered as Survey Number 302/7.

10. Thereafter the said M/s. Abhee Ventures Pvt Ltd obtained the conversion of the land in Survey Number 302/3A1, measuring 06 Guntas from agricultural to non-agricultural Residential purpose on 18.07.2024, Official Memorandum bearing No. 683537, issued by the Deputy Commissioner, Bangalore District, the **Schedule Property herein**, vide MR.No.115/2024-25. They got mutated the katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.4495, Sy.No.302/7. As such the said M/s. Abhee Ventures Pvt Ltd became the absolute owner of the Schedule Property.

11. Thereafter the said M/s. Abhee Ventures Pvt Ltd being the Developer has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24, issued by the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24.





12. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024-25 in favour of BDA.
13. Thereafter the Developer executed Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
14. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
15. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
16. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
17. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KLR Act stating that there are no cases filed or pending as on the date of issuance of endorsement.
18. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of PTCL Act, stating that there are no cases filed or pending as on the date of issuance of endorsement.





19. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 in respect of Schedule Property reflects the nil transactions.
20. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of Schedule Property reflects the following transactions:
 - a. Sale Deed dated 11.08.2023.
 - b. Confirmation Deeds dated 14.03.2022
 - c. Gift Deed dated 11.09.2018

CERTIFICATE OF TITLE

We hereby certify that **M/s. Abhee Ventures Pvt Ltd** holds good, valid marketable title over the **Schedule Property** subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate


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To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

* * *

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land bearing Survey Number 302/2, measuring 33.08 Guntas out of 1 Acre 27 Guntas and 03 Guntas B kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 05.08.2023, vide Official Memorandum bearing No. ALN (EVI) SR: 44/2023-24, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Road & Survey Number 302/3A2	Survey Number 57	Land in Survey Number 302/5	Survey Number 58

Item No.2:

All the piece and parcel of the Residentially Converted land bearing Survey Number 302/5 (Old Survey Number 302/2), measuring 33.08 Guntas out of 1 Acre 27 Guntas and 03 Guntas B kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 05.08.2024, vide Official Memorandum bearing No. ALN (EVH) SR: 37/2023-24, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Road & Survey Number 302/3A2	Survey Number 57	Land in Survey Number 302/1	Survey Number 302/2



II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL. NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	05.08.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 302/2.	ALN (IVH) SR: 44/2023-24
2.	05.08.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Number 302/5.	ALN (EVH) SR: 37/2023 24
TITLE DEEDS			
3.	14.03.2022	Joint Development Agreement executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.302/5.	Doc.No.7846/2021-22
4.	14.03.2022	General Power of Attorney executed by Rajappa and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.302/5.	Doc.No.354/2021-22
5.	14.03.2022	Sale Deed executed by G.R. Narayanappa and others in favour of Rajappa and others	Doc.No.7765/2021-22
6.	14.03.2022	Sale Deed executed by G.R. Natayanappa in favour of R. Nagaraja Reddy	Doc.No.7762/2021-22
7.	14.03.2022	Cancellation of Sale Agreement executed by G.R. Narayanappa in favour of Rajappa and others.	Doc.No.7735/2021-22
8.	28.06.2021	Sale Agreement executed by G.R. Narayanappa and others in favour of Rajappa and others.	Doc.No.1441/2021-22

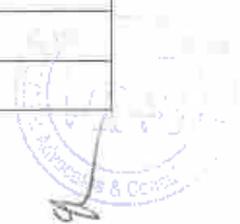




9.	22.11.2001	Sale deed executed by G.M.Haumanthappa in favour of G.R. Narayanappa.	Doc. No. 8570/2001-03
10.	19.04.1993	Will executed by Venkatappa	Doc. No. 21/1993-94
11.	30.04.1986	Agreement to Sell executed by G.M. Hanumanthappa in favour of G.V. Ramaiah	Doc. No. 440/1986 87
12.	22.02.1976	Order passed by Land Tribunal, Bangalore South Taluk, Bangalore	TRF No. 2008, 2134/1974 75
13.	23.11.1976	Challan for deposit of amount	Challan No. 138/50
14.	23.11.1976	Challan for deposit of amount	Challan No. 139/50
15.	22.02.1976	Form No. 10 issued by Spl. Thasildar Land Reforms Bangalore South Taluk	TRF No. 2008, 2134/1974 75
16.		Family Tree of G.V. Ramaiah	
17.		Family Tree of G.R. Narayanappa	
18.		Death Certificate of G.V. Ramaiah	
19.		Death Certificate of G. N. Prashanth	
REVENUE DOCUMENTS			
20.	10.03.2023	Endorsement issued by the Thasildar Bangalore East Taluk for Non-availability of Preliminary Record	RK CR 2222/2022-23
21.	19.03.2021	Endorsement issued by the Thasildar Bangalore East Taluk for Non-availability of Index of Land Records of Rights	RK CR 1710/2020-21
22.		Endorsement issued by the Thasildar Bangalore East Taluk for Non-availability of Preliminary Record & Ketuwar.	RK CR R.K./CR/4356/2023-24



23.		Endorsement issued by the Thasildar Bangalore East Taluk for Non-availability of Preliminary Record.	RK CR 1866/2022-23
24.		RTC for the period of 1967-68 to 2023-24 for Sy.No.302/2.	
25.		RTC for the period of 2022-23 to 2023-24 for Sy.No.302/5.	
26.	18.10.2008	Endorsement issued by the Thasildar, Bangalore East Taluk stating the non availability of RTC from 1977 to 1982	RK. CR. 794/2008-09
27.	18.10.2008	Endorsement issued by the Thasildar Bangalore East Taluk for Non availability of MR 39/78-79 and other MR	RK CR 795/2008-09
28.		Endorsement issued by the Thasildar Bangalore East Taluk for Non-availability of MR.No.52/1980-81.	RK CR 4500/2023-24
29.		Inheritance Register Extract	HIC No.1/1996-97
30.		Mutation Register Extract	MR No. 13/2001-02
31.		Mutation Register Extract	MR No. 27/2001-02
32.		Mutation Register Extract	MR No. 122/2021-22
33.		Mutation Register Extract	MR NoH75/2021-22
34.		Mutation Register Extract	MR No. H76/2021 22
35.		Mutation Register Extract	MR No. T107/2022 23
36.		Mutation Register Extract	MR No. 120/2023-24
37.		Mutation Register Extract	MR No. T21/2023-24
SURVEY RECORDS			
38.		Mula Tippani	
39.		Hissa Tippani	
40.		Atlas and RR Balabagh	
41.		Akaraband	
42.		Village Map	
ENDORSEMENTS			





43.	27.02.2023	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KIR Act in respect of Sy.No.302/2.	
44.	15.02.2023	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of PTCL, Act in respect of Sy.No.302/2.	PTCL./BF./CR: 619/2022-23
45.	27.02.2023	Endorsement issued by the Tahasildar, Bangalore East Taluk under section 48 (Form No.7 & 7A) of KIR Act in respect of Sy.No.302/5.	
46.	15.02.2023	Endorsement issued by the Assistant Commissioner, Bangalore North sub-Division, Bangalore under provision of PTCL, Act in respect of Sy.No.302/5.	PTCL./BF./CR: 649/2022-23
MISCELLANEOUS			
47.	29.07.2024	Residential Development Plan issued by the Bangalore Development Authority.	No. BDA/TPM/DLP- 39/2023-24
48.	29.07.2024	Work order issued by the Bangalore Development Authority.	No. BDA/TPM/DLP- 39/2023-24
49.	06.08.2024	Katha Certificate issued by BBMP in respect of Sy.No.302/2	No. 2799
50.	06.08.2024	Katha Certificate issued by BBMP in respect of Sy.No.302/5	No. 2795
51.	12.11.2024	Amalgamated Katha Certificate issued by BBMP	No. 70
52.		AOA and MOA of M/s. Abhee Ventures Pvt Ltd.	
53.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	



54.	22.07.2021	Order passed by the Assistant Commissioner, Bangalore North sub-Division, Bangalore	RA(BU):148/2021
ENCUMBRANCE CERTIFICATE			
55.	15.03.2021	Encumbrance Certificate for the period 01.04.1957 to 31.03.2001	S.A. No. 59596/2020-21
56.	08.02.2024	Encumbrance Certificate for the period 01.04.2001 to 06.02.2024 in respect of Sy.No.302/2.	S.A.No.252532/2023-24
57.	08.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.302/5.	S.A.No.252516/2023-24

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 302/2, measuring 33.08 Guntas out of 1 Acre 27 Guntas and 03 Guntas B kharab, duly converted from agricultural to non-agricultural Residential purpose on 05.08.2023, vide Official Memorandum bearing No. ALN (EVH) SR: 44/2023-24 and Residentially Converted land bearing Survey Number 302/5 (Old Survey Number 302/2), measuring 33.08 Guntas out of 1 Acre 27 Guntas and 03 Guntas B kharab, duly converted from agricultural to non-agricultural Residential purpose on 05.08.2024, vide Official Memorandum bearing No. ALN (EVH) SR: 37/2023-24, issued by the Deputy Commissioner, Bangalore District, both are situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, which are more fully described in the **Item No.1 & 2** to the Schedule above and hereinafter referred to as **Schedule Property**.
2. Originally the land in Survey Number 302/2, measuring 01 Acre 27 Guntas and 03 Guntas kharab belonged to Basavanna Devaru Temple. One G.M.Hanumathappa @ Abbaiah and G.V. Ramaiah filed





application under Section 48 A of KLR, Act before the Land Reforms. The Land Tribunal passed on 22.02.1976 confirming the Occupancy Rights of the land measuring to an extent of 33.08 Guntas in Survey No. 302/2 in favour of the above said G.M.Hanumathappa @ Abbaiah and land measuring to an extent of 33.08 Guntas in Survey No. 302/2 in favour of G.V. Ramaiah subject to payment of premium amount.

3. Thereafter the above said G.M. Hanumanthappa @ Abbaiah and G.V. Ramaiah have paid the premium amount the Government Treasury on 23.11.1976. The land tribunal has issued Form 10 in favour of the G.M. Hanumanthappa @ Abbaiah and G.V. Ramaiah on 22.02.1976.
4. Thereafter the above said G.M. Hanumanthappa @ Abbaiah got mutated the katha in his name vide MR No. 39/1979-80 and G.V. Ramaiah got mutated MR No. 52/1980-81 to their respective shares. However, the Tahasildar, Bangalore East has issued an endorsement on 18.10.2008 stating the non-availability of MR.No.39/1979-80 and MR.No.52/1980-81.
5. Thereafter the above said G.M. Hanumanthappa @ Abbaiah executed the registered Agreement to Sell on 30.04.1986, vide Document No. 440/1986-87 in favour of above said G.V. Ramaiah, agreeing to sell the land in Survey No. 302/2 measuring 33.08 Guntas.
6. Thereafter above said G.V. Ramaiah died on 27.12.1993 leaving behind his son G.R. Narayanappa, Daughters G.R. Venkatalakshamma and G.R. Munirathanamma. During the life of above said G.V.Ramaiah had executed the WILL on 19.04.1993, vide Document No. 21/1993-94, bequeathing his property among his children. As per the said WILL, "All properties which not specifically allotted to the share of his daughters shall belong his son G.R.Narayanappa. Accordingly,



G.R.Narayanappa got succeeded to the estate of late G.V. Ramaiah and got inherited the property in his name and mutated the katha in his name vide IHC 1/1996-97 to an extent of 33.08 Guntas in Survey No. 302/2.

7. Thereafter, the above said G.R. Hanumanthappa executed the sale deed in favour of G.R. Narayanappa on 22.11.2001, vide Document No. 8570/2001-02 in respect of 33.08 Guntas in Survey No. 302/2. He got mutated the katha in his vide MR No. 27/2001-02. It is observed that, katha was mutated to the extent of 33 Guntas instead of 33.08. Later the Assistant Commissioner Bengaluru passed order in RA (BT) 148/2021, on 22.07.2021 to rectify the mistake in the R/C and mutate the katha to the extent 33.08 Guntas instead of 33 Guntas in Survey No. 302/2. As per the order of Assistant Commissioner, the mutation was transferred vide MR No. 122/2021-22.
8. Thereafter the above said G. Narayanappa along with his family members conveyed the portion of the land in Survey Number 302/2, measuring 33.08 Guntas to one R. Nagaraj Reddy on 14.03.2022, vide document bearing No.7762/2021 22. He got mutated the katha of the land in his name vide MR.No.1175/2021-22.
9. Thereafter the above said R. Nagaraja Reddy obtained the conversion of the land in Survey Number 302/2, measuring 33.08 Guntas from agricultural to non-agricultural Residential purpose on 05.08.2023, Official Memorandum bearing No. ALN (IVII) SR: 44/2023-24, issued by the Deputy Commissioner, Bangalore District, the Item No.1 herein. As such the said R. Nagaraja Reddy became the absolute owner of the Item No.1. He got mutated the katha of the Schedule Property herein in his name in the revenue records of BBMP and the BBMP has issued katha bearing No.2799, Sy.No.302/2.





10. Thereafter the above said G. Narayanappa along with this family members conveyed the remaining portion of the land in Survey Number 302/2, measuring 33.08 Guntas to one Rajappa and 04 others on 14.03.2022, vide document bearing No.7765/2021-22. They got mutated the katha of the land in their names vide MR.No.H76/2021-22.
11. Thereafter the above said Rajappa and 04 others have executed a Joint Development Agreement on 14.03.2022, vide document bearing No.7846/2021-22 and also executed a General Power of Attorney on 14.03.2022, vide document bearing No.354/2021-22 in favour of M/s. Abhee Ventures Pvt Ltd (**Developer**) for the development of the land in Survey Number 302/2, measuring 33.08 Guntas into a Residential Apartment Complex.
12. Thereafter the land in Survey Number 302/2, measuring 33.08 Guntas purchased by Rajappa and others is phoded and renumbered as Survey Number 302/5.
13. Thereafter the above said Rajappa and 04 others obtained the conversion of the land in Survey Number 302/5, measuring 33.08 Guntas from agricultural to non-agricultural Residential purpose on 05.08.2023, Official Memorandum bearing No. ALN (EVH) SR: 37/2023-24, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein**. As such the said Rajappa and 04 others became the absolute owner of the Item No.2. They got mutated the katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.2795, Sy.No.302/5.
14. Thereafter the said R. Nagaraja Reddy being the Managing Director of the Developer Company has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24, issued by

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the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/TPM/DLP-39/2023 24.

15. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024-25 in favour of BDA.
16. Thereafter the Developer, R. Nagaraj Reddy and Rajappa 04 others entered Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
17. It is observed from the documents furnished to us that, the above said G.R. Narayanappa had executed Sale Agreement on 28.06.2021, vide document bearing No.1441/2021-22 and it is also observed that, the said Sale Agreement was cancelled on 14.03.2022, vide document bearing No. 7735/2021-22.
18. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedari in possession of the Schedule Property during the relevant period of time as discussed above.
19. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Thasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
20. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.





21. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 14.10.2008 under section 48 (Form No.7 & 7A) of K.L.R. Act stating that there are no cases filed or pending as on the date of issuance of endorsement.
22. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 02.09.2021 under the provisions of PTCL Act, stating that there are no cases filed or pending as on the date of issuance of endorsement.
23. The Encumbrance Certificate for the period of 15.02.1957 to 31.03.2004 in respect of Survey Number 302/2 reflects the following transactions:
 - a. Sale Deed dated Sale Agreement dated 02.05.1986
 - b. Sale Deed dated 23.11.2001
24. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of Survey Number 302/2 reflects the following transactions:
 - a. JDA dated 14.03.2022
 - b. Sale Deed dated 14.03.2022
 - c. Cancellation of Sale Agreement dated 14.03.2022
 - d. Sale Agreement dated 28.06.2021
25. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of Survey Number 302/5 reflects the following transactions:
 - a. JDA dated 14.03.2022
 - b. Sale Deed dated 14.03.2022
 - c. Cancellation of Sale Agreement dated 14.03.2022
 - d. Sale Agreement dated 28.06.2021



CERTIFICATE OF TITLE

We hereby certify that **Sri. R. Nagaraja Reddy** holds good, valid marketable title over the **Item No.1 to the Schedule Property** and **Sri. Rajappa and 04 others** holds good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds the developmental rights over the Schedule Property and power to sell its share of Flats in terms of the JDA and GPA dated 14.03.2022 subject to obtaining of up-to date FC.

For Jury Legal Solutions,


Uday Kumar P
Advocate



Housiey.com

To,

Date: 08.08.2024

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

Sir,

Sub: Legal Scrutiny Report

* * *

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

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All the piece and parcel of the Residentially converted land bearing Survey Number 58/3, measuring 01 Acre 27 Guntas and 02 Guntas kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. 435218, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Survey Number 302/4 & Sy.No.84 of Kachamaranahalli Village	Survey Number 58/2 and 58/4	Survey Number 302/3A1	Survey Number 58/7 & Village Boundary

Item No.2:

All the piece and parcel of the Residentially converted land bearing Survey Number 58/7 (Old Survey Number 58/3), measuring 10 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. 435220, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Land in Survey	Land in Survey	Survey Number	Land in Survey



Number 58/3	Number 58/1	32	Number 58/3
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Item No.3:

All the piece and parcel of the Residentially converted land bearing Survey Number 58/12 (Old Survey Number 58/3), measuring 05 Guntas, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, duly converted from agricultural to non-agricultural Residential purpose on 05.03.2024, vide Official Memorandum bearing No. ATN (BVH) SR: 163/2023 24, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by	West by	North by	South by
Village Boundary	Land in Survey Number 58/8	Survey Number 58/7	Village Boundary

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

SL. NO.	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
CONVERSION DETAILS			
1.	24.01.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/3.	435218
2.	24.01.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/7.	435220
3.	05.03.2024	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Sy.No.58/12.	ATN (BVH) SR: 163/2023-24
TITLE DEEDS			
4.	11.10.2023	Sale Deed executed by M. Erappa and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/3 & 58/12.	Doc.No.8119/2023-24
5.	11.10.2023	Confirmation Deed executed by Jayamma and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/3 & 58/12.	Doc.No.8122/2023-24
6.	09.12.2022	Joint Development Agreement executed by Narayanaswamy and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/7.	Doc.No.8368/2022-23



7.	09.12.2022	General Power of Attorney executed by Narayanaswamy and others in favour of M/s. Abhee Ventures Pvt Ltd in respect of Sy.No.58/7.	Doc.No.419/2022-23
8.	03.12.2022	Partition Deed entered into between the family members of Late Muniswamiappa.	Doc.No.8114/2022 23
9.	08.09.2022	Sale Deed executed by Rathnamma and Durgesh represented by their GPA Holder M/s. Abhee Ventures Pvt Ltd in favour of Narayanaswamy.	Doc.No.5330/2022-23
10.	13.06.2022	Sale Deed executed by Venkataswamy and his family members in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.3052/2022-23
11.	13.06.2022	Release Deed executed by Prameela and Jyothi, D/o P.M. Muniyappa in favour of Rathnamma and Durgesh	Doc.No.3055/2022-23
12.	13.06.2022	Sale Agreement executed by Rathnamma and Durgesh in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No.3063/2022-23
13.	13.06.2022	General Power of Attorney executed by Rathnamma and Durgesh in favour of M/s. Abhee Ventures Pvt Ltd.	Doc.No. 350/2022-23
14.	13.06.2022	Sale Deed executed by P.M. Anathaswamy in favour of M. Venkataswamy and his brother M. Frappa.	Doc.No. 3053/2022-23
15.	19.11.2020	Sale Deed executed by M. Venkataswamy in favour of P. Muniyappa.	Doc.No.3666/2020-21
16.	19.11.2020	Sale Deed executed by M. Venkataswamy in favour of P.M. Anathaswamy.	Doc.No.3668/2020 21
17.	19.11.2020	Cancellation of Sale Agreement executed by M. Venkataswamy in favour of Srinivas P.J, Vinod Kumar P.A, P.M. Muniyappa	Doc.No.3665/2020-21
18.	12.09.2019	Sale Agreement executed by M. Venkataswamy in favour of Srinivas P.J, Vinod Kumar P.A, P.M. Muniyappa	Doc.No.3500/2019 20





19.	30.03.1994	Sale Deed executed by Buchamma in favour of Venkataswamy	Doc.No.1402/1993-94
20.	24.03.1977	Sale Deed executed by P. Gowramma in favour of Buchamma.	Doc.No.3649/1976-77
21.	28.07.1971	Sale Deed executed by G.N. Mariyappa in favour of Gowramma.	Doc.No. 2262/1971-72
22.	02.05.1968	Sale Deed executed by G.M. Nanjundappa in favour of G.N. Mariyappa.	Doc.No.578/1968-69
23.	22.02.1960	Sale Deed executed by Nanjappa in favour of Nanjundappa.	Doc.No.5210/1959-60
24.	22.02.1960	Sale Deed executed by Yallappa in favour of Nanjappa	Doc.No.5211/1959-60
25.		Family Tree of Frappa	
26.		Family Tree of Ananthaswamy	
27.		Family Tree of Muniyappa	
28.		Death Certificate of Muniyappa	
REVENUE DOCUMENTS			
29.	06.05.2022	Endorsement issued by the Tahasildar, Bangalore East Taluk stating the non-availability of RTC from 1977 to 1982, II, RR and MR No.137/1980-81	RK: CR/303/2022-23
30.		RTC for the period of 1967-68 to 2023-24 for Sy.No.58/3	
31.		RTC for the period of 2020-21 to 2024-25 for Sy.No.58/7	
32.		RTC for the period of 2023-24 for Sy.No.58/12	
33.		Mutation Register Extract	MR.No.17/1995-96
34.		Mutation Register Extract	MR No. H37/2020-21
35.		Mutation Register Extract	MR.No.H15/2022-23
36.		Mutation Register Extract	MR.No.H35/2022-23
37.		Mutation Register Extract	MR No. H55/2022-23
SURVEY RECORDS			
38.		Mula Tippani	
39.		Hissa Tippani	
40.		Atlas and RR Balabagh	
41.		Akaraband	
42.		Village Map	



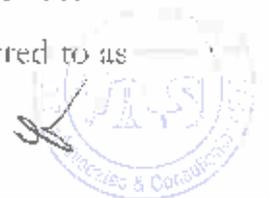
43.	29.01.2024	Endorsement issued by the Tahsildar under section 48 (Form No.7 & &A) of KLR Act in respect of Sy No. 58/3.	
44.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore South, stating that no case is pending or filed under PTCL Act in respect of Sy.No.58/3.	No. PTCL./BE/CR:659/2023-24
45.	25.01.2024	Endorsement issued by the Tahsildar under section 48 (Form No.7 & &A) of KLR Act in respect of Sy No. 58/7.	
46.	13.02.2024	Endorsement issued by the Assistant Commissioner, Bangalore South, stating that no case is pending or filed under PTCL Act in respect of Sy.No.58/7.	No. PTCL/BE/CR:652/2023-24
47.	22.08.2024	Endorsement issued by the Tahsildar under section 48 (Form No.7 & &A) of KLR Act in respect of Sy No. 58/12.	
48.	19.08.2024	Endorsement issued by the Assistant Commissioner, Bangalore South, stating that no case is pending or filed under PTCL Act in respect of Sy.No.58/12.	No. PTCL/BE/CR:471/2023-24
MISCELLANEOUS			
49.	29.07.2024	Residential Development Plan issued by the Bangalore Development Authority.	No. BDA/1PM/DLP-39/2023-24
50.	29.07.2024	Work order issued by the Bangalore Development Authority.	No. BDA/1PM/DLP-39/2023-24
51.	30.03.2023	Katha Certificate issued by BBMP in respect of Sy.No.58/3	No. 8504
52.	06.08.2024	Katha Certificate issued by BBMP in respect of Sy.No.58/7	No. 2727
53.	12.11.2024	Amalgamated Katha Certificate issued by BBMP in respect of Sy.No.58/3 & 58/7	No. 70
54.		AOA and MOA of M/s. Abhee	



		Ventures Pvt Ltd.	
55.		Certificate of Incorporation of M/s. Abhee Ventures Pvt Ltd.	
ENCUMBRANCE CERTIFICATE			
56.	11.10.2013	Encumbrance Certificate for the period 01.04.1957 to 31.03.2004 in respect of Sy.No.58/3.	S.A.No.30025/2013 14
57.	09.02.2023	Encumbrance Certificate for the period 01.04.2004 to 07.02.2023 in respect of Sy.No.58	S.A.No.41569/2022-23
58.	06.02.2024	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/3 & 58/7	S.A.No.252635/2023-24
59.	08.02.2023	Encumbrance Certificate for the period 01.04.2004 to 06.02.2024 in respect of Sy.No.58/12.	S.A.No.252840/2023-24

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number Survey Number 58/3, measuring 01 Acre 27 Guntas and 02 Guntas kharab, duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. 435218, issued by the Deputy Commissioner, Bangalore District, Residentially converted land bearing All the piece and parcel of the Survey Number 58/7 (Old Survey Number 58/3), measuring 10 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. 435220, issued by the Deputy Commissioner, Bangalore District and Residentially converted land bearing Survey Number 58/12 (Old Survey Number 58/3), measuring 05 Guntas, duly converted from agricultural to non-agricultural Residential purpose on 05.03.2024, vide Official Memorandum bearing No. ALN (EVH) SR: 163/2023 24, issued by the Deputy Commissioner, Bangalore District, all are situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, which are more fully described in the **Item No.1 to 3 to the Schedule above and hereinafter referred to as Schedule Property.**





2. Originally the land in Survey Number 58/3, measuring 02 Acres 07 Guntas and 02 Guntas kharab, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk was owned by one Nanjappa having purchased the same through a registered Sale Deed dated 22.02.1960, vide document bearing No.5210/1959-60. The said Nanjappa conveyed the same to one G.M Nanjundappa on 22.02.1960, vide document bearing No.5211/1959-60.
3. Thereafter the above said G.M. Nanjundappa conveyed the land in Survey number 58/3, measuring 02 Acres 07 Guntas to one G. Mariyappa on 02.05.1968, vide document bearing No.578/1968-69 and the said G.N. Mariyappa in turn conveyed the same to one Gowramma on 28.07.1971, vide document bearing No.2262/1971-72.
4. Thereafter the above said Gowramma conveyed the land in Survey number 58/3, measuring 02 Acres 07 Guntas to one Buchamma on 24.03.1977, vide document bearing No.3649/1976 77 and the said Buchamma conveyed the same to one Venkataswamy Son of Muniswamappa, on 30.03.1994, vide document bearing No.1402/1994-95. He got mutated the katha of the land in his name vide MR.No.17/1995-96.
5. It is observed from the documents furnished to us that, M Venkataswamy had executed Sale Agreement on 12.09.2019, vide document bearing No.3500/2019-20 in favour of Srinivas P.J, Vinod Kumar P.A, P.M Muniyappa agreeing to sell the land in Survey Number 58/3 measuring 20 Guntas out of 02 Acres 07 Guntas. It is also observed that, the said Sale Agreement was cancelled on 19.11.2020, vide document bearing No. 3665/2020-21.



6. Thereafter the above said M. Venkataswamy along with his family members have conveyed portion of the land in Survey Number 58/3, measuring 10 Guntas to one P.M. Ananthaswamy on 19.11.2020, vide document bearing No.3668/2020-21. He got mutated the katha of the land in his name vide MR.No.H36/2020-21 and conveyed the remaining extent of the of land in Survey Number 58/3, measuring 10 Guntas to P.M. Muniyappa on 19.11.2020, vide document bearing No.3666/2020-21, registered in the office of the Sub-Registrar, Indiranagar. He got mutated the katha of the land in its name vide MR No.H137/2020-21.
7. Thereafter the land in Survey Number 58/3, measuring 10 Guntas purchased by P.M. Muniyappa is phoded and renumbered as Survey Number 58/7 and the land in Survey Number 58/3, measuring 10 Guntas purchased by P.M. Ananthaswamy is phoded and renumbered as Survey Number 58/8.
8. Thereafter the above said Venkataswamy and his family members conveyed the portion of the of land in Survey Number 58/3, measuring 01 Acre 27 Guntas to M/s. Abhee Ventures Pvt Ltd on 13.06.2022, vide document bearing No.INR-1-03052-2022-23, registered in the office of the Sub-Registrar, Indiranagar. The M/s. Abhee Ventures Pvt Ltd got mutated the katha of the land in its name vide MR No.H104/2021-22.
9. Thereafter the said M/s. Abhee Ventures Pvt Ltd herein has obtained the conversion of the land in Survey Number 58/3, measuring 01 Acre 27 Guntas from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official memorandum bearing No.435218, issued by the Deputy Commissioner, Bangalore District, **Item No.1 herein.**
10. Thereafter the above said P.M. Ananthaswamy conveyed the land in Survey Number 58/8, measuring 10 Guntas to the above said M.





Venkataswamy and his brother M. Erappa on 13.06.2022, vide document bearing No.INR-1-03053-2022-23, stored in CD. No. INRD1096, registered in the office of the Sub-Registrar, Indiranagar. They got mutated the katha of the land in his name vide MR.No.H103/2021-22.

11. Thereafter the above said Venkataswamy M and his brother M. Erappa have entered into a registered Partition Deed on 03.12.2022, vide document bearing No.VRT-1-08114-2022-23, stored in CD. No. VRTD1357, registered in the office of the Sub-Registrar, Indiranagar. As per the said Partition, the land in Survey Number 58/8, measuring 05 Guntas each are allotted to the share of M. Venkataswamy and M. Erappa. They got mutated the katha of their respective shares in their respective names vide MR.No.H55/2022-23.

12. Thereafter the land in Survey Number 58/8, measuring 05 Guntas allotted to the share of M. Erappa is phoned and renumbered as Survey Number 58/12.

13. Thereafter the above said M. Erappa along with his family members conveyed the land in Survey Number 58/12, measuring 05 Guntas to the above said M/s. Abhee Ventures Pvt Ltd on 11.10.2023, vide document bearing No. 8119/2023-24, registered in the office of the Sub Registrar, Indiranagar.

14. Thereafter the above said M/s. Abhee Ventures Pvt Ltd obtained the conversion of the land in Survey Number 58/3, measuring 01 Acre 27 Guntas and 02 Guntas kharab, from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No. 435218, issued by the Deputy Commissioner, Bangalore District, the Item No.1 herein. M/s. Abhee Ventures Pvt Ltd got mutated the



katha of the Schedule Property herein in their name in the revenue records of BBMP and the BBMP has issued katha bearing No.8504, Sy.No.58/3 and obtained the conversion of the land in Survey Number 58/12 (Old Survey Number 58/3), measuring 05 Guntas, from agricultural to non-agricultural Residential purpose on 05.03.2024, vide Official Memorandum bearing No. ALN (13VII) SR: 163/2023 24, issued by the Deputy Commissioner, Bangalore District, **the Item No.3 herein**. As such M/s. Abhee Ventures Pvt Ltd became the absolute owner of the Item No.1 & 2.

15. It is observed from the documents furnished to us that, the Jayamma, Krishnamma & Lakshmamamma M, Sisters of Venkataswamy and M Etappa had executed Confirmation Deed on 11.10.2023, vide document bearing No.8122/2023 24 in respect of Item No. I & Item No. II.
16. Thereafter the above said P.M. Muniyappa died intestate leaving behind his wife Rathnamma and Son Durgesh as his legal heirs and they got mutated the katha of the land in Survey Number 58/7, measuring 10 Guntas in their names vide MR.No.II15/2022-23.
17. Thereafter the daughters of the above said P.M. Muniyappa namely Pramella and Jyothi have executed a Release Deed on 13.06.2022, vide document bearing No.3055/2022-23 in favour of the above said Rathnamma and Durgesh.
18. Thereafter the above said Rathnamma and Durgesh have executed an Agreement to Sell on 13.06.2022, vide document bearing No.3063/2022-23 and General Power of Attorney on 13.06.2022, vide document bearing No.350/2022-23 in favour of M/s. Abhee Ventures Pvt Ltd.





19. Thereafter the above said Rathamma and Durgesh represented by their GPA Holder M/s. Abhee Ventures Pvt Ltd conveyed the land in Survey Number 58/7, measuring 10 Guntas on 08.09.2022, vide document bearing No.5330/2022-23 in favour of one Narayanaswamy. He got mutated the katha of the land in his name vide MR.No.1135/2022-23.
20. Thereafter the above said Narayanaswamy along with his family members have executed a Joint Development Agreement on 09.12.2022, vide document bearing No.8368/2022-23 and also executed a General Power of Attorney on 09.12.2022, vide document bearing No.419/2022-23 in favour of the above said M/s. Abhee Ventures Pvt Ltd (**Developer**) for the construction of the Apartment Building in the land in Survey Number 58/7 by amalgamating other adjacent lands.
21. Thereafter the above said Narayanaswamy obtained the conversion of the land in Survey Number 58/7, measuring 10 Guntas from agricultural to non-agricultural Residential purpose on 24.01.2023, vide Official Memorandum bearing No.435220, the **Item No.2 herein**. He got mutated the katha of the Schedule Property herein in his name in the revenue records of BBMP and the BBMP has issued katha bearing No.2727, Sy. No.58/7.
22. Thereafter the Developer herein has obtained the Residential Development Plan on 29.07.2024, vide No. BDA/TPM/DLP-39/2023-24, issued by the Bangalore Development Authority for the development of Schedule Property along with the other adjacent lands. The Bangalore Development Authority has issued Work Order on 29.07.2024, vide No. BDA/TPM/DLP 39/2023-24.
23. Thereafter the Developer has executed Relinquishment Deed on 21.06.2024, vide document bearing No.929/2024 25 in favour of BDA.



24. Thereafter the Developer and Narayanaswamy entered Amalgamation Deed on 11.09.2024, vide document bearing No.5756/2024-25 and got mutated the amalgamated katha in their names in the revenue records of BBMP and the BBMP has issued Katha bearing No.70.
25. The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.
26. The Tippani, Hissa Tippani, Atlas and Village Map issued by the Tahasildar, Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
27. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
28. The Endorsement issued by the Tahasildar, Bangalore East Taluk dated 25.01.2024 under section 48 (Form No.7 & 7A) of KJR Act stating that there are no cases filed or pending as on the date of issuance of endorsement.
29. The Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division dated 13.02.2024 under the provisions of PTCL Act, stating that there are no cases filed or pending as on the date of issuance of endorsement.
30. The Encumbrance Certificate for the period of 01.04.1957 to 31.03.2004 in respect of Survey Number 58/3 reflects the following transactions:
 - a. Sale Deeds dated 22.02.1960
 - b. Sale Deed dated 02.05.1968





- c. Sale Deed dated 28.07.1971
 - d. Sale Deed dated 24.03.1977
 - e. Sale Deed dated 07.04.1994
31. The Encumbrance Certificate for the period of 01.04.2004 to 07.02.2023 in respect of Survey Number 58 reflects the following transactions:
- a. JDA dated 09.12.2022
 - b. Partition Deed dated 03.12.2022
 - c. Sale Deed dated 08.09.2022
 - d. Sale Agreement dated 13.06.2022
 - e. Sale Deed dated 13.06.2022
 - f. Release Deed dated 13.06.2022
 - g. Sale Deed dated 19.11.2020
 - h. Cancellation Deed dated 19.11.2020
 - i. Sale Agreement dated 12.09.2019
32. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of Survey Number 58/3 & 58/7 reflects the following transactions:
- a. Consent Deed dated 11.10.2023
 - b. JDA dated 09.12.2022
 - c. Sale Deed dated 08.09.2022
 - d. Sale Agreement dated 13.06.2022
 - e. Release Deed dated 13.06.2022
 - f. Sale Deed dated 13.06.2022
 - g. Sale Deed dated 19.11.2020
 - h. Cancellation Deed dated 19.11.2020
 - i. Sale Agreement dated 12.09.2019
33. The Encumbrance Certificate for the period of 01.04.2004 to 06.02.2024 in respect of Survey Number 58/12 reflects the following transactions:



- a. Confirmation Deed dated 11.10.2023.
- b. Sale Deed dated 11.10.2023
- c. Partition Deed dated 03.12.2022
- d. Sale Deed dated 13.06.2022

CERTIFICATE OF TITLE

We hereby certify that **M/s. Abhee Ventures Pvt Ltd** holds good, valid marketable title over the **Item No.1 & 3 to the Schedule Property, Sri. Narayanaswamy** holds good, valid marketable title over the **Item No.2 to the Schedule Property** and **M/s. Abhee Ventures Pvt Ltd** holds developmental rights over the **Item No.2 to the Schedule Property** and power to sell its share of Flats in terms of the JDA dated 09.12.2022 subject to obtaining of up-to date EC.

For Jury Legal Solutions,


Uday Kumar P
Advocate

