

# agraa legal

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## TITLE REPORT

Date: 25.09.2024

To,

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**Subject:** Title report in respect of residentially converted immovable property bearing Survey No.44/1 (Old Survey No.44) measuring 9355.92 Square Meters, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District presently under the limits of Yamare Village Panchayath, part of khatha bearing Khatha No.447/44, PID No.150200100100920010.

### **I. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of residentially converted immovable property bearing Survey No.44/1 (Old Survey No.44) measuring 9355.92 Square Meters, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District presently under the limits of Yamare Village Panchayath, part of khatha bearing Khatha No.447/44, PID No.150200100100920010 and bounded as follows:

East by : Remaining portion of property bearing Survey No.44/2;  
West by : Property bearing Survey No.42 and 43;  
North by : Road;  
South by : Property bearing Survey No.43;

The aforesaid immovable property is hereinafter referred to as the "**Property**".

### **II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. NO	PARTICULARS OF DOCUMENTS
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1.	Sale Deed dated 20.01.1975, executed by S.K.Ramachandra, Lakshman Rao S.K., K.Shankar and K.C.Shekar in favour of Gopala Reddy son of Muniswamy Reddy, registered as document no.3278/1974-75, Book-I, Volume 1228 at Pages 91 to 93 in the office of the Sub-Registrar, Anekal in respect of property bearing Survey No.44/1 measuring 2 Acres 25 ½ Guntas;
2.	Common order dated 19.08.1981 in Case No.1636 and 1637/1975-76 passed by Land Tribunal Anekal Taluk;
3.	Form 10/Certificate of Registration of a tenant as an occupant dated 23.02.1984 issued by Special Tahsildar, Anekal Taluk;
4.	Letter (Commencement Certificate) bearing No.ADA/CLU/105 / 2013-14 dated 31.01.2014 in respect of property bearing Survey No.44 measuring 2 Acres 25½ Guntas;
5.	Official Memorandum bearing ALN(A)(S):SR228/2013-14 dated 24.02.2014 issued by the Deputy Commissioner, Bangalore District in respect of property bearing Survey No.44 measuring 2 Acres 25½ Guntas;
6.	Genealogical tree of Muniswamy Reddy issued by Village Accountant;
7.	Joint Development Agreement dated 26.02.2014 executed by Muniswamy Reddy son of Dodda Abbaiah, his son Gopala Reddy and his children Manjunath, Dinesh, Naveen and Chetan in favour of M/s.MPN Builders Private Limited, represented by its director M.Purushotham, registered as document no.BSK-1-12855/2013-14, Book-I, stored in CD No.BSKD256, in the office of the Sub-Registrar, Basavanagudi(Banashankari), Bangalore in respect of property bearing Survey No.44 measuring 2 Acres 25½ Guntas;
8.	General Power of Attorney dated 26.02.2014, executed by Muniswamy Reddy son of Dodda Abbaiah, his son Gopala Reddy and his children Manjunath, Dinesh, Naveen and Chetan in favour of M/s.MPN Builders Private Limited, represented by its director M.Purushotham, registered as document no.BSK-4-00515/2013-14, Book-IV, stored in CD No.BSKD256, in the office of the Sub-Registrar, Basavanagudi(Banashankari), Bangalore;

9.	Revised Official Memorandum bearing ALN(A)(S):SR228/2013-14 dated 24.06.2014 issued by the Deputy Commissioner, Bangalore District in respect of property bearing Survey No.44/1 measuring 2 Acres 17 ½ Guntas;
10.	Relinquishment Deed dated 20.01.2015, executed by M/s.MPN Builders Private Limited, represented by its director M.Purushotham in favour of Anekal Planning Authority, registered as document no.ABL-1-07649-2014-15, stored in CD No.ABLD230, in the office of the Sub-Registrar, Basavanagudi(Attibele), Anekal Taluk in respect of portion of property bearing Survey No.44 measuring 508.08 Square Meters
11.	E-Khatha Extracts in Form 9 and 11 dated 26.02.2015 issued by Panchayath Development Officer, Yamare Village Panchayath in respect of property bearing Survey No.44/1, Khatha No.447/44, PID No.150200100100920010, measuring 9864.26 Square Meters;
12.	No Objection Certificate/Consent dated 20.03.2015 issued by Karnataka State Pollution Control Board;
13.	No Objection Certificate/Consent dated 29.04.2015 issued by Bharath Sanchar Nigam Limited;
14.	No Objection Certificate/Consent dated 06.05.2015 issued by State Level Environment Impact Assessment Authority-Karnataka, (SEIAA);
15.	No Objection Certificate/Consent dated 04.01.2016 issued by Bangalore Electricity supply Company Limited;
16.	No Objection Certificate/Consent dated 28.09.2017 issued by Karnataka State Fire and Emergency Services;
17.	No Objection Certificate/Consent dated 12.06.2023 issued by Airport Authority of India;
18.	Approved Building Plan dated 05.04.2018 bearing No.APA/CC440/2015-16 issued by Anekal Planning Authority in respect of property bearing Survey No.44/1 measuring 2 Acres 17 ½ Guntas or 9864 Square Meters;

19.	Commencement Certificate dated 05.04.2018 bearing No.APA/CC440/2015-16 issued by Anekal Planning Authority in respect of property bearing Survey No.44/1 measuring 2 Acres 17 ½ Guntas or 9864 Square Meters;
20.	Unregistered Sharing Agreement dated 06.07.2018 executed between Late Muniswamy Reddy son of late Doddabaiah, Gopala Reddy son of Muniswamy Reddy, Manjunath son of Gopala Reddy, Dinesh, Naveen and Chethan all sons of Gopala Reddy and M/s. MPN Builders Private Limited in respect of Survey No.44;
21.	RERA Certificate dated 05.09.2018 issued by the Real Estate Regulatory Authority of India in respect of Survey No.44;
22.	Paper publication in Vijaya Karnataka dated 06.02.2019 kanada edition;
23.	Paper publication in Bangalore Mirror dated 06.02.2019 in English edition;
24.	Plaint and Order Sheet in O.S.No.929/2020 on the file of the court of Senior Civil Judge and JMFC, Anekal, Bangalore Rural;
25.	Written Statement of Defendant Nos.1 to 3 viz., Gopal Reddy, Dinesh and Chetan in O.S.No.929/2020 on the file of the court of Senior Civil Judge and JMFC, Anekal, Bangalore Rural;
26.	Death Certificate of Sharadamma wife of Gopala Reddy dated 14.03.2016, issued by Chief Registrar of Births and Deaths;
27.	Death Certificate of Muniswami Reddy son of Dodda Abbaiah dated 28.06.2018, issued by Chief Registrar of Births and Deaths;
28.	Death Certificate of Manjunatha son of Gopala Reddy dated 25.06.2020, issued by Chief Registrar of Births and Deaths;
29.	Death Certificate of Naveen K.G., son of Gopala Reddy dated 13.12.2019, issued by Chief Registrar of Births and Deaths;
30.	Gift Deed dated 23.11.2020 executed by Gopal Reddy in favour of Dinesh son of Gopal Reddy, registered as document no.ABL-1-04356-2020-21,

	Book-I, stored in CD No.ABLD802, in the office of the Sub-Registrar, Basavanagudi(Attibele), Anekal Taluk in respect to property bearing Survey No.44/1, Khatha No.447/44, PID No.150200100100920010 measuring 2 Acres 25½ Guntas;
31.	Release Deed dated 02.12.2023, executed by Manjula daughter of Muniswamy Reddy alias Munishami Reddy in favour of her brother Gopala Reddy, registered as document no.ANK-1-09171-2023-24, in the office of the Sub-Registrar, Anekal. in respect of property bearing Survey No.44/1 measuring 2 Acres 25½ Guntas;
32.	Death Certificate of Dinesh son of Gopala Reddy dated 07.10.2023, issued by Chief Registrar of Births and Deaths;
33.	Certificate of Incorporation of M/s. MPN Builders Private Limited dated 11.04.2011;
34.	Memorandum of Association and Articles of Association of M/s. MPN Builders Private Limited.
35.	Sale Deed dated 08.08.2024 executed by (1)Bharathi, wife of late Dinesh, for self and on behalf of her minor children Master Ganesh D and Master Harsha D as mother and natural guardian, (2)Chethan K.G., son of Gopal Reddy for self and on behalf of his minor children charishma C and Master Yethvik C as father and natural guardian as owners and Gopala Reddy and M/s.MPN Builders Private Limited, represented by its Managing Partner M.Purushotham as Confirming Party in favour of M/s.Modern Spaces, represented by its partner Shravanth P, represented by its Special Power of Attorney Holder Hari Prasad N vide, registered as document no.SRJ-1-03976-2024-25 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar in respect of property bearing Survey No.44/1, Khatha No.447/44, PID No.150200100100920010 measuring 2 Acres 25½ Guntas along with partial construction;
36.	Special Power of Attorney dated 30.12.2023 executed by M/s.Modern Spaces, represented by its partner Shravanth P, in favour of Chethan H.D., Praveen Kumar G and Hari Prasad N registered as document no.SRJ-4-00561-2023-24 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar

37.	Confirmation Deed dated 14.08.2024, executed by Vanishree S wife of Manjunath in favour of M/s.Modern Spaces, registered as document no.SRJ-1-04169-2024-25 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar;
38.	Deed of Partnership of M/s. Modern Spaces, dated 05.07.2021, between Kiran V son of R.Venubopal Reddy, Shravanth P son of late Pilla Reddy K, R.Sandeep Kumar Reddy son of R.V.Subba Reddy, S.Yathish son of late S.Gopal Naidu, Novin Pilla Reddy son of late Pilla Reddy K;
39.	Certificate of Registration of Firm in Form C dated 17.07.2021 issued by Registrar of Firms Jayanagar;
40.	Memorandum of Acknowledging Receipt of documents in Form D (change in the name of Firm) dated 07.06.2022;
41.	Sale Deed dated 08.08.2024 executed by (1)Bharathi, wife of late Dinesh, for self and on behalf of her minor children Master Ganesh D and Master Harsha D as mother and natural guardian, (2)Chethan K.G., son of Gopal Reddy for self and on behalf of his minor children charishma C and Master Yethvik C as father and natural guardian as owners and Gopala Reddy and M/s.MPN Builders Private Limited, represented by its Managing Partner M.Purushotham as Confirming Party in favour of M/s.Modern Spaces, represented by its partner Shravanth P, represented by its Special Power of Attorney Holder Hari Prasad N vide, registered as document no.SRJ-1-03976-2024-25 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar in respect of property bearing Survey No.44/1, Khatha No.447/44, PID No.150200100100920010 measuring 2 Acres 25½ Guntas along with partial construction;
42.	Record of Rights, Tenancy and Crops/ Pahani, for the period 1994-95 to 2017-18 in respect of Survey No.44 measuring 5 Acres 11 Guntas;
43.	Record of Rights, Tenancy and Crops/ Pahani, for the period 2018-19 to 2023-24 in respect of Survey No.44/1 measuring 2 Acres 25 ½ Guntas;

44.	Mutation Register Extract bearing M.R.No.6/1993-94 in respect of property bearing Survey No.44;
45.	Mutation Register Extract bearing M.R.No.T9/2018-19, in respect of property bearing Survey No.44;
46.	Tippani in respect of Survey No.44;
47.	Hissa Survey Tippani and RR Balabagada Nakalu in Form 10 in respect of Survey No.44;
48.	Karnataka Revision Settlement Akarbandh in respect of Survey No.44;
49.	Karnataka Revision Settlement Akarbandh in respect of Survey No.44/1;
50.	Village Map of Kada Agrahara Village;
51.	Tax Paid Receipts for the years 2014-15 to 2018-19;
52.	Encumbrance Certificate for the period 01.04.1975 to 31.03.2004 in respect of Survey No.44;
53.	Encumbrance Certificate for the period 01.04.2004 to 26.02.2023 in respect of Survey No.44/1;
54.	Encumbrance Certificate for the period 01.04.2014 to 13.09.2024 in respect of Survey No.44/1;
55.	Encumbrance Certificate for the period from 01.01.2023 to 01.10.2024 in respect of Survey No.44/1, bearing Khatha No.447/44;
56.	Endorsement dated 13.09.2023 issued by the Tahsildar, Anekal Taluk under form 2, 7, 7A of Karnataka land Reforms Act in respect of Survey No.44/1 measuring 2 Acres 25 ½ Guntas;
57.	Endorsement dated 18.08.2023 issued by Assistant Commissioner, Bangalore South Sub-Division under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, in respect of Survey No.44/1 measuring 2 Acres 25 ½ Guntas;

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### III. COMMENTS ON THE DOCUMENTS EXAMINED

Our perusal/ examination of the above documents provided to us indicates that the immovable property bearing Survey No.44/1 (Old Survey No.44) measuring 9355.92 Square Meters, situated at Kada Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District presently under the limits of Yamare Village Panchayath, part of khatha bearing Khatha No.447/44, PID No.150200100100920010 is residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. The property bearing Survey No.44/1 measuring 2 Acres 17½ Guntas, hereinafter referred to as '**Property**' was part of larger property bearing Survey No.44 measuring 5 Acres 11 Guntas, out of the larger property a portion measuring 2 Acres 25 ½ Guntas was held by Gopala Reddy son of Muniswamy Reddy, who had purchased the same from his vendors namely S.K.Ramachandra, Lakshman Rao S.K.K.Shankar and K.C.Shekar vide Sale Deed dated 20.01.1975, registered as document no.3278/1974-75, Book-I, Volume 1228 at Pages 91 to 93 in the office of the Sub-Registrar, Anekal.
2. We also note that Muniswamy Reddy son of Dodda Abbaiah filed an application to register him as occupant of the property bearing Survey No.44 measuring 2 Acres 25½ Guntas, claiming that he has been cultivating the said land. The Land Tribunal Anekal Taluk imitated LRF proceedings in Case No.1637/1975-76, later clubbed with 1636/1975-76 and heard together and after verification, the Land Tribunal vide common order dated 19.08.1981 registered the name of Muniswamy Reddy son of Dodda Abbaiah as an occupant of the said property bearing Survey No.44 measuring 2 Acres 25 ½ Guntas and Special Tahsildar, Anekal Taluk issued Form 10/Certificate of Registration of a tenant as an occupant dated 23.02.1984 with a condition that he shall not alienate the same for a period of six years.
3. We have been furnished with Mutation Register Extract bearing M.R.No.6/1993-94, which records that Gopala Reddy son of Muniswamy Reddy got mutated the revenue records of the property bearing Survey No.44 measuring 2 Acres 25½ Guntas in his name as per Sale Deed dated 20.01.1975, registered as document no.3278/1974-75.

4. Since Gopala Reddy lost/misplaced the original Sale Deed dated 20.01.1975, registered as document no.3278/1974-75, Book-I, Volume 1228 at Pages 91 to 93 in the office of the Sub-Registrar, Anekal, he has lodged a police complaint before the Police and sworn a Notarised Affidavit regarding the loss of title deed. Further, he has also published the same in daily publications viz., Vijaya Karnataka dated 06.02.2019 Kannada edition and Bangalore Mirror dated 06.02.2019 in English edition.
5. It is pertinent to note that Gopala Reddy son of Muniswamy Reddy had purchased the property and his father Muniswamy Reddy son of Dodda Abbaiah got re-granted the same in his favour as aforesaid, later they treated the property bearing Survey No.44 measuring 2 Acres 25 ½ as joint family property.
6. Since the property bearing Survey No.44 measuring 2 Acres 25½ Guntas was in industrial zone, on an application made by Gopala Reddy son of Muniswamy Reddy, Anekal Planning Authority vide its Letter (Commencement Certificate) bearing No.ADA/CLU/105/2013-14 dated 31.01.2014 permitted to change the land use from industrial to residential use.
7. Accordingly, Gopala Reddy son of Muniswamy Reddy has secured conversion of property bearing Survey No.44 measuring 2 Acres 25½ Guntas from agricultural to non-agricultural residential use vide Official Memorandum bearing ALN(A)(S):SR228/2013-14 dated 24.02.2014 issued by the Deputy Commissioner, Bangalore District.
8. We have furnished with Genealogical tree of Muniswamy Reddy issued by Village Accountant, which discloses that Muniswamy Reddy (dead) married to Thimmakka (dead) and they had two children viz., Gopala Reddy and Manjula. It further discloses that Gopala Reddy married to Sharadamma (dead), had four children as detailed below:
  1. Manjunath (dead) - married to Vanishree - issueless
  2. Dinesh (dead) - married to Bharathi, having two children Ganesh and Harsha
  3. Naveen K.G. (dead) as bachelor

4. Chethan - married to Savitha and having two children viz., Kharishma and Yathvik.
9. Muniswamy Reddy son of Dodda Abbaiah, his son Gopala Reddy and his children Manjunath, Dinesh, Naveen and Chethan with an intention to develop the property bearing Survey No.44 measuring 2 Acres 25½ Guntas, have entered into a registered Joint Development Agreement dated 26.02.2014 with M/s.MPN Builders Private Limited, represented by its director M.Purushotham, registered as document no.BSK-1-12855/2013-14, Book-I, stored in CD No.BSKD256, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bangalore to develop the property by constructing residential/commercial apartment buildings, as per the terms of the Joint Development Agreement owners entitled to 30% constructed area and developers entitled to 70% of constructed area and developer has paid 60,00,000/- to the owners as refundable deposit.
10. Muniswamy Reddy son of Dodda Abbaiah, his son Gopala Reddy and his children Manjunath, Dinesh, Naveen and Chetan have also executed a registered General Power of Attorney dated 26.02.2014, Bangalore, wherein they have appointed M/s.MPN Builders Private Limited, represented by its director M.Purushotham as their attorney holder to develop and sell the developer's share in the property including power to avail project finance to undertake development of property.
11. Later on, an application made by Gopala Reddy son of Muniswamy Reddy, the Deputy Commissioner, Bangalore District vide revised Official Memorandum bearing ALN(A)(S):SR228/2013-14 dated 24.06.2014 reduced the extent of conversion property to 2 Acres 17½ Guntas and remaining 8 Guntas of agricultural property is reserved for cattle grazing.
12. M/s.MPN Builders Private Limited, represented by its director M.Purushotham has relinquished their right, title interest and ownership over the portion of Survey No.44 measuring 508.08 Square Meters in favour of Anekal Planning Authority for widening of road in terms of a Relinquishment Deed dated 20.01.2015.
13. The property bearing Survey No.44/1, measuring 9864.26 Square Meters assessed for taxes by Yamare Village Panchayath and assigned with Khatha No.447/44, PID No.150200100100920010, Gopala Reddy son of Muniswamy Reddy got registered his name as khatedar of the said property vide E-Khatha Extracts in

Form 9 and 11 dated 26.02.2015 issued by Panchayath Development Officer, Yamare Village Panchayath.

14. M/s.MPN Builders Private Limited has obtained NOCs/consents from Karnataka State Pollution Control Board dated 20.03.2015, Bharath Sanchar Nigam Limited dated 29.04.2015, State Level Environment Impact Assessment Authority-Karnataka, (SEIAA) dated 06.05.2015, Bangalore Electricity supply Company Limited dated 04.01.2016, Karnataka State Fire and Emergency Services dated 28.09.2017 and Airport Authority of India dated 12.06.2023, for constructions of residential apartment building in the property.
15. Pursuant thereto M/s.MPN Builders Private Limited has secured Approved Building Plan and Commencement Certificate both dated 05.04.2018 bearing No.APA/CC440/2015-16 from Anekal Planning Authority for construction of apartment building consisting of (i)Basement + Ground Floor + 6 Upper Floors in Block 1 Wing A, (ii)Basement + Ground Floor + 8 Upper Floors in Block 1 Wing B, (iii) Basement + Ground Floor + 9 Upper Floors in Block 2 Wing C, Block 2 and (iv) Basement + Ground Floor + 7 Upper Floors in Block 2 Wing D, in Survey No.44/1 measuring 2 Acres 17 ½ Guntas or 9864 Square Meters.
16. After the death of Manjunath son of Gopala Reddy, his wife Vanishree filed a suit in O.S.No.929/2020 against Gopala Reddy and others on the file of the court of Senior Civil Judge and JMFC, Anekal, Bangalore Rural for partition and separate possession of her share in the suit schedule properties including property in Survey No.44.
17. As per Written Statement of Defendant Nos.1 to 3 viz., Gopal Reddy, Dinesh and Chetan in O.S.No.929/2020, Muniswamy Reddy son of Dodda Abbaiah died intestate on 11.05.2018 leaving behind him, his children Gopala Reddy and Manjula as his Class I legal heirs. During the pendency of the said proceedings, . Vanishree, Plaintiff has executed Confirmation Deed dated 14.08.2024, registered as document no.SRJ-1-04169-2024-25 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar, confirming the ownership of Modern Spaces. Further Gopal Reddy married to Sharadamma (died on 14.02.2016) and they had 4 children viz., (i)Manjunath (died on 24.05.2020), husband of Plaintiff namely Vanishree, (ii) Dinesh, (iii)Naveen (died on 30.11.2019 as a bachelor) and (iv) Chethan.

*We note that O.S.No.929/2020 is still continuing and the Parties to the said suit have not yet deleted the Survey No.44 measuring 2 Acres 25 ½ Guntas from the said proceedings. However, since the plaintiff viz. Vanishree has already executed*

*the Confirmation Deed as stated above, deletion of the property from the legal proceedings are merely a formality. However, it is recommended that the parties to the proceedings delete Survey No.44 from the said proceedings.*

18. We have been furnished with the Death Certificate of Sharadamma wife of Gopala Reddy dated 14.03.2016, issued by Chief Registrar of Births and Deaths, which discloses that she died on 14.02.2016.
19. We have been furnished with the Death Certificate of Muniswami Reddy son of Dodda Abbaiah dated 28.06.2018, issued by Chief Registrar of Births and Deaths, which discloses that he died on 11.05.2018.
20. We have been furnished with the Death Certificate of Manjunatha son of Gopala Reddy dated 25.06.2020, issued by Chief Registrar of Births and Deaths, which discloses that he died on 24.05.2020.
21. We have also been furnished with the Death Certificate of Naveen K.G., son of Gopala Reddy dated 13.12.2019, issued by Chief Registrar of Births and Deaths, which discloses that he died on 30.11.2019.
22. We have been furnished with Mutation Register Extract bearing M.R.No.T9/2018-19, which records the phodi of Survey No.44 as 44/1 to 44/3 and property measuring 2 Acres 25½ Guntas held by Gopala Reddy son of Muniswamy Reddy is allotted with Survey No.44/1.
23. Further, Gopala Reddy son of Muniswamy Reddy, Manjunath, Dinesh, Naveen and Chethan all sons of Gopala Reddy and M/s. MPN Builders Private Limited have executed an unregistered Sharing Agreement dated 06.07.2018 wherein the sharing ratio of 70% to the owners and 30% share to the owners was agreed and under the said sharing agreement, the parties therein have specified the breakup of the shares of the owners' constructed area and Developers constructed area.
24. M/s. MPN Builders Private Limited have also obtained RERA Certificate dated 05.09.2018 from the Real Estate Regulatory Authority Karnataka under the project name MPN Green Storeys, in respect of the property. The registration was valid from 05.09.2018 to 31.12.2021. Hence, the RERA registration has to be renewed.
25. It appears that property bearing Survey No.44/1, measuring 2 Acres 25½ Guntas assessed for taxes by Yamare Village Panchayath and assigned with Khatha No.447/44, PID No.150200100100920010.

26. Gopal Reddy gifted the property bearing Survey No.44/1, Khatha No.447/44, PID No.150200100100920010 measuring 2 Acres 25½ Guntas to his children Dinesh and Chethan K.G., vide Gift Deed dated 23.11.2020.
27. Manjula daughter of Muniswamy Reddy alias Munishami Reddy has released her right over the property in favour of Gopal Reddy vide Release Deed dated 02.12.2023, registered as document no.ANK-1-09171-2023-24, in the office of the Sub-Registrar, Anekal in respect of property bearing Survey No.44/1 measuring 2 Acres 25½ Guntas. Further, wife of Muniswamy Reddy namely Thimmakka predeceased to him on 23.01.2018.
28. We gather from the Sale Deed dated 08.08.2024 that Joint Development Agreement and General Power of Attorney both dated 26.02.2014 are cancelled by both the parties vide Cancellation Deed dated 08.08.2024, registered as document no.SRJ-1-03975-2024-25 Book-I and Revocation Deed dated 08.08.2024 registered as document no.SRJ-4-00350/2024-25 in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar. We have not been furnished with the aforesaid deeds and however, the same is corroborated from the contents of the Sale Deed dated 08.08.2024.
29. We have been furnished with the Death Certificate of Dinesh son of Gopala Reddy dated 07.10.2023, issued by Chief Registrar of Births and Deaths, which discloses that he died on 26.09.2023.
30. We have been furnished with the Certificate of Incorporation dated 11.04.2011 of M/s.MPN Builders Private Limited, Memorandum of Association and Articles of Association of M/s.MPN Builders Private Limited.
31. Later, (1)Bharathi, wife of late Dinesh, for self and on behalf of her minor children Master Ganesh D and Master Harsha D as mother and natural guardian, (2)Chethan K.G., son of Gopal Reddy for self and on behalf of his minor children Charishma C and Master Yethvik C as father and natural guardian as owners and Gopala Reddy and M/s.MPN Builders Private Limited, represented by its Managing Partner M.Purushotham as Confirming Party, conveyed the property bearing Survey No.44/1, Khatha No.447/44, PID No.150200100100920010 measuring 2 Acres 25½ Guntas along with partial construction in favour of M/s.Modern Spaces, represented by its partner Shrvanth P, represented by its Special Power of Attorney Holder Hari Prasad N vide Sale Deed dated 08.08.2024, registered as document no.SRJ-1-03976-2024-25 Book-I, in the office of the Sub-

Registrar, Sarjapura, Basavanagudi District Registrar. *Prior permission from court is required to be obtained for sale of minor's share in the property and since both the children of late Dinesh namely Ganesh D (17 years) and Harsha D (14 years) are still minor, both the children are entitled to question the Sale Deed within a period of 3 years from the date of them attaining majority.*

*The Khatha Certificate and extract in the name of M/s. Modern Spaces is recommended to be obtained.*

32. We have been furnished with Special Power of Attorney dated 30.12.2023 executed by M/s.Modern Spaces, represented by its partner Shravanth P, registered as document no.SRJ-4-00561-2023-24 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar, appointing Chethan H.D., Praveen Kumar G and Hari Prasad N as its attorney holders to look after their registration formalities in respect of any property on its behalf.
33. Vanishree S wife of Manjunath has executed a Confirmation Deed dated 14.08.2024, registered as document no.SRJ-1-04169-2024-25 Book-I, in the office of the Sub-Registrar, Sarjapura, Basavanagudi District Registrar, wherein she has confirmed the Sale Deed dated 08.08.2024 in favour of M/s.Modern Spaces and their ownership in respect of property bearing Survey No.44 measuring 2 Acres 25 ½ Guntas, also undertaken to delete the Item No.7 of Schedule A of suit schedule property (Survey No.44 measuring 2 Acres 25½ Guntas) in O.S.No.929/2020 filed by her against Gopala Reddy and others on the file of the court of Senior Civil Judge and JMFC, Anekal, Bangalore Rural.
34. We have been furnished with Deed of Partnership of M/s.Modern Spaces, dated 05.07.2021, constituted by represented by Kiran V son of R.Venubopal Reddy, Shravanth P son of late Pilla Reddy K, R.Sandeep Kumar Reddy son of R.V.Subba Reddy, S.Yathish son of late S.Gopal Naidu, Novin Pilla Reddy son of late Pilla Reddy K.
35. We have also been furnished with Certificate of Registration of Firm in Form C dated 17.07.2021 issued by Registrar of Firms Jayanagar and Memorandum of Acknowledging Receipt of documents in Form D (change in the name of Firm) dated 07.06.2022,
36. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1994-95 to 2017-18 in respect of Survey No.44 measuring 5 Acres 11 Guntas and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	Column 10	Column 11/ Encumbrances
1994-95 to 1996-97	(Munishami Reddy - 2 A 25 ½ G)  Gopala Reddy son of Muni shami Reddy (2 A 25 ½ G)	Gopala Reddy	LRF 1637  MR6/93-94	Non-alienation period of 15 years
	(Papa Reddy 2 A 25 ½ G)  Jayarama Reddy son of Papa Reddy 1 Acre Srinivasa Reddy son of Papa Reddy 1 Acre	(Papa Reddy)  Jayarama Reddy  Srinivasa Reddy	MR10/93-94  MR10/93-94	
	1997-98 to 2001-02	Gopala Reddy son of Muni shami Reddy (2 A 25 ½ G)  Jayarama Reddy son of Papa Reddy 1 Acre  Srinivasa Reddy son of Papa Reddy 1 Acre	Nil  (Papa Reddy) Jayarama Reddy  Srinivasa Reddy	MR6/93-94  MR10/93-94  MR10/93-94
2001-02 to 2017-18	Gopala Reddy son of Muni shami Reddy (2 A 25 ½ G)	Muniyappa	LRF ATC 1638 MR6/93-94	Nil
	Jayarama Reddy son of Papa Reddy 1 Acre  Srinivasa Reddy son of Papa Reddy 1 Acre	(Papa Reddy) Jayarama Reddy  Srinivasa Reddy		Nil

37. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 2018-19 to 2023-24 in respect of Survey No.44/1 measuring 2 Acres 25.08 Guntas and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	Column 10	Column 11/ Encumbrances
2018-19 to 2023-24	Gopala Reddy son of Muni shami Reddy	Gopala Reddy son of Muni shami Reddy	MRT9/18-19 phodi 25.03.2019	Nil

38. We have been furnished with Tippani in respect of Survey No.44, which reflects the shape of Survey No.44.
39. We have been furnished with Hissa Survey Tippani and RR Balabagada Nakalu in Form 10, which reflects the phodi of Survey No.44 as 44/1 to 44/3 and portion measuring 2 Acres 25 ½ Guntas held by Gopal Reddy is allotted with Survey No.44/1. Further reflects the boundaries of Survey No.44/1 as East by Survey No.44/2, West by Survey No.42, North by Road and South by Survey No.43.
40. We have been furnished with Karnataka Revision Settlement Akarbandh in respect of Survey No.44, which reflects the total extent as 5 Acres 11 Guntas.
41. We have also been furnished with Karnataka Revision Settlement Akarbandh in respect of Survey No.44/1, which reflects the total extent as 2 Acres 25 ½ Guntas.
42. We have not been furnished with Village Map of Kada Agrahara Village, which reflects the boundaries of Survey No.44 as East by property bearing Survey No.45 and 46, West by properties bearing Survey No.42 and 43, North by Road, South by Canal and property bearing Survey No.43 and 46.
43. We have been furnished with Tax Paid Receipt for the years 2014-15 to 2018-19 vide Tax Paid Receipts furnished. *We have not been furnished with Tax paid receipt for the years 2024-25 in respect of property, same is recommended to be obtained.*
44. We have been furnished with Encumbrance Certificate for the period 01.04.1975 to 31.03.2004 in respect of Survey No.44, which reflects the transaction as aforesaid.

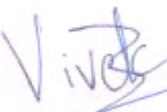
45. We have been furnished with Encumbrance Certificate for the period 01.04.2004 to 03.05.2015 in respect of Survey No.44/1, which reflects the transaction as aforesaid.
46. We have been furnished with Encumbrance Certificate for the period 01.04.2014 to 13.09.2024 and from 01.01.2023 to 01.10.2024 in respect of Survey No.44/1, bearing Khatha No.447/44, which reflects the transaction as aforesaid.
47. We have been furnished Endorsement dated 13.09.2023 issued by the Tahsildar, Anekal Taluk, which states that there are no tenancy claims under form 2, 7, 7A of Karnataka land Reforms Act in respect of property.
48. We have been furnished with Endorsement dated 18.08.2023 issued by Assistant Commissioner, Bangalore South Sub-Division stating that no cases are filed under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to property.

#### **IV.CONCLUSION**

49. On the basis of the examination/perusal of the abovementioned documents, we are of the opinion that M/s. Modern Spaces are absolute owner of property bearing Survey No.44/1 measuring 2 Acres 17½ Guntas.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,


**M/S. AGRAA LEGAL**  
Advocates & Consultants

#### **Disclaimer:**

*This report is to be accountable for the period 30 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from*

*the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
- 6. We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*