



**GANA M.T**  
**ADVOCATE & SOLICITORS**

**Date: 20.09.2024**

**Sir/s,**

We act as Legal Advisors to **M/s Abhee Ventures Pvt Ltd**, who have forwarded that piece and parcel of land measuring 1 Acre 4.08 Guntas in forming part of Survey No. 16/1, land measuring 22 Gunas in forming part of Survey No. 16/2A, land measuring 20 Guntas in forming part of Survey No. 16/2B, land measuring 22 Guntas in forming part of Survey No. 16/3, land measuring 20 Guntas in forming part of Survey No. 16/4 and land measuring 1 Acre 4.08 Guntas in forming part of Survey No. 16/5 totally measuring 4 Acre 13 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, ("Property" or "Said Lands") which is more fully set out in Para III below

**I. DOCUMENTS FURNISHED:**

| Sl No.                    | Date       | Name/Type of Document                                                                                                                                                                             | Regd/Ref. No. of the document with date | Original certified Photostat |
|---------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------|
| <b>CONVERSION DETAILS</b> |            |                                                                                                                                                                                                   |                                         |                              |
| 1.                        | 18.02.2020 | Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 16/1 measuring 1 Acre 4.08 Guntas is converted from agricultural to non-agricultural Residential purposes. | <b>No. 145793</b>                       | Original                     |
| 2.                        | 18.02.2020 | Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 16/2A measuring 22 Guntas is converted from agricultural to non-agricultural Residential purposes.         | <b>No. 145795</b>                       | Original                     |
| 3.                        | 27.11.2020 | Official Memorandum issued by the Deputy Commissioner,                                                                                                                                            | <b>No. 192891</b>                       | Original                     |



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|                                                                                |            | Bangalore showing Survey Number 16/2B measuring 20 Guntas is converted from agricultural to non-agricultural Residential purposes.                                                                 |                         |               |
| 4.                                                                             | 18.02.2020 | Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 16/3 measuring 22 Guntas is converted from agricultural to non-agricultural Residential purposes.           | No. 145798              | Original      |
| 5.                                                                             | 18.02.2020 | Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 16/4 measuring 20 Guntas is converted from agricultural to non-agricultural Residential purposes.           | No. 145794              | Original      |
| 6.                                                                             | 18.02.2020 | Official Memorandum issued by the Deputy Commissioner, Bangalore showing Survey Number 16/5 measuring 01 Acre 4.08 Guntas is converted from agricultural to non-agricultural Residential purposes. | No. 145797              | Original      |
| <b>TITLE DEEDS with respect to SY No 16/1 &amp; Sy No16/5 (Old Sy No 16/1)</b> |            |                                                                                                                                                                                                    |                         |               |
| 7.                                                                             | 18.03.1954 | Sale deed executed by Muniramaiah S/o Munayya in favor of Veera Reddy S/o Venkatappa.                                                                                                              | Doc No.<br>3385/1953-54 | Original copy |





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|     |            | <b>Schedule: Sy No. 16/1<br/>measuring 2 Acre 10<br/>Guntas.</b>                                                                                                                                                                                                  |                             |                 |
| 8.  | 26.11.1957 | Mortgage Deed executed by<br>Veera Reddy, Linga Reddy,<br>Bhadra Reddy & Chikka<br>Bhadra Reddy in favor of Shri<br>Basaveshwara Henagara Co.<br>operative Society,<br>Kachanayakanahalli.<br><br><b>Schedule: Sy No 16/1<br/>measuring 2 acre 10<br/>Guntas.</b> | Doc No.<br>2501/1957-58     | Endorsemen<br>t |
| 9.  | 25.07.2024 | Discharge Deed executed by<br>Hennagar Primary<br>Agriculture Credit Co<br>Operative Society Ltd in favor<br>of Bhadra Reddy &<br>Chandrashekaraiah<br><br><b>Schedule: Sy No 16/1<br/>measuring 2 acre 10<br/>Guntas.</b>                                        | Doc No<br>5360/2024-25      | Original        |
| 10. | 15.03.1958 | Mortgage Deed executed by<br>Veera Reddy and Linga Reddy<br>in favor of Shri Basaveshwara<br>Co. operative Society.<br><br><b>Schedule: Sy No. 16/1<br/>measuring 2 Acre 10<br/>Guntas.</b>                                                                       | Doc No.<br>3313/1958-5<br>9 | Endorsemen<br>t |
| 11. | 28.08.2024 | Discharge Deed executed by<br>Henagar primary agriculture<br>credit Co operative society Ltd<br>in favor of Bhadra Reddy &<br>Chandrashekaraiah<br><br><b>Schedule: Sy No 16/1<br/>measuring 2 acre 10<br/>Guntas.</b>                                            | Doc No.<br>6904/2024-25     | Original        |





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| 12. | 15.01.1963 | Mortgage Deed executed by Veera Reddy and others in favor of LMSC Ltd.<br><b>Schedule: Sy No. 16/1 measuring 2 Acre 10 Guntas.</b>                                                                        | Doc No.<br>2480/1962-63   | Certified copy |
| 13. | 28.08.2024 | Discharge Deed executed by Primary Sahakari Agriculture and Rural development Bank. Ltd in favor of V. Bhadra Reddy and V. Chandrashekaraiah.<br><b>Schedule: Sy No. 16/1 measuring 2 Acre 10 Guntas.</b> | Doc No.<br>6903/2024-25   | Original       |
| 14. | 10.03.1997 | Unregistered Settlement deed Entered into between Veera Reddy and Linga Reddy Sons of Venkatappa.                                                                                                         | Unregistered              | Photocopy      |
| 15. | 11.03.2024 | Release Deed executed by Nikitha C Reddy in favor of her father V. Chandrashekaraiah, S/o. late Veera Reddy.<br><b>Sy No. 16/1 measuring 1 Acre 4.08 Guntas.</b>                                          | Doc No.<br>16368/2023-24  | Original       |
| 16. | 19.03.2024 | General Power Attorney executed Namitha Chandrashekaraiah Reddy in favor of her mother Rekha P.<br><b>Sy No. 16/1 measuring 1 Acre 4.08 Guntas.</b>                                                       | Doc No.<br>STP/13/2024-25 | Original Copy  |
| 17. | 02.04.2024 | Release Deed executed by Namitha Chandrashekaraiah reddy rep. by GPA holder & mother                                                                                                                      | Doc No.<br>113/2024-25    | Original Copy  |





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|                                                                                                                |            | <p>Rekha P in favor of her father V. Chandrashekaraiiah.</p> <p><b>Sy No. 16/1 measuring 1 Acre 4.08 Guntas.</b></p>                                                                                                                                             |                                 |               |
| 18.                                                                                                            | 04.04.2024 | <p>Joint Development Agreement executed by V Bhadra Reddy and others in favor of M/s Abhee Ventures Pvt Ltd.</p> <p><b>Schedule: Sy No. 16/1 measuring 1 Acre 4.08 Guntas.</b></p> <p><b>Sy No. 16/5 measuring 1 Acre 4.08 Guntas.</b></p>                       | <p>Doc No:<br/>207/2024-25</p>  | Original      |
| 19.                                                                                                            | 04.04.2024 | <p>General Power of Attorney executed by V Bhadra Reddy and others in favor of M/s Abhee Ventures Pvt Ltd.</p> <p><b>Schedule: Sy No. 16/1 measuring 1 Acre 4.08 Guntas.</b></p> <p><b>Sy No. 16/5 measuring 1 Acre 4.08 Guntas.</b></p>                         | <p>Doc No:5/2024-25</p>         | Original      |
| <b>TITLE DEEDS with respect to SY No 16/2A, 16/2B, 16/3(Old Sy No 16/2A) &amp; Sy No16/4 (Old Sy No 16/2B)</b> |            |                                                                                                                                                                                                                                                                  |                                 |               |
| 20.                                                                                                            | 25.03.1954 | <p>Sale deed executed by Nanjundappa Son of Chennappa (Minor Rep by Racha Reddy S/o Nanja Reddy) in favor of Veera Reddy Son of Venkata Reddy.</p> <p><b>Schedule: Sy No. 16/2A measuring 1 Acre 04 Guntas.</b></p> <p><b>Sy No. 16/2B measuring 1 Acre.</b></p> | <p>Doc No.<br/>3455/1953-54</p> | Original copy |



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| 21. | 13.12.1954 | <p>Sale deed executed by B. Hanuma Reddy S/o Bajja Reddy in favor of Veera Reddy S/o Venkata Reddy.</p> <p><b>Schedule: Sy No. 16/2A measuring 1 Acre 04 Guntas.</b></p> <p><b>Sy No. 16/2B measuring 1 Acre.</b></p>    | <p>Doc No.<br/>1911/1954-55</p>  | Original  |
| 22. | 01.05.1957 | <p>Sale Confirmation deed executed by Nanjundappa S/o Channappa in favor of Veera Reddy S/o Venkatappa</p> <p><b>Schedule: Sy No. 16/2A measuring 1 Acre 04 Guntas.</b></p> <p><b>Sy No. 16/2B measuring 1 Acre.</b></p> | <p>Doc No.<br/>436/1957-58</p>   | Original  |
| 23. | 10.03.1997 | <p>Unregistered Settlement deed Entered into between Veera Reddy and Linga Reddy Sons of Venkatappa.</p>                                                                                                                 | Unregistered                     | Photocopy |
| 24. | 11.03.2024 | <p>Release Deed executed by Nikitha C Reddy in favor of her father V. Chandrashekaraiah, S/o. late Veera Reddy.</p> <p><b>Sy No. 16/2A measuring 22 Guntas.</b></p> <p><b>Sy No. 16/2B measuring 20 Guntas.</b></p>      | <p>Doc No.<br/>16368/2023-24</p> | Original  |





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| 25. | 19.03.2024 | General Power Attorney executed by Namitha Chandrashekaraiah Reddy in favor of her mother Rekha P.<br><b>Sy No. 16/2A measuring 22 Guntas.</b><br><b>Sy No. 16/2B measuring 20 Guntas.</b>                                        | Doc No.<br>STP/13/2024-25 | Original Copy |
| 26. | 02.04.2024 | Release Deed executed by Namitha Chandrashekaraiah Reddy rep. by GPA holder & mother Rekha P in favor of her father V. Chandrashekaraiah.<br><b>Sy No. 16/2A measuring 22 Guntas.</b><br><b>Sy No. 16/2B measuring 20 Guntas.</b> | Doc No.<br>113/2024-25    | Original Copy |
| 27. | 15.03.1958 | Mortgage Deed executed by Veera Reddy and Linga Reddy in favor of Shri Basaveshwara Co. operative Society.<br><b>Sy No. 16/2A measuring 01 Acre 04 Guntas.</b><br><b>Sy No. 16/2B measuring 01 Acre.</b>                          | Doc No.<br>3313/1958-59   | Endorsement   |
| 28. | 28.08.2024 | Discharge Deed executed by Henagar primary agriculture credit Co operative society Ltd in favor of Bhadra Reddy & Chandrashekaraiah<br><b>Sy No. 16/2A measuring 01 Acre 04 Guntas.</b>                                           | Doc No.<br>6904/2024-25   | Original      |





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|     |            | <b>Sy No. 16/2B measuring 01 Acre.</b>                                                                                                                                                                                                      |                         |                |
| 29. | 15.01.1963 | Mortgage Deed executed by Veera Reddy and others in favor of LMSC Ltd.<br><b>Sy No. 16/2A measuring 01 Acre 04 Guntas.</b><br><b>Sy No. 16/2B measuring 01 Acre.</b>                                                                        | Doc No.<br>2480/1962-63 | Certified copy |
| 30. | 28.08.2024 | Discharge Deed executed by Primary Sahakari Agriculture and Rural development Bank. Ltd in favor of V. Bhadra Reddy and V. Chandrashekaraiah.<br><b>Sy No. 16/2A measuring 01 Acre 04 Guntas.</b><br><b>Sy No. 16/2B measuring 01 Acre.</b> | Doc No.<br>6903/2024-25 | Original       |
| 31. | 03.03.1989 | Mortgage Deed executed by Veera Reddy and others in favor of KGB, Hennagara.<br><b>Schedule: Sy No. 16/2B measuring 01 Acre.</b>                                                                                                            | Doc No.<br>2084/1962-63 | Certified copy |
| 32. | 25.07.2024 | Discharge of Mortgage deed executed by KGB, Hennagara in fvaour of Bhadra Reddy & Chandrashekaraiah<br><b>Schedule: Sy No. 16/2B measuring 01 Acre.</b>                                                                                     | Doc No.<br>5359/2024-25 | Original       |
| 33. | 04.04.2024 | Joint Development Agreement executed by V Bhadra Reddy and others in favor of M/s Abhee Ventures Pvt Ltd.                                                                                                                                   | Doc No:<br>207/2024-25  | Original       |





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|                        |                                                                                     | <b>Schedule: Sy No. 16/3 measuring 22 Guntas.</b><br><b>Sy No. 16/4 measuring 20 Guntas.</b><br><b>Sy No. 16/2A measuring 22 Guntas.</b><br><b>Sy No. 16/2B measuring 20 Guntas.</b>                                                                                                            |                  |                |
| 34.                    | 04.04.2024                                                                          | General Power of Attorney executed by V Bhadra Reddy and others in favor of M/s Abhee Ventures Pvt Ltd.<br><b>Schedule: Sy No. 16/3 measuring 22 Guntas.</b><br><b>Sy No. 16/4 measuring 20 Guntas.</b><br><b>Sy No. 16/2A measuring 22 Guntas.</b><br><b>Sy No. 16/2B measuring 20 Guntas.</b> | Doc No:5/2024-25 | Original       |
| 35.                    |                                                                                     | Death Certificate of Veera Reddy                                                                                                                                                                                                                                                                |                  | Photocopy      |
| 36.                    | 30.03.2024                                                                          | Family Tree of Veere Reddy till present Generation.                                                                                                                                                                                                                                             |                  | Notarised copy |
| <b>REVENUE RECORDS</b> |                                                                                     |                                                                                                                                                                                                                                                                                                 |                  |                |
| 27.                    |                                                                                     | Record of Rights in the name of Muniramaiah & Chennappa.                                                                                                                                                                                                                                        | No. 47 & 48      | Certified copy |
| 28.                    |                                                                                     | Ketuvar in the name of Muniramaiah, S/o. Munaiah.                                                                                                                                                                                                                                               |                  | Certified copy |
| 29.                    |                                                                                     | Karda in the name of Muniramaiah, S/o. Munaiah                                                                                                                                                                                                                                                  |                  | Certified copy |
| 30.                    |  | Record of Rights Tenancy and crop Inspection (RTC) for the period of 1969-70 2023-24                                                                                                                                                                                                            |                  |                |



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|     |  | for Sy No. 16/1, 16/2A and 16/2B                                                                                                                                                            |                      |                |
| 31. |  | Record of Rights Tenancy and crop Inspection (RTC) for the period of 2015-16 to 2023-24 for Sy No. 16/3<br><br>2015-16 to 2023-24 for Sy No. 16/4<br><br>2019-20 to 2023-24 for Sy No. 16/5 |                      |                |
| 32. |  | Mutation Registrar Extract                                                                                                                                                                  | No. 9/1998-99        | Certified copy |
| 33. |  | Mutation Registrar Extract                                                                                                                                                                  | T1/2015-16           | Online copy    |
| 34. |  | Mutation Registrar Extract                                                                                                                                                                  | T2/2015-16           | Online copy    |
| 35. |  | Mutation Registrar Extract                                                                                                                                                                  | T3/2017-18           | Online copy    |
| 36. |  | Mutation Registrar Extract                                                                                                                                                                  | T21/2019-20          | Online copy    |
| 37. |  | Mutation Registrar Extract                                                                                                                                                                  | T22/2019-20<br>16/4  | Online copy    |
| 38. |  | Mutation Registrar Extract                                                                                                                                                                  | T23/2019-20<br>16/2A | Online copy    |
| 39. |  | Mutation Registrar Extract                                                                                                                                                                  | T5/2020-21           | Online copy    |
| 40. |  | Mutation Registrar Extract                                                                                                                                                                  | T24/2019-20<br>16/5  | Online copy    |
| 41. |  | Mutation Registrar Extract                                                                                                                                                                  | T25/2019-20          | Online copy    |
| 42. |  | Mutation Registrar Extract                                                                                                                                                                  | T12/2020-21          | Online copy    |
| 43. |  | Mutation Registrar Extract                                                                                                                                                                  | T1/2024-25           | Online copy    |

**SURVEY RECORDS**





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|                      |            |                                                                                                         |                               |                   |
|----------------------|------------|---------------------------------------------------------------------------------------------------------|-------------------------------|-------------------|
| 44.                  |            | Moola Tippani, Hissa Tippani,<br>RR Right side & Left side,<br>Atlas, Akarbandh<br><br>For Sy No. 16/1  |                               | Certified<br>copy |
| 45.                  |            | Moola Tippani, Hissa Tippani,<br>RR Right side & Left side,<br>Atlas<br><br>For Sy No. 16/2A            |                               | Certified<br>copy |
| 46.                  |            | Moola Tippani, Hissa Tippani,<br>RR Right side & Left side,<br>Atlas, Akarbandh<br><br>For Sy No. 16/2B |                               | Certified<br>copy |
| 47.                  |            | Moola Tippani, Hissa Tippani,<br>RR Right side & Left side,<br>Akarbandh<br><br>For Sy No. 16/3         |                               | Certified<br>copy |
| 48.                  |            | Moola Tippani, Hissa Tippani,<br>RR Right side & Left side,<br>Atlas, Akarbandh<br><br>For Sy No. 16/4  |                               | Certified<br>copy |
| 49.                  |            | Moola Tippani, Hissa Tippani,<br>RR Right side & Left side,<br>Atlas, Akarbandh<br><br>For Sy No. 16/5  |                               | Certified<br>copy |
| 50.                  |            | Village Map                                                                                             |                               | Photo copy        |
| <b>MISCELLANEOUS</b> |            |                                                                                                         |                               |                   |
| 51.                  |            | Order passed in<br>RRT/AJ/CR:93/2024-25 for<br>rectification of RTC in Sy No<br>16/2A                   |                               | Certified<br>copy |
| 52.                  | 18.02.2025 | Approved plan                                                                                           | No.<br>APA/CC/758/20<br>24-25 | Original<br>copy  |





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ENDORSEMENTS

|     |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |               |
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| 53. | 25.03.2024 | Endorsement issued by the Assistant Commissioner, Bangalore confirming that no proceedings are pending under the provision of Karnataka Schedule Castes and Schedule Tribes (PTCL Act, 1978)<br><br><b>Schedule: Sy No 16/1 - 1 Acre 4.08 Guntas.<br/>Sy No. 16/2A - 1 Acre 28 Guntas.<br/>Sy No. 16/2B - 20 Guntas.<br/>Sy No. 16/3 measuring 22 Guntas.<br/>Sy No. 16/4 measuring 20 Guntas.<br/>Sy No. 16/5 measuring 1 Acre 4.08 Guntas.</b> | PTCL/(A)/CR/10<br>19/2023-24 | Original copy |
| 54. | 08.04.2024 | Endorsement under 7 & 77 A of KLR Act<br>Sy No. 16/1                                                                                                                                                                                                                                                                                                                                                                                             | RD00380252898<br>75          | Original copy |
| 55. | 08.04.2024 | Endorsement under 7 & 77 A of KLR Act<br>Sy No. 16/2A                                                                                                                                                                                                                                                                                                                                                                                            | RD00380252898<br>78          | Original copy |
| 56. | 08.04.2024 | Endorsement under 7 & 77 A of KLR Act<br>Sy No. 16/2B                                                                                                                                                                                                                                                                                                                                                                                            | RD00380252898<br>76          | Original copy |
| 57. | 08.04.2024 | Endorsement under 7 & 77 A of KLR Act<br>Sy No. 16/3                                                                                                                                                                                                                                                                                                                                                                                             | RD00380252898<br>81          | Original copy |
| 58. | 08.04.2024 | Endorsement under 7 & 77 A of KLR Act<br>Sy No. 16/4                                                                                                                                                                                                                                                                                                                                                                                             | RD00380252898<br>79          | Original copy |





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| 59.                            | 08.04.2024 | Endorsement under 7 & 77 A of KLR Act<br>Sy No. 16/5                                                                                                     | RD00380252898<br>80        | Original<br>copy            |
| 60.                            | 04.05.2024 | Endorsement issued by the Sub registrar, Anekal stating that the Mortgage Deed bearing No. 2501/1957-58 is not available.                                |                            | Original<br>copy            |
| 61.                            | 04.05.2024 | Endorsement issued by the Sub registrar, Anekal stating that the Mortgage Deed bearing No. 3313/1958-59 is not available.                                |                            | Original<br>copy            |
| 62.                            | 04.05.2024 | Endorsement issued by the Tahashildar, Anekal Taluk stating that Preliminary Records & Index of Land pertaining to Sy No. 16/1 & 16/2 are not available. |                            | Original<br>copy            |
| <b>ENCUMBRANCE CERTIFICATE</b> |            |                                                                                                                                                          |                            |                             |
| 63.                            | 03.05.2024 | EC for the period from 01.04.1940 to 31.03.2004.<br>For Sy No. 16/1.                                                                                     | S.A. No.<br>788/2024-25    | Original<br>copy            |
| 64.                            | 03.05.2024 | EC for the period from 01.04.1940 to 31.03.2004.<br>For Sy No. 16/2A.                                                                                    | S.A. No.<br>790/2024-25    | Original<br>copy            |
| 65.                            | 03.05.2024 | EC for the period from 01.04.1940 to 31.03.2004.<br>For Sy No. 16/2B.                                                                                    | S.A. No.<br>789/2024-25    | Original<br>copy            |
| 66.                            | 02.08.2024 | EC for the period from 01.04.2004 to 27.07.2024.<br>For Sy No. 16/1.                                                                                     | S.A. No.<br>114043/2024-25 | Online<br>Certified<br>copy |





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| <b>67.</b> | 03.08.2024 | Nil EC for the period from 01.04.2004 to 27.07.2024.<br>For Sy No. 16/2A. | S.A. No.<br>115272/2024-25 | Online<br>Certified<br>copy |
| <b>68.</b> | 02.08.2024 | EC for the period from 01.04.2004 to 27.07.2024.<br>For Sy No. 16/2B.     | S.A. No.<br>114041/2024-25 | Online<br>Certified<br>copy |
| <b>69.</b> | 02.08.2024 | EC for the period from 01.04.2004 to 27.07.2024.<br>For Sy No. 16/3.      | S.A. No.<br>114064/2024-25 | Online<br>Certified<br>copy |
| <b>70.</b> | 02.08.2024 | EC for the period from 01.04.2004 to 27.07.2024.<br>For Sy No. 16/4.      | S.A. No.<br>114069/2024-25 | Online<br>Certified<br>copy |
| <b>71.</b> | 02.08.2024 | EC for the period from 01.04.2004 to 27.07.2024.<br>For Sy No. 16/5.      | S.A. No.<br>114071/2023-24 | Online<br>Certified<br>copy |

**II. GLOSSARY (indicative)**

|           |                         |                                                                                                                                                    |
|-----------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | Acre                    | 40 Guntas or 43,560 Square Feet;                                                                                                                   |
| <b>2.</b> | Akarband                | A Register showing the area and rate of assessment of holdings;                                                                                    |
| <b>3.</b> | Atlas                   | A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number; |
| <b>4.</b> | Encumbrance Certificate | Search reports issued by the Registrar of Assurances (Land Registry);                                                                              |
| <b>5.</b> | Gunta                   | 1/40th of an acre or 121 square yards or 1089 Square Feet;                                                                                         |



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| <b>6.</b>  | Hissa                            | Portions formed in survey numbers after phoddi / partition;                                                                                                                                                                                                                   |
| <b>7.</b>  | Hissadar                         | Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;                                                                                                                                                                              |
| <b>8.</b>  | Tippani                          | A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;                                                                                                                                                         |
| <b>9.</b>  | Hobli                            | The sub-division of a taluk;                                                                                                                                                                                                                                                  |
| <b>10.</b> | Khata                            | Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited; |
| <b>11.</b> | Khatedar                         | Owner/ Occupant of the land in the revenue records of the Government;                                                                                                                                                                                                         |
| <b>12.</b> | Mutation Register                | A revenue document which records the transfer of ownership of lands alongwith details of such transfer;                                                                                                                                                                       |
| <b>13.</b> | Palupatti/<br>Panchayat Parikath | Customary oral partition effected amongst the coowners/family members in the presence of the panchayatdars;                                                                                                                                                                   |
| <b>14.</b> | Pakka Book/RR<br>Pakka Book      | A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;                                                                                                                                                 |





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|    |                                                  |                                                                                                                                                                                                                     |
|----|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15 | Phoddi                                           | Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;                                                                                                           |
| 16 | Phut Kharab/Kharab                               | A piece or pieces of land classified as unarable and included in a survey number;                                                                                                                                   |
| 17 | RTC/Pahani Record of Tenancy & Crops and Pahani. | A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;                                                                             |
| 18 | Survey Number                                    | A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;                                                                                    |
| 19 | Sub-division                                     | A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion. |

**III. PROPERTY DETAILS**

**ITEM NO 1:**

All that piece and parcel of residentially converted immovable property bearing New Survey Number 16/1, measuring 1 Acre 04.08 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

|          |   |                                 |
|----------|---|---------------------------------|
| East by  | : | Kithaganahalli Village Boundary |
| West by  | : | Survey Number 16/5              |
| North by | : | Survey Number 15                |
| South by | : | Survey Number 16/2A & 16/3      |

**ITEM NO 2:**

All that piece and parcel of residentially converted immovable property bearing Survey Number 16/2A, measuring 22 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

|         |   |                                 |
|---------|---|---------------------------------|
| East by | : | Kithaganahalli Village Boundary |
| West by | : | Survey Number 16/3              |





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|          |   |                    |
|----------|---|--------------------|
| North by | : | Survey Number 16/1 |
| South by | : | Survey Number 17   |

**ITEM NO 3:**

All that piece and parcel of residentially converted immovable property bearing New Survey Number 16/2B, measuring 20 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

|          |   |                    |
|----------|---|--------------------|
| East by  | : | Survey Number 16/4 |
| West by  | : | Road               |
| North by | : | Survey Number 16/5 |
| South by | : | Survey Number 17   |

**ITEM NO 4:**

All that piece and parcel of residentially converted immovable property bearing New Survey Number 16/3, measuring 22 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

|          |   |                           |
|----------|---|---------------------------|
| East by  | : | Survey Number 16/2A       |
| West by  | : | Survey Number 16/4        |
| North by | : | Survey Number 16/1 & 16/5 |
| South by | : | Survey Number 17          |

**ITEM NO 5:**

All that piece and parcel of residentially converted immovable property bearing New Survey Number 16/4, measuring 20 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

|          |   |                     |
|----------|---|---------------------|
| East by  | : | Survey Number 16/3  |
| West by  | : | Survey Number 16/2B |
| North by | : | Survey Number 16/5  |
| South by | : | Survey Number 17    |

**ITEM NO 6:**

All that piece and parcel of residentially converted immovable property bearing New Survey Number 16/5, measuring 1 Acre 04.08 Guntas, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

|          |   |                            |
|----------|---|----------------------------|
| East by  | : | Survey Number 16/1         |
| West by  | : | Road                       |
| North by | : | Survey Number 15           |
| South by | : | Survey Number 16/2B & 16/4 |





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IV.

NOTE

This Report has been prepared for our client **M/s. Abhee Ventures Private Limited** (Client), in the context of their documents of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person, even if, the contents of this Report have been disclosed with our consent. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us, and the information furnished to us by our client, and is not based on any independent investigation in any department. We have not undertaken any physical searches at any Court, or at the office of any other authority having judicial/quasi judicial powers to ascertain if any legal proceedings are pending in respect of the Property. We have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction mentioned above, and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V.

FLOW OF TITLE

1. The immovable property bearing Survey Number 16/1, measuring 1 Acre 04.08 Guntas, Survey Number 16/2A, measuring 22 Guntas, Survey Number 16/2B, measuring 20 Guntas, Survey Number 16/3 (Old Survey Number 16/2A), measuring



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22 Guntas, Survey Number 16/4 (Old survey Number 16/2B), measuring 20 Guntas and Survey Number 16/5, (Old Survey Number 16/1) measuring 1 Acre 04.08 Guntas, all are situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule above and hereinafter collectively referred to as Schedule Property.

**TITLE TRACE WITH RESPECT TO SURVEY NUMBER 16/1 & 16/5**

2. Originally the land in survey number 16/1, measuring to an extent of 2 Acre 09 Guntas and 2 Guntas Karab Situated at Kachanayaknahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District was owned by Muniramaiah, son of Munayya. The same is evidenced in Record of Rights bearing No. 47.
3. Whereas, thereafter above said Muniramaiah son of Munayya conveyed the land in Survey Number 16/1, measuring 2 Acres 10 Guntas to Veera Reddy, son of Venkatappa on 18.03.1954, vide Document bearing No. 3385/1953-54.
4. Thereafter above said Veera Reddy executed Mortgage Deed in favour of Shri Basaveshwara Hennagara Co. Operative Society, Kachanayakanahalli on 26.11.1957, vide Document bearing No. 2501/1957-58.
5. Later, the above said Shri Basaveshwara Hennagara Co. Operative Society, Kachanayakanahalli executed Discharge Deed in favour of Bhadra Reddy & Chandrashekaraiah sons of Late Veera Reddy on 25.07.2024, vide Doc No. 5360/2024-25. Since the aforesaid Veera Reddy deceased on 15.02.2014, the Hennagara Co. Operative Society, Kachanayakanahalli discharged the mortgage in favour of his sons namely Bhadra Reddy & Chandrashekaraiah.
6. Whereas, the Veera Reddy and Lingareddy executed the Mortgage Deed on 15.03.1958 in favour of Shri Basaveshwara Hennagara Co. Operative Society Vide Document No. 3313/1958-59.
7. Later the above said Shri Basaveshwara Hennagara Co. Operative Society, Kachanayakanahalli executed Discharge Deed in favour of Bhadra Reddy & Chandrashekaraiah sons of Late Veera Reddy on 28.08.2024, vide Doc No. 6904/2024-25. Since the aforesaid Veera Reddy deceased on 15.02.2014, the Hennagara Co. Operative Society, Kachanayakanahalli discharged the mortgage in favour of his sons namely Bhadra Reddy & Chandrashekaraiah.
8. Thereafter, Veera Reddy and others executed Mortgage Deed on 15.01.1963 in favor of LMSC Ltd, Vide Doc No. 2480/1962-63.
9. Later the above said Primary Sahakari Agriculture and Rural development Bank. Ltd executed Discharge Deed in favour of Bhadra Reddy & Chandrashekaraiah sons of Late Veera Reddy on 28.08.2024, vide Doc No. 6903/2024-25. Since the aforesaid Veera Reddy deceased on 15.02.2014, the Hennagara Co. Operative Society,



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Kachanayakanahalli discharged the mortgage in favour of his sons namely Bhadra Reddy & Chandrashekaraiiah.

10. Whereas, later on 10.03.1997 entered into Settlement deed between Sri. Veera Reddy, Sri. Linga Reddy sons of Late Venkatappa and children of Sri. Veera Reddy namely Sri. V Bhadra Reddy, Sri. V Krishna Reddy, Sri. V Chandrashekaraiiah, Sri. V Laxmana Reddy, Smt Bhadramma and Smt.Papamma. As per the aforesaid Settlement deed land measuring 2 Acres 6 ½ Guntas in Sy No 16/1, 16/2A, 16/2B allotted to the share of Sri V Bhadra Reddy, and land measuring 2 Acres 6 ½ Guntas in Sy No 16/1, 16/2A & 16/2B allotted to the share of Sri. V Chandrashekaraiiah. In the said Settlement deed it is clearly mentioned that aforesaid Sri Linga Reddy is brother of Late Veera Reddy and said Late Linga Reddy has no children. As per the said settlement deed katha was mutated in their respective names with respect to their respective share. Accordingly, Sri. V Bhadra Reddy obtained katha vide MR No: 9/1998-99 with respect to land measuring 1 Acre 4 ½ Guntas in Survey Number 16/1, land measuring 22 Guntas in Survey Number 16/2A, land measuring 20 Guntas in Survey Number 16/2B and Sri. V Chandrashekaraiiah obtained katha vide MR No: 9/1998-99 with respect to land measuring 1 Acre 4 ½ Guntas in Survey Number 16/1, land measuring 22 Guntas in Survey Number 16/2A, land measuring 20 Guntas in Survey Number 16/2B.
11. Whereas, later Survey Number 16/1 phoded and renumbered as Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, hereinafter referred to as Item No.1 of the Schedule Property owned by Sri. V Chandrashekaraiiah son of Late Veera Reddy and Survey Number 16/5 measuring 1 Acre 4 ½ Guntas, hereinafter referred to as Item No.6 of the Schedule Property owned by Sri. V Bhadra Reddy son of Late Veera Reddy.
12. Subsequently, V. Chandrashekaraiiah Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 1 of the Schedule Property i.e survey number 16/1 measuring 1 Acre 04.08 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 1 of the Schedule Property i.e survey number 16/1 measuring 1 Acre 04.08 Guntas on 18.02.2020, Vide document bearing No. 145793.
13. Subsequently, V. Bhadra Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 6 of the Schedule Property i.e survey number 16/5 measuring 1 Acre 04.08 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion Item No 6 of the Schedule Property i.e survey number 16/5 measuring 1 Acre 04.08 Guntas on 18.02.2020, Vide document bearing No. 145797.
14. Whereas after the phodi of the Survey Numbers as detailed supra, Release Deed executed by Nikitha C Reddy daughter of Sri. V Chandrashekaraiiah on 11.03.2024 in favor of her father V. Chandrashekaraiiah, son of Late Veera Reddy, vide Document No. 16368/2023-24 with respect to Survey Number 16/1 measuring 1 Acre 4 ½ Guntas,



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- Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas. In said Release Deed Nikitha Reddy released entire her rights, interest and title in favor of her father Sri. V Chandrashekaraiah.
15. Subsequently we traced that Smt. Namitha Chandrashekaraiah Reddy daughter of Sri. V Chandrashekaraiah executed General Power of Attorney on 19.03.2024 in favor of her mother Smt. Rekha P wife of Sri. V Chandrashekaraiah by empowering to release her all rights with respect to Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas in favor of her father vide registered GPA bearing number STP/13/2024-25 on 01.04.2024
16. Whereas, subsequently aforesaid Smt. Namitha Chandrashekaraiah Reddy represented by her general power of Attorney Smt. Rekha P wife of Sri. V Chandrashekaraiah executed Release Deed on 02.04.2024 in favor of Sri. V. Chandrashekaraiah son of Late Veera Reddy, vide Document No. 113/2024-25 with respect to Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas. In said Release Deed Smt. Namitha Chandrashekaraiah Reddy released entire her rights, interest and title in favor of her father Sri. V Chandrashekaraiah.
17. Thereafter the above said Sri. V Chandrashekaraiah son of Late Veera Reddy and his wife Smt. Rekha P have executed a Joint Development Agreement on 04.04.2024 vide document bearing No.207/2024-25 and also executed General Power of Attorney on 04.04.2024 vide document No.5/2024-25 favour of M/s Abhee Ventures Pvt Ltd (Developer) for the construction of the Apartment Building in the Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas.
18. Record of Tenancy Crops (RTC/Pahani) with regard to Survey No. 16/1 disclosing actual and total extent of Survey No. 16/1 measuring 1 Acres 04.08 Guntas. It further discloses the following owners and occupants.

| Period                        | Kathedar<br>Column-9 | How<br>acquired<br>Column-10 | Other rights<br>Column-11 | Occupant<br>Column-12 |
|-------------------------------|----------------------|------------------------------|---------------------------|-----------------------|
| 1969-<br>70 to<br>1973-<br>74 | Veera Reddy          | Nil                          | Nil                       | Nil                   |
| 1974-<br>75 to                | Veera Reddy          | Nil                          | Nil                       | Veera Reddy           |



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|                    |                                           |                |     |                                           |
|--------------------|-------------------------------------------|----------------|-----|-------------------------------------------|
| 1996-97            |                                           |                |     |                                           |
| 1997-98 to 2017-18 | V. Bhadra Reddy and V. Chandrashekarai ah | MR 9/1998-99   | Nil | V. Bhadra Reddy and V. Chandrashekarai ah |
| 2018-19            | V. Chandrashekarai ah                     | MR T3/2017-18  | Nil | V. Bhadra Reddy and V. Chandrashekarai ah |
| 2019-20 to 2023-24 | V. Chandrashekarai ah                     | MR T21/2019-20 | Nil | V. Bhadra Reddy and V. Chandrashekarai ah |

**19.** Record of Tenancy Crops (RTC/Pahani) with regard to Survey No. 16/5 disclosing actual and total extent of Survey No. 16/5 measuring 1 Acres 04.08 Guntas. It further discloses the following owners and occupants.

| Period             | Kathedar<br>Column-9 | How<br>acquired<br>Column-10 | Other rights<br>Column-11 | Occupant<br>Column-12 |
|--------------------|----------------------|------------------------------|---------------------------|-----------------------|
| 2019-20 to 2023-24 | V. Bhadra Reddy      | MR T24/2019-20               | Nil                       | V. Bhadra Reddy       |

**20.** The Endorsement issued by the Thasildar Anekal Taluk, Bangalore dated 08.04.2024, Vide No. RD0038025289875, stating that there is no case pending are filed under section 77 & 7A of KLR Act as on the date of issuance of the Endorsement with respect to Survey Number 16/1 measuring 1 Acre 04.08 Guntas.

**21.** The Endorsement issued by the Thasildar Anekal Taluk, Bangalore dated 08.04.2024, Vide No. RD0038025289879, stating that there is no case pending are filed under section 77 & 7A of KLR Act as on the date of issuance of the Endorsement with respect to Survey Number 16/5 measuring 1 Acre 04.08 Guntas.

**TITLE TRACE WITH RESPECT TO SURVEY NUMBER 16/2A, 16/2B, 16/3 & 16/4**



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22. Originally the land in survey number 16/2, measuring to an extent of 2 Acre 04 Guntas Situated at Kachanayaknahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District was owned by Chennappa, son of Munayya. The same is evidenced in Record of Rights bearing No. 48.
23. Whereas, thereafter Nanjundappa son of Late Channappa, since a minor represented by his uncle Racha Reddy, Son of Nanja Reddy conveyed the land in Survey Number 16/2A, measuring 1 Acres 04 Guntas and Survey Number 16/2B measuring 1 Acre to Veera Reddy, son of Venkatappa on 25.03.1954, vide Document bearing No. 3455/1953-54.
24. Thereafter above said Veera Reddy executed Mortgage Deed in favour of Karnataka Grameena Bank, Hennagara on 03.03.1989, vide Document bearing No. 2084/1962-63. Later the above said Karnataka Grameena Bank, Hennagara executed Discharge Deed in favour of Bhadra Reddy & Chandrashekaraiah sons of Late Veera Reddy on 15.07.2024, vide Doc No. 5359/2024-25. Since the aforesaid Veera Reddy deceased on 15.02.2014, the Karnataka Grameena Bank, Hennagara, discharged the mortgage in favour of his sons namely Bhadra Reddy & Chandrashekaraiah.
25. Thereafter, One B. Hanuma Reddy, son of Bajjareddy conveyed the land in Survey Number 16/2A, measuring 1 Acres 04 Guntas and Survey Number 16/2B measuring 1 Acre to Veera Reddy, son of Venkatappa on 13.12.1954, vide Document bearing No. 1911/1954-55. Whereas, in the said sale deed detailed that B Hanuma Reddy purchased the sad property in Survey Number 16/2A, measuring 1 Acres 04 Guntas and Survey Number 16/2B measuring 1 Acre from Eramma, wife of Chenna Reddy @ Chennappa, mother of Nanjundappa, on 05.05.1954, vide Document bearing No. 523/1954-55. Whereas said document we applied and procured but said document number is not concerned to this property. Whereas, through different two sale deeds, Veera Reddy, son of Venkatappa, the purchaser thereon are same and property vested with him. Hence it can be ignored as the Veera Reddy, son of Venkatappa purchased the land in Survey Number 16/2A, measuring 1 Acres 04 Guntas and Survey Number 16/2B measuring 1 Acre through sale deed bearing No: 3455/1953-54 on 25.03.1954 and Document bearing No. 1911/1954-55 on 13.12.1954.
26. Thereafter, the above said Nanjundappa, Son of Channappa was minor while his property was conveyed hence executed the Sale Confirmation in favor of Veera Reddy, son of Venkatappa on 01.05.1957, with respect to Survey Number 16/2A, measuring 1 Acres 04 Guntas and Survey Number 16/2B measuring 1 Acre, vide Document bearing No. 436/1957-58.
27. Whereas, the Veera Reddy and Lingareddy executed the Mortgage Deed on 15.03.1958 in favour of Shri Basaveshwara Hennagara Co.Operative Society Vide Document No. 3313/1958-59. Late the above said Shri Basaveshwara Hennagara Co. Operative Society, Kachanayakanahalli executed Discharge Deed in favour of Bhadra Reddy &



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- Chandrashekaraiah sons of Late Veera Reddy on 28.08.2024, vide Doc No. 6904/2024-25. Since the aforesaid Veera Reddy deceased on 15.02.2014, the Hennagara Co. Operative Society, Kachanayakanahalli discharged the mortgage in favour of his sons namely Bhadra Reddy & Chandrashekaraiah.
28. Thereafter, Veera Reddy and others executed Mortgage Deed on 15.01.1963 in favor of LMSC Ltd, Vide Doc No. 2480/1962-63. Later the above said Primary Sahakari Agriculture and Rural development Bank. Ltd executed Discharge Deed in favour of Bhadra Reddy & Chandrashekaraiah sons of Late Veera Reddy on 28.08.2024, vide Doc No. 6903/2024-25. Since the aforesaid Veera Reddy deceased on 15.02.2014, the Hennagara Co. Operative Society, Kachanayakanahalli discharged the mortgage in favour of his sons namely Bhadra Reddy & Chandrashekaraiah.
29. Whereas, later on 10.03.1997 entered into Settlement deed between Sri. Veera Reddy, Sri. Linga Reddy sons of Late Venkatappa and children of Sri. Veera Reddy namely Sri. V Bhadra Reddy, Sri. V Krishna Reddy, Sri. V Chandrashekaraiah, Sri. V Laxmana Reddy, Smt Bhadramma and Smt. Papamma. As per the aforesaid Settlement deed land measuring 2 Acres 6 ½ Guntas in Sy No 16/1, 16/2A, 16/2B allotted to the share of Sri V Bhadra Reddy, and land measuring 2 Acres 6 ½ Guntas in Sy No 16/1, 16/2A & 16/2B allotted to the share of Sri. V Chandrashekaraiah. In the said Settlement deed it is clearly mentioned that aforesaid Sri Linga Reddy is brother of Late Veera Reddy and said Late Linga Reddy has no children. As per the said settlement deed katha was mutated in their respective names with respect to their respective share. Accordingly, Sri. V Bhadra Reddy obtained katha vide MR No: 9/1998-99 with respect to land measuring 1 Acre 4 ½ Guntas in Survey Number 16/1, land measuring 22 Guntas in Survey Number 16/2A, land measuring 20 Guntas in Survey Number 16/2B and Sri. V Chandrashekaraiah obtained katha vide MR No: 9/1998-99 with respect to land measuring 1 Acre 4 ½ Guntas in Survey Number 16/1, land measuring 22 Guntas in Survey Number 16/2A, land measuring 20 Guntas in Survey Number 16/2B.
30. Whereas, Survey Number 16/2A phoded and renumbered as Survey Number 16/2A measuring 22 Guntas hereinafter referred to as Item No.2 of the Schedule Property owned by Sri. V Chandrashekaraiah son of Late Veera Reddy and Survey Number 16/3 measuring 22 Guntas, hereinafter referred to as Item No.4 of the Schedule Property owned by Sri. V Bhadra Reddy son of Late Veera Reddy.
31. Whereas, Survey Number 16/2B phoded and renumbered as Survey Number 16/2B measuring 20 Guntas hereinafter referred to as Item No.3 of the Schedule Property owned by Sri. V Chandrashekaraiah son of Late Veera Reddy and Survey Number 16/4 measuring 20 Guntas, hereinafter referred to as Item No.5 of the Schedule Property owned by Sri. V Bhadra Reddy son of Late Veera Reddy.
32. Simultaneously, V. Chandrashekaraiah Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 2 of the Schedule Property i.e survey number 16/2A measuring 22 Guntas from Agricultural to Non-Agricultural



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residential purpose. On filing of the application for conversion by the V. Chandrashekaraiah Reddy. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 2 of the Schedule Property i.e survey number 16/2A measuring 22 Guntas on 18.02.2020, Vide document bearing No. 145795.

33. Simultaneously, V. Chandrashekaraiah Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 3 of the Schedule Property i.e survey number 16/2B measuring 20 Guntas from Agricultural to Non-Agricultural residential purpose. On filing of the application for conversion by the V. Chandrashekaraiah Reddy. The Deputy Commissioner has issued the official memorandum for the conversion of Item No 3 of the Schedule Property i.e survey number 16/2B measuring 20 Guntas on 27.22.2020, Vide document bearing No. 192861.

34. Subsequently, V. Bhadra Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 4 of the Schedule Property i.e survey number 16/3 measuring 22 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion Item No 3 of the Schedule Property i.e survey number 16/3 measuring 22 Guntas on 18.02.2020, Vide document bearing No. 145798.

35. Subsequently, V. Bhadra Reddy made an application to Deputy Commissioner, Bangalore District, for conversion of Item No 5 of the Schedule Property i.e survey number 16/4 measuring 20 Guntas from Agricultural to Non-Agricultural residential purpose. The Deputy Commissioner has issued the official memorandum for the conversion Item No 5 of the Schedule Property i.e survey number 16/4 measuring 20 Guntas on 18.02.2020, Vide document bearing No. 145794.

36. Whereas after the phodi of the Survey Numbers as detailed supra, Release Deed executed by Nikitha C Reddy daughter of Sri. V Chandrashekaraiah on 11.03.2024 in favor of her father V. Chandrashekaraiah, son of Late Veera Reddy, vide Document No. 16368/2023-24 with respect to Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas. In said Release Deed Nikitha Reddy released entire her rights, interest and title in favor of her father Sri. V Chandrashekaraiah.

37. Subsequently we traced that Smt. Namitha Chandrashekaraiah Reddy daughter of Sri. V Chandrashekaraiah executed General Power of Attorney on 19.03.2024 in favor of



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her mother Smt. Rekha P wife of Sri. V Chandrashekaraiah by empowering to release her all rights with respect to Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas in favor of her father vide registered GPA bearing number STP/13/2024-25 on 01.04.2024

38. Whereas, subsequently aforesaid Smt. Namitha Chandrashekaraiah Reddy represented by her general power of Attorney Smt. Rekha P wife of Sri. V Chandrashekaraiah executed Release Deed on 02.04.2024 in favor of Sri. V. Chandrashekaraiah son of Late Veera Reddy, vide Document No. 113/2024-25 with respect to Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas. In said Release Deed Smt. Namitha Chandrashekaraiah Reddy released entire her rights, interest and title in favor of her father Sri. V Chandrashekaraiah.

39. Thereafter the above said Sri. V Chandrashekaraiah son of Late Veera Reddy, his wife Smt. Rekha P and Sri. V. Bhadra Reddy along with his family members have executed a Joint Development Agreement on 04.04.2024 vide document bearing No.207/2024-25 and also executed General Power of Attorney on 04.04.2024 vide document No.5/2024-25 in favour of M/s Abhee Ventures Pvt Ltd (Developer) for the construction of the Apartment Building in the Survey Number 16/1 measuring 1 Acre 4 ½ Guntas, Survey Number 16/2A measuring 22 Guntas and Survey Number 16/2B measuring 20 Guntas.

40. Record of Tenancy Crops (RTC/Pahani) with regard to Survey No. 16/2A disclosing actual and total extent of Survey No. 16/2A measuring 22 Guntas. It further discloses the following owners and occupants.

| Period                        | Kathedar<br>Column-9 | How<br>acquired<br>Column-10 | Other rights<br>Column-11 | Occupant<br>Column-12 |
|-------------------------------|----------------------|------------------------------|---------------------------|-----------------------|
| 1969-<br>70 to<br>1973-<br>74 | Veera Reddy          | Nil                          | Nil                       | Nil                   |
| 1974-<br>75 to<br>1996-       | Veera Reddy          | Nil                          | Nil                       | Veera Reddy           |

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Advocate & Solicitors  
KAR/1905/2004



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|                    |                                                           |                               |     |                                                           |
|--------------------|-----------------------------------------------------------|-------------------------------|-----|-----------------------------------------------------------|
| 1997-98 to 2014-15 | V. Bhadra Reddy and V. Chandrashekarai ah                 | MR 9/1998-99                  | Nil | V. Bhadra Reddy and V. Chandrashekarai ah                 |
| 2015-16 to 2019-20 | V. Chandrashekarai ah                                     | MR T1/2015-16                 | Nil | V. Bhadra Reddy and V. Chandrashekarai ah                 |
| 2020-21            | V. Chandrashekarai ah                                     | MR T23/2019-20                | Nil | V. Chandrashekarai ah                                     |
| 2020-21 to 2023-24 | V. Chandrashekarai ah, V. Bhadra Reddy & V. Chandra Reddy | MR T23/2019-20<br>MR9/1998-99 | Nil | V. Chandrashekarai ah, V. Bhadra Reddy & V. Chandra Reddy |

41. Record of Tenancy Crops (RTC/Pahani) with regard to Survey No. 16/2B disclosing actual and total extent of Survey No. 16/2B measuring 20 Guntas. It further discloses the following owners and occupants.

| Period             | Kathedar Column-9                         | How acquired Column-10 | Other rights Column-11 | Occupant Column-12                        |
|--------------------|-------------------------------------------|------------------------|------------------------|-------------------------------------------|
| 1969-70 to 1973-74 | Veera Reddy                               | Nil                    | Nil                    | Nil                                       |
| 1974-75 to 1996-97 | Veera Reddy                               | Nil                    | Nil                    | Veera Reddy                               |
| 1997-98 to 2014-15 | V. Bhadra Reddy and V. Chandrashekarai ah | MR 9/1998-99           | Nil                    | V. Bhadra Reddy and V. Chandrashekarai ah |





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|                    |                                    |                |     |                                        |
|--------------------|------------------------------------|----------------|-----|----------------------------------------|
| 2015-16 to 2017-18 | V. Chandrashekarai                 | MR T2/2015-16  | Nil | V. Bhadra Reddy and V. Chandrashekarai |
| 2018-19 to 2020-21 | V. Bhadra Reddy & V. Chandra Reddy | MR 9/1998-99   | Nil | V. Bhadra Reddy & V. Chandra Reddy     |
| 2021-22 to 2023-24 | V. Chandrashekarai                 | MR T12/2020-21 | Nil | V. Bhadra Reddy and V. Chandrashekarai |

42. Record of Tenancy Crops (RTC/Pahani) with regard to Survey No. 16/3 disclosing actual and total extent of Survey No. 16/3 measuring 22 Guntas. It further discloses the following owners and occupants.

| Period             | Kathedar Column-9 | How acquired Column-10 | Other rights Column-11 | Occupant Column-12 |
|--------------------|-------------------|------------------------|------------------------|--------------------|
| 2015-16 to 2018-19 | V. Bhadra Reddy   | MR T1/2015-16          | Nil                    | V. Bhadra Reddy    |
| 2019-20 to 2023-24 | V. Bhadra Reddy   | MR T25/2019-20         | Nil                    | V. Bhadra Reddy    |

43. Record of Tenancy Crops (RTC/Pahani) with regard to Survey No. 16/4 disclosing actual and total extent of Survey No. 16/4 measuring 20 Guntas. It further discloses the following owners and occupants.

| Period     | Kathedar Column-9 | How acquired Column-10 | Other rights Column-11 | Occupant Column-12 |
|------------|-------------------|------------------------|------------------------|--------------------|
| 2015-16 to | V. Bhadra Reddy   | MR T2/2015-16          | Nil                    | V. Bhadra Reddy    |





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|                    |                 |                |     |                 |
|--------------------|-----------------|----------------|-----|-----------------|
| 2018-19            |                 |                |     |                 |
| 2019-20 to 2023-24 | V. Bhadra Reddy | MR T22/2019-20 | Nil | V. Bhadra Reddy |

44. The Endorsement issued by the Thasildar Anekal Taluk, Bangalore dated 08.04.2024, Vide No. RD0038025289877, stating that there is no case pending are filed under section 77 & 7A of KLR Act as on the date of issuance of the Endorsement with respect to Survey Number 16/2A measuring 22 Guntas.
45. The Endorsement issued by the Thasildar Anekal Taluk, Bangalore dated 08.04.2024, Vide No. RD0038025289876, stating that there is no case pending are filed under section 77 & 7A of KLR Act as on the date of issuance of the Endorsement with respect to Survey Number 16/2B measuring 20 Guntas.
46. The Endorsement issued by the Thasildar Anekal Taluk, Bangalore dated 08.04.2024, Vide No. RD0038025289881, stating that there is no case pending are filed under section 77 & 7A of KLR Act as on the date of issuance of the Endorsement with respect to Survey Number 16/3 measuring 22 Guntas.
47. The Endorsement issued by the Thasildar Anekal Taluk, Bangalore dated 08.04.2024, Vide No. RD0038025289879, stating that there is no case pending are filed under section 77 & 7A of KLR Act as on the date of issuance of the Endorsement with respect to Survey Number 16/4 measuring 20 Guntas.

**COMMON DOCUMENTS:**

48. The Endorsement issued by the Assistant Commissioner, Bangalore south Sub-Division, Bangalore dated 25.03.2024, Vide No. PTCL (A):CR:1019/2023-24, stating that there is no case pending are filed under PTCL Act as on the date of issuance of the Endorsement.
49. The Mula Tippani, Hissa Tippani, RR Balbhag, Atlas and Village Map issued by the Thasildar Anekal Taluk in respect of Schedule Property confirm the shape and location of the Schedule Property.
50. The Akarband in respect of the Schedule Property confirms the extent of the Schedule Property.
51. WHEREAS, the Developer herein has obtained the sanctioned building Plan on 18.02.2025, vide No. APN/CC/758/2024-25 issued by the BMRDA for construction of Residential Apartment known as "ABHIEE VERINITY SPRINGS" in the Composite Property.





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52. The Certificate of Incorporation of M/s Abhee Ventures Private Limited, Dated 13.10.2021, Memorandum of Association and Article of Association of M/s Abhee Ventures Private Limited, which confirms the object and power to sell or purchase or develop the properties.
53. The extract of Resolution of the M/s Abhee Ventures Pvt Ltd dated 26.02.2024 reflects that, the Board of Directors of the Company have resolved that, the Company has decided to develop the land and authorized one of its Director Sri. R Nagaraja Reddy to sign, execute and for presentation of the Deed/s, Agreement/s and related documents for registration.
54. The Search Reports with regard to Survey No. 16/1, 16/2A, 16/2B, 16/3, 16/4 & 16/5 situated at Kachanyakanahalli village, Jigani Hobli, Anekal Taluk measuring in all about 4 Acres 13 Guntas issued by concerned Sub-Registrar (Document No.41,42& 43).

| SA.NO                                                                              | PERIOD     |            | TRANSACTION | EXTENT |    | BY                                                                | FAVOUR OF                                                   | DOC NO |
|------------------------------------------------------------------------------------|------------|------------|-------------|--------|----|-------------------------------------------------------------------|-------------------------------------------------------------|--------|
|                                                                                    | FROM       | TO         |             | A      | G  |                                                                   |                                                             |        |
| 788/2024-25<br>Sy<br>No:16/1                                                       | 01.04.1940 | 31.03.2004 | Sale        | 02     | 10 | Muniram aiah                                                      | Veera Reddy                                                 | 3385   |
|                                                                                    |            |            | Mortgage    | 02     | 10 | Veera reddy<br>Linga Reddy<br>Bhadra Reddy<br>Chikkab hadra Reddy | Shri. Basaveshwara Co-operative Society, Kachnayakanahalli. | 2501   |
|  |            |            | Mortgage    | 02     | 10 | Veera Reddy<br>Linga Reddy                                        | LMCS Ltd, Anekal                                            | 2480   |



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|                                       |                    |                |          |    |    |                                       |                                                                    |      |
|---------------------------------------|--------------------|----------------|----------|----|----|---------------------------------------|--------------------------------------------------------------------|------|
|                                       |                    |                |          |    |    | Bhadra Reddy                          |                                                                    |      |
|                                       |                    |                | Mortgage | 02 | 09 | Veera Reddy                           | KGB, Hennagara                                                     | 2084 |
| 790/202<br>4-25<br>Sy<br>No:16/2<br>A | 01.04<br>.1940     | 31.03.<br>2004 | Sale     | 01 | 04 | Racha Reddy                           | Veera Reddy                                                        | 3355 |
|                                       |                    |                | Sale     | 01 | 04 | B. Hanuma Reddy                       | Veera Reddy                                                        | 1911 |
|                                       |                    |                | Sale     | 01 | 04 | Nanjund appa                          | Veera Reddy                                                        | 436  |
|                                       |                    |                | Mortgage | 01 | 04 | Veera Reddy & Others                  | Shri Basaveshwara Swamy Co-operative Society, Kachanayak anahalli. | 2501 |
|                                       |                    |                | Mortgage | 01 | 04 | Veera Reddy<br>Linga Reddy            | Shri Basaveshwara Swamy Co-operative Society, Kachanayak anahalli. | 3313 |
|                                       |                    |                | Mortgage | 01 | 04 | Veera Reddy<br>Bhadra Reddy<br>others | LMCS Ltd, Anekal                                                   | 2480 |
| 789/202<br>4-25<br>Sy<br>No:16/2<br>B | 01-<br>04-<br>1940 | 31-03-<br>2004 | Sale     | 01 | 00 | Racha Reddy                           | Veera Reddy                                                        | 3455 |





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|                                     |                |                |                |    |    |                                       |                                                                       |      |
|-------------------------------------|----------------|----------------|----------------|----|----|---------------------------------------|-----------------------------------------------------------------------|------|
|                                     |                |                | Sale           | 01 | 00 | B. Hanuma Reddy                       | Veera Reddy                                                           | 1911 |
|                                     |                |                | Sale           | 01 | 00 | Nanjund appa                          | Veera Reddy                                                           | 436  |
|                                     |                |                | Mortgage       | 01 | 00 | Veera Reddy & others                  | Shri Basaveshwara Swamy Co-operative Society Ltd, Kachanayak anahalli | 2501 |
|                                     |                |                | Mortgage       | 01 | 00 | Veera Reddy<br>Linga Reddy            | Shri Basaveshwara Swamy Co-operative Society Ltd, Kachanayak anahalli | 3313 |
|                                     |                |                | Mortgage       | 01 | 00 | Veera Reddy<br>Bhadra Reddy & others  | LMCS Ltd, Anekal                                                      | 2480 |
|                                     |                |                | Mortgage       | 01 | 00 | Veera Reddy                           | KGB Hennagara                                                         | 2084 |
| 114043/<br>2024-25<br>Sy<br>No:16/1 | 01.04<br>.2004 | 27.07.<br>2004 | Discharge Deed | 02 | 09 | Karnataka Gramina Bank                | V. Bhadra Reddy<br>V. Chandrashekariah                                | 5359 |
|                                     |                |                | Discharge Deed | 02 | 10 | Hennagara Primary Credit Co-Operative | V. Bhadra Reddy<br>V. Chandrashekariah                                | 5360 |





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|                                          |                |                |                                       |    |       |                                  |                                                       |      |
|------------------------------------------|----------------|----------------|---------------------------------------|----|-------|----------------------------------|-------------------------------------------------------|------|
|                                          |                |                |                                       |    |       | e Society Ltd.                   |                                                       |      |
| 115272/<br>2024-25<br>Sy<br>No:16/2<br>A | 01.04<br>.2004 | 27.07.<br>2024 | Joint<br>Developme<br>nt<br>Agreement | 00 | 22    | Bhadra<br>Reddy &<br>others      | M/s. Abhee<br>Ventures<br>Private<br>Limited          | 207  |
|                                          |                |                | Release<br>Deed                       | 00 | 22    | Rekha P                          | V.<br>Chandrashe<br>karaiah                           | 113  |
| 114041/<br>2024-25<br>Sy No:             | 01.04<br>.2004 | 27.07.<br>2024 | Discharge<br>Deed                     | 01 | 00    | Karnata<br>ka<br>Gramina<br>Bank | V. Bhadra<br>Reddy<br><br>V.<br>Chandrashe<br>karaiah | 5359 |
|                                          |                |                | Joint<br>Developme<br>nt<br>Agreement | 00 | 20    | Bhadra<br>Reddy &<br>others      | M/s. Abhee<br>Ventures<br>Private<br>Limited          | 207  |
|                                          |                |                | Release<br>Deed                       | 00 | 20    | Rekha P                          | V.<br>Chandrashe<br>karaiah                           | 113  |
| 114064/<br>2024-25<br>Sy NO:             | 01.04<br>.2024 | 27.07.<br>2024 | Joint<br>Developme<br>nt<br>Agreement | 00 | 22    | Bhadra<br>Reddy &<br>others      | M/s. Abhee<br>Ventures<br>Private<br>Limited          | 207  |
| 114069/<br>2024-25<br>Sy No:             | 01.04<br>.2004 | 27.07.<br>2024 | Joint<br>Developme<br>nt<br>Agreement | 00 | 20    | Bhadra<br>Reddy &<br>others      | M/s. Abhee<br>Ventures<br>Private<br>Limited          | 207  |
| 114071/<br>2024-25<br>Sy No:             | 01.04<br>.2004 | 27.07.<br>2024 | Joint<br>Developme<br>nt<br>Agreement | 01 | 04.08 | Bhadra<br>Reddy &<br>others      | M/s. Abhee<br>Ventures<br>Private<br>Limited          | 207  |





**GANA M.T**  
**ADVOCATE & SOLICITORS**

**CERTIFICATE OF TITLE**

We hereby certify that, **Sri. Bhadra Reddy** along with his family members, **Sri Chandrashekaraiah** and **Smt. Rekha P** wife of Chandrashekaraiah holds good, valid marketable title to the Schedule Property and **M/S ABHEE VENTURES PRIVATE LIMITED** holds developmental rights and power to sell its share of Flats to be constructed in the Schedule Property in the terms of Joint Development dated 04.04.2024.

  
**Gana M T**  
**KAR/1905/2004**  
**Advocate**  
**Bangalore.**

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