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Date: 15/04/2024**To****M/s. UDBHAV BUILDERS AND DEVELOPERS,**

A Partnership Firm, Office at No.34, Renuka Nilaya,
Ramapura Main Road, Virgonagar Post,
Bangalore-560 049

Sir,

Sub: Legal opinion with respect to Converted lands bearing Sy.No.73/6, New Sy.No.73/11, measuring 23 Guntas and Land bearing Sy.No.73/9 (old No.73/5) measuring 1 Acre 15 Guntas, totally measuring 1 Acre 38 Guntas, having Single Khatha No.3639/Sy.No.73/9,73/6, Municipal No.320, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk, Bangalore District ("Schedule Property").

List of copies of the below mentioned documents are furnished for scrutiny and verification of the marketable right, title and interest of the Schedule Property.

Sl.No.	DETAILS OF DOCUMENTS
1.	IHC No. 1/1981-82
2.	IHC No. 5/1983-84
3.	Will dated 18/04/1996, registered as Document No.11/1976-97 of Book III, Volume 48, Pages 39 to 47, in the office of the Sub-Registrar, Bengaluru South Taluk
4.	Amended Complaint along with Order Sheets, Compromise Petition in O. S. No. 180/1998 before the Court of the II Additional Civil Judge (Senior Division) at Bengaluru
5.	Final Decree dated 19/12/2003, registered as Document No.20030/2003-04, Stored in CD No.125 in the office of Sub-registrar, Bangalore South Taluk
6.	Mutation Register Extract No. 78/2004-05
7.	Family tree of Sri. D. Ramaswamy Reddy
8.	Judgement dated 16/03/2016 along with decree in O. S. No. 472/2006 before the Court of the Principal Senior Civil Judge, Bengaluru Rural District
9.	Conversion Certificate/Official Memorandum No. ALN (EVH) SR 592/2007-08 dated 06/01/2011 issued by the Special Deputy Commissioner, Bengaluru District and sketch
10.	Agreement of Sale dated 09/09/2019 registered as Document No. INR-1-04987/2019-20 of Book I, stored in CD No. INRD414, in the office of the Sub-Registrar, Shivajinagar (Indiranagar)
11.	Mutation Register Extract No.T19/2020-21

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12.	Conversion Certificate/Official Memorandum No. 241837/ ALN(V2P) SR 53/21-22 dated 26/10/2021 issued by the Deputy Commissioner, Bengaluru District
13.	Deed of Cancellation of Agreement of Sale registered as Document No. INR-1-04345/2022-23 of Book I, stored in CD No. INRD1116, in the office of the Sub-Registrar, Shivajinagar (Indiranagar)
14.	Joint Development Agreement dated 04/07/2022 registered as Document No. 4347/2022-23, Book-I, stored in CD No. INRD1116, in the office of the Sub-Registrar, Shivajinagar (Indiranagar)
15.	General Power of Attorney dated 04/07/2022 registered as Document No. INR-4-00432/2022-23 of Book IV, stored in CD No. INRD1116, in the office of the Sub-Registrar, Shivajinagar (Indiranagar)
16.	Improvement / Betterment charges Receipt bearing No.RE-ifms373-BC-000444 dated 20/10/2022 issued by Bruhat Bengaluru Mahanagara Palike
17.	Special Notice dated 27/10/2022 issued by Assistant Revenue Officer, Whitefield, BBMP
18.	Improvement / Betterment charges Receipt bearing No.RE-ifms373-BC-000445 dated 20/10/2022 issued by Bruhat Bengaluru Mahanagara Palike
19.	Special Notice dated 27/10/2022 issued by Assistant Revenue Officer, Whitefield, BBMP
20.	Deed of Amalgamation dated 05/11/2022, registered as Document No.5648/022-23, stored in CD no.BDHD1159, in the office of Sub-registrar, Shivajinagar (Bidarahalli)
21.	Khatha Certificate dated 29/11/2022 of Khatha No.3639/Sy.No.73/9,73/6, Municipal No.320
22.	Khatha Extract dated 29/11/2022 of Khatha No.3639/Sy.No.73/9,73/6, Municipal No.320
23.	Tax paid receipt for the year 2023-24
24.	Mutation Register Extract No.T2/2023-24
25.	RTC extract of Sy.No.73/5
26.	RTC extract of Sy.No.73/9
27.	RTC extract of Sy.No.73/6
28.	RTC extract of Sy.No.73/11
29.	Encumbrance Certificate for the period 01/01/1980 to 31/03/2004
30.	Encumbrance Certificate for the period 01/04/2004 to 04/08/2019
31.	Encumbrance Certificate for the period 01/04/2004 to 07/08/2019
32.	Encumbrance Certificate from 01/04/2004 to till 22/11/2023
33.	Endorsement dated 31/05/2019 in No. R.K/C.R/691/2019-20 issued by the Tahsildar, Grade -2, Bengaluru East Taluk, Bengaluru
34.	Endorsement dated 08/08/2007 in No. L.R.F.C.R 326/2007-08 issued by the Tahsildar, Bengaluru East Taluk, Bengaluru
35.	Endorsement dated 13/11/2007 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru

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36.	Akarbhandh of Survey No.73/9
37.	Akarbhandh of Survey No.73/11
38.	Mula tippany, Atlas, Hissa phodi of Sy.No.73
39.	Village Map of Balagere

FLOW OF TITLE

1. The agricultural lands bearing Survey No. 73/5, measuring 4 acres 12 guntas (including 2 guntas kharab) situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru District was originally owned by Sri. Dasappa, son of Sri. Venkatappa and Survey No. 73/6, measuring 1 acre 33 guntas (without kharab), situated at Balagere Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru District was originally owned by Sri.Venkataramanappa. The Hissa Tippany bears out the name of Sri. Dasappa, son of Sri. Venkatappa as the owner of the Survey No. 73/5 and the name of Sri. Venkataramanappa as the owner of the Survey No. 73/6 as on 30/08/1929.
2. After the death of Sri. Dasappa, the khatha of the Survey No. 73/5, measuring 4 acres 10 guntas was mutated in the name of his wife Smt. Motamma alias Muniyamma in IHC No. 1/1981-82, at the request of children of late.Dasappa namely Sri.D.Ramaiah Reddy , Sri.Venkatashamy Reddy and Sri.D.Lakshmaiah Reddy . The copy of the said IHC No. 1/1981-82 could be evidenced from **Document No. 1.**
3. After the death of Sri. Venkataramanappa, the khatha of the Survey No. 73/6 measuring 1 acre 33 guntas was mutated in the name of Smt. Motamma alias Muniyamma wife of late. Dasappa vide. IHC No. 5/1983-84. The copy of IHC No.5/1983-84 could be evidenced from **Document No. 2.**
4. By virtue of the Will dated 18/04/1996, Smt. Motamma alias Muniyamma bequeathed the land bearing Survey No. 73/6 measuring 1 acre 33 guntas in favour of her second son, by name Sri. D. Venkataswamy Reddy. The said Will is registered as Document No.11/1976-97 of Book III, Volume 48, Pages 39 to 47, in the office of the Sub-Registrar, Bengaluru South Taluk. It is recited in the said Will that, the Survey No. 73/6, measuring 1 acre 33 guntas was acquired by Smt. Motamma alias Muniyamma through Gift Deed dated 25/06/1931 executed by Sri. Venkataramanappa, son of Sri. Sanjeevaiah (However the copy of the Gift deed is not available for our perusal). The Will could be evidenced from the **Document No. 3.**
5. Sri. D. Ramaswamy Reddy, son of Late Dasappa had filed a suit in O. S. No. 180/1998 before the Court of the II Additional Civil Judge (Senior Division) at Bengaluru against Sri. D. Venkataswamy Reddy and others seeking an order for partition and separate possession of 1/3rd share in the land bearing Survey No. 73/5, measuring 4 acres 12 guntas and Survey No. 73/6,

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measuring 1 acre 33 guntas and other lands. It is observed that the said suit was compromised between the parties and in terms of the compromise petition dated 07/09/2022 in which 1/3rd share in the aforesaid land i.e 1 Acre 38 Guntas and 1/3rd share in other lands were allotted to the share of Sri.D.Ramaswamy Reddy. Accordingly, the suit in O. S. No. 180/1998 was decreed in terms of the compromise petition and the final decree for partition was drawn in the name of Sri.D.Ramaswamy Reddy vide Final Decree dated 19/12/2003, registered as Document No.20030/2003-04, Stored in CD No.125 in the office of Sub-registrar, Bangalore South Taluk. The amended Plaint along with Order Sheets, Compromise Petition in O. S. No. 180/1998 and Registered Final Decree could be evidenced from **Document No. 4 and 5.**

6. Pursuant to the aforesaid Decree passed in O. S. No. 180/1998, the khatha of portion of the land bearing Survey No. 73/5, measuring 1 acre 15 guntas and Survey No. 73/6, measuring 23 guntas was mutated in the name of Sri. D. Ramaswamy Reddy, son of Late.Dasappa vide. Mutation Register Extract No. 78/2004-05. The Mutation Register Extract No. 78/2004-05 could be evidenced from **Document No.6.**
7. On perusal of the family tree of Sri. D. Ramaswamy Reddy, it is observed that, Sri. D. Ramaswamy Reddy is married to Smt. Sarasamma and they have three daughters and three sons namely, Smt. Girijamma, Smt. Bhagyamma, Smt. Kanthamma, Sri.Manjunath Reddy, Sri. B.R. Srinivasa Reddy and Sri. Sampangi Reddy. The family tree of Sri. D. Ramaswamy Reddy could be evidenced from the **Document No. 7.**
8. Smt. Girijamma, daughter of Sri. D. Ramaswamy Reddy had filed a suit in O. S. No. 472/2006 before the Court of the Principal Senior Civil Judge, Bengaluru Rural District, Bengaluru seeking an order for partition and separate possession of 1/8th share in the land bearing Survey No. 73/5, measuring 1 acre 15 guntas and Survey No. 73/6, measuring 23 guntas and other family properties. On 16/03/2016, the suit is decreed and declared that Smt. Girijamma is entitled to 1/7th share in the suit schedule properties. The Judgement dated 16/03/2016 along with decree in O. S. No. 472/2006 before the Court of the Principal Senior Civil Judge, Bengaluru Rural District could be evidenced from the **Document No. 8.**
9. The Land bearing Survey No.73/6, measuring 1 acre 5 ½ guntas has been converted from agricultural purposes to non-agricultural/residential purposes vide. Conversion Certificate/Official Memorandum No. ALN (EVH) SR 592/2007-08 dated 06/01/2011 issued by the Special Deputy Commissioner, Bengaluru District. In Survey No. 73/6, measuring 3 guntas reserved for Hi-Tension Line buffer and 3 ½ guntas reserved as B kharab belonging to the Government. The Conversion Certificate/Official

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Memorandum and sketch prepared at the time of conversion could be evidenced from the **Document No.9.**

10. (1) Sri. D. Ramaswamy Reddy, son of late Dasappa, (2) Smt. Bhagyamma, daughter of Sri. D. Ramaswamy Reddy, (3) Sri. Manjunath Reddy, son of Sri. D. Ramaswamy Reddy, (3a) Master Lalith Kumar, and (3b) Kumari Sharavani B.M (sl No. 3a and 3b are is minors represented by their father and natural guardian Sri. Manjunath Reddy) (4) Sri. B.R. Srinivasa Reddy, son of Sri. D. Ramaswamy Reddy, (4a) Master Ranjith Kumar B.S. and (4b) Master Uma Mahesh (4a and 4b are minors represented by their father and natural guardian Sri. B.R. Srinivasa Reddy (5) Smt. Kanthamma, daughter of Sri. D. Ramaswamy Reddy and (6) Sri. Sampangi Reddy, son of Sri. D. Ramaswamy Reddy had entered into an Agreement of Sale dated 09/09/2019 with M/s Sai Purvi Developers for sale of land bearing Survey No. 73/5, measuring 1 acre 15 guntas and Survey No. 73/6, measuring 23 guntas. The said Agreements of Sale is registered as Document No. INR-1-04987/2019-20 of Book I, stored in CD No. INRD414, in the office of the Sub-Registrar, Shivajinagar (Indiranagar). The Agreements of Sale dated 09/09/2019 could be evidenced from **Document No. 10.**
11. The portion of Survey No. 73/5, measuring 1 acre 15 guntas allotted to the share of Sri. D. Ramaswamy Reddy is bifurcated from the main survey number and assigned with new Survey No. 73/9 and accordingly the name of Sri.D.Ramaswamy Reddy was mutated vide. Mutation Register Extract No.T19/2020-21. The copy of Mutation Register Extract No.T19/2020-21 could be evidenced from **Document No.11.**
12. The land bearing Survey No. 73/9 (old No. 73/5), measuring 1 acre 15 guntas has been converted from agricultural purposes to non-agricultural/personal housing-residential purposes vide. Conversion Certificate/Official Memorandum No. 241837/ ALN(V2P) SR 53/21-22 dated 26/10/2021 issued by the Deputy Commissioner, Bengaluru District. The Conversion Certificate/Official Memorandum could be evidenced from the **Document No. 12.**
13. The parties by mutual consent have cancelled the aforesaid Agreement of Sale dated 09/09/2019 by the Deed of Cancellation of Agreement of Sale dated 04/07/2022. The said Deed of Cancellation of Agreement of Sale is registered as Document No. INR-1-04345/2022-23 of Book I, stored in CD No. INRD1116, in the office of the Sub-Registrar, Shivajinagar (Indiranagar). The Deed of Cancellation of Agreement of Sale could be evidenced from **Document No. 13.**

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14. (1) Sri. D. Ramaswamy Reddy, son of late Dasappa, (2) Smt. Sarasamma alias Sarasu, wife of Sri. D. Ramaswamy Reddy, (3) Smt. Girijamma, daughter of Sri. D. Ramaswamy Reddy, (4) Smt. Bhagyamma, daughter of Sri. D. Ramaswamy Reddy, (5) Sri. Manjunath Reddy, son of Sri. D. Ramaswamy Reddy, (5a) Kumari Sharavani B.M (she is minor represented by her father and natural guardian Sri. Manjunath Reddy) (6) Sri. B.R. Srinivasa Reddy, son of Sri. D. Ramaswamy Reddy, (6a) Master Ranjith Kumar B.S. and (6b) Master Uma Mahesh (6a and 6b are minors represented by their father and natural guardian Sri. B.R. Srinivasa Reddy) (7) Smt. Kanthamma, daughter of Sri. D. Ramaswamy Reddy and (8) Sri. Sampangi Reddy, son of Sri. D. Ramaswamy Reddy entered into the Joint Development Agreement dated 04/07/2022 with M/s.Udbhav Builders and Developers, to develop the Converted land bearing Survey No. 73/9 measuring 1 Acre 15 guntas and Survey No.73/6 measuring 23 Guntas, totally measuring 1 Acre 38 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk, Bangalore District. The said Joint Development Agreement is registered as Document No. 4347/2022-23, Book-I, stored in CD No. INRD1116, in the office of the Sub-Registrar, Shivajinagar (Indiranagar). The Joint Development Agreement dated 04/07/2022 could be evidenced from **Document No. 14.**
15. In pursuance of the afore-mentioned Joint Development Agreement, (1) Sri. D. Ramaswamy Reddy, son of late Dasappa, (2) Smt. Sarasamma alias Sarasu, wife of Sri. D. Ramaswamy Reddy, (3) Smt. Girijamma, daughter of Sri. D. Ramaswamy Reddy, (4) Smt. Bhagyamma, daughter of Sri. D. Ramaswamy Reddy, (5) Sri. Manjunath Reddy, son of Sri. D. Ramaswamy Reddy, (5a) Kumari Sharavani B.M (she is minor represented by her father and natural guardian Sri. Manjunath Reddy) (6) Sri. B.R. Srinivasa Reddy, son of Sri. D. Ramaswamy Reddy, (6a) Master Ranjith Kumar B.S. and (6b) Master Uma Mahesh (6a and 6b are minors represented by their father and natural guardian Sri. B.R. Srinivasa Reddy) (7) Smt. Kanthamma, daughter of Sri. D. Ramaswamy Reddy and (8) Sri. Sampangi Reddy, son of Sri. D. Ramaswamy Reddy executed General Power of Attorney dated 04/07/2022 and have empowered M/s.Udbhav Builders and Developers, to act as enumerated in the Joint Development Agreement. The said General Power of Attorney is registered vide Document No. INR-4-00432/2022-23 of Book IV, stored in CD No. INRD1116, in the office of the Sub-Registrar, Shivajinagar (Indiranagar). The General Power of Attorney could be evidenced from **Document No. 15.**
16. On perusal of Receipt bearing No.RE-ifms373-BC-000444 dated 20/10/2022 issued by Bruhat Bengaluru Mahanagara Palike, it is observed that, Sri.D.Ramaswamy Reddy, has paid improvement charges of Rs.13,91,000/- towards betterment charges for the land bearing Sy.No.73/9 measuring 1 Acre 15 Guntas. The copy of the Receipt dated 20/10/2022 could be evidenced from **Document No.16**

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17. On perusal of Special Notice dated 27/10/2022 issued by Assistant Revenue Officer, Whitefiled, BBMP it is observed that Khatha No.Sy.No.73/9,Municipal No.320 has been assigned to the Converted Land bearing Sy.No.73/5 measuring 1 Acre 15 Guntas and registered the name of Sri.D.Ramaswamy Reddy as the khatedar. The copy of the Special Notice dated 27/10/2022 could be evidenced from **Document No.17.**
18. On perusal of Receipt bearing No.RE-ifms373-BC-000445 dated 20/10/2022 issued by Bruhat Bengaluru Mahanagara Palike, it is observed that, Sri.D.Ramaswamy Reddy, has paid improvement charges of Rs.5,81,800/- towards betterment charges for the land bearing Sy.No.73/6 measuring 23 Guntas. The copy of the Receipt dated 20/10/2022 could be evidenced from **Document No.18.**
19. On perusal of Special Notice dated 27/10/2022 issued by Assistant Revenue Officer, Whitefiled, BBMP it is observed that Khatha No.Sy.No.73/6,Municipal No.319 has been assigned to the Converted Land bearing Sy.No.73/6 measuring 23 Guntas and registered the name of Sri.D.Ramaswamy Reddy as the khatedar. The copy of the Special Notice dated 27/10/2022 could be evidenced from **Document No.19.**
20. By virtue of the Deed of Amalgamation dated 05/11/2022, Sri.D.Ramaswamy Reddy and family represented by their GPA holder M/s.Udbhav Builders and Developers, had amalgamated the land bearing Survey No. 73/9 measuring 1 Acre 15 guntas and Survey No.73/6 measuring 23 Guntas, totally measuring 1 Acre 38 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk, Bangalore District for the purpose of developing the said land jointly. The said Amalgamation deed is registered as Document No.5648/022-23, stored in CD no.BDHD1159, in the office of Sub-registrar, Shivajinagar (Bidarahalli). The copy of the Deed of Amalgamation dated 05/11/2022 could be evidenced from **Document No.20.**
21. Pursuant to aforesaid Amalgamation deed, the BBMP has clubbed the Khatha Nos.Sy.No.73/9,Municipal No.320 and Sy.No.73/6,Municipal No.319 assigned Single Khatha No.3639/Sy.No.73/9,73/6, Municipal No.320, measuring 1 Acre 38 Guntas and registered the name of Sri.D.Ramaswamy Reddy as khatedar. The Khatha Certificate and Khatha Extract dated 29/11/2022 of Khatha No.3639/Sy.No.73/9,73/6, Municipal No.320, with respect to Converted land bearing Survey No. 73/9 measuring 1 Acre 15 guntas and Survey No.73/6 measuring 23 Guntas, totally measuring 1 Acre 38 Guntas, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bears out the name of Sri.D.Ramaswamy Reddy as the Khatedar. The copies of Khatha Certificate and Khatha Extract dated 29/11/2022 could be evidenced from **Document Nos.21 and 22.**

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22. The Tax paid receipt for the year 2023-24 issued by BBMP bears out that Sri.D.Ramaswamy Reddy had paid property tax for the said year. The copy of the Tax paid receipt for the year 2023-24 could be evidenced from **Document No.23.**
23. The portion of Survey No. 73/6, measuring 23 guntas belonging to Sri. D. Ramaswamy Reddy is bifurcated from the main survey number and assigned with new Survey No. 73/11 and accordingly the name of Sri.D.Ramaswamy Reddy was mutated vide. Mutation Register Extract No.T2/2023-24. The copy of Mutation Register Extract No.T2/2023-24 could be evidenced from **Document No.24.**
24. RTC extracts in respect of land bearing Survey No. 73/5 bears out that it totally measures 4 acres 12 guntas including 2 guntas kharab. RTC for the period 1967-68 to 1981-82 bears out the name of Sri. Dasappa as the owner in column no. 9. RTC for the period 1988-89 to 1992-93, 1998-99 to 2004-05 bears out the name of Smt. Motamma alias Muniyamma as the owner in column no. 9. RTC for the period 2005-06 to 2007-08 bears out the name of Smt. Motamma alias Muniyamma (to an extent of 2 acres 35 guntas), Sri. D. Lakshmaiah Reddy (to an extent of 1 acre 15 guntas) as the owner in column no. 9. RTC for the period 2008-09 to 2011-12 bears out the name of Smt. Motamma alias Muniyamma (to an extent of 12 acre 20 guntas), Sri. D. Lakshmaiah Reddy (to an extent of 1 acre 15 guntas) and Sri. D. Ramaswamy Reddy (to an extent of 1 acre 15 guntas) as the owner in column no. 9. RTC for the period 2012-13 to 2019-20 bears out the name of Smt. Motamma alias Muniyamma (to an extent of 3 guntas), Sri. D. Lakshmaiah Reddy (to an extent of 1 acre 15 guntas) and Sri. D. Ramaswamy Reddy (to an extent of 1 acre 15 guntas) and Sri. D. Venkataswamy Reddy (to an extent of 1 acre 17 guntas) as the owner in column no. 9. The RTC extract of Sy.No.73/5 could be evidenced from **Document No.25.**
25. RTC extracts in respect of land bearing Survey No. 73/9 bears out that it totally measures 1 acre 15 guntas without kharab and for the period 2023-24 bears out the name of Sri. D. Ramaswamy Reddy as the owner in column no. 9. The RTC extract of Sy.No.73/9 could be evidenced from **Document No.26.**
26. RTC extracts in respect of land bearing Survey No. 73/6 bears out that it totally measures 1 acre 33 guntas without kharab and after phodi it was totally measures 31 guntas including 2 guntas of kharab. RTC for the period 1979-80 to 1982-83 bears out the name of Sri. Venkataramanappa as the owner in column no. 9. RTC for the period 1983-84 to 1992-93 bears out the name of Smt. Motamma alias Muniyamma as the owner in column no. 9. RTC for the period 1993-94 to 1997-98, 2002-03 to 2004-05 bears out

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- the name of Sri. D. Venkataswamy Reddy as the owner in column no. 9. RTC for the period 2005-06 to 2018-19 Sri. D. Venkataswamy Reddy (to an extent of 21 guntas) and Sri. D. Ramaswamy Reddy (to an extent of 23 guntas) and Sri. D. Lakshmaiah Reddy (to an extent of 29 guntas) as the owner in column no. 9. The RTC extract of Sy.No.73/6 could be evidenced from **Document No.27.**
27. RTC extracts in respect of land bearing Survey No. 73/11 bears out that it totally measures 24 ½ Guntas with 1 ½ Guntas of kharab and for the period 2023-24 bears out the name of Sri. D. Ramaswamy Reddy as the owner in column no. 9. The RTC extract of Sy.No.73/11 could be evidenced from **Document No.28.**
28. The Encumbrance Certificate for the period 01/01/1980 to 31/03/2004 bears out the registration of Mortgage Deed dated 02/04/1998 and Final Decree dated 07/01/2004 (Document No. 20030) with respect to Survey No. 73/5 and 73/6. The copy of Encumbrance Certificate could be evidenced from **Document No.29.**
29. The Encumbrance Certificate for the period 01/04/2004 to 04/08/2019 bears out Declaration dated 31/05/2017 (Document No. 1907) with respect to Survey No. 73/5 and 73/6, however, the said entry does not pertain to the Schedule Property. The copy of Encumbrance Certificate could be evidenced from **Document No.30.**
30. The Encumbrance Certificate for the period 01/04/2004 to 07/08/2019 bears out Nil encumbrances with respect to the with respect to Survey No. 73/5 and 73/6. The copy of Encumbrance Certificate could be evidenced from **Document No.31.**
31. The Encumbrance Certificate from 01/04/2004 to till 22/11/2023 bears out the registrations of (a) Joint Development Agreement dated 04/07/2022 between D.Ramaswamy Reddy and others with M/s.Udbhav Builders and Developers (Document no.4347/2022-23) (b) Affidavit dated 05/11/2022 /Deed of Amalgamation (Document no.5648/2022-23) and otherwise bears out Nil Encumbrances with respect to Survey No.73/9 and 73/6 of Balagere village. The copy of Encumbrance Certificate could be evidenced from **Document No.32.**
32. The Endorsement dated 31/05/2019 in No. R.K/C.R/691/2019-20 issued by the Tahsildar, Grade -2, Bengaluru East Taluk, Bengaluru states that the Index of Land is dilapidated with respect to Survey No. 73/5. The Endorsement could be evidenced from **Document No.33.**



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33. The Endorsement dated 08/08/2007 in No. L.R.F.C.R 326/2007-08 issued by the Tahsildar, Bengaluru East Taluk, Bengaluru states that there is no tenancy application filed under Form 7 (Section 48) of the Karnataka Land Reforms Act, 1961 with respect to the Survey No. 73/5. The Endorsement could be evidenced from **Document No.34.**
34. The Endorsement dated 13/11/2007 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru states that there are no proceedings initiated under Section 79 A and 79 B of the Karnataka Land Reforms Act, 1961 with respect to the Survey No. 73/5 and 73/6. The Endorsement could be evidenced from **Document No.35.**
35. The Akarbandh bears out the land bearing Survey No.73/9 totally measures 1 Acre 15 Guntas and Survey No.73/11 totally measures 24 ½ Guntas including 1 ½ Guntas of Kharab. The copies of Akharbandhs (2 Nos) could be evidenced from **Document Nos.36 and 37.**
36. As per survey conducted on 30/08/1929, the composite survey number 73 is divided into 6 portions, i.e., Survey No. 73/1 to 73/6. The name of Sri. Dasappa, son of Sri. Venkataramanppa is entered as the owner of the Survey No. 73/5 and the name of Sri. Venkataramanppa is entered as the owner of the Survey No. 73/6. Further Sy.No.73/5 divided into 73/5, 9 and 10. Sy.No.73/6 divided into Sy.Nos.73/6, 11 and 12. The Mula tippany, Hissa phodi of Sy.No.73 could be evidenced from **Document No.38.**
37. The Village Map of Balagere bears out the land bearing Survey No. 73 finds its place in the village map. The village map could be evidenced from **Document No.39.**

SCHEDULE PROPERTY

All that piece and parcel of the Converted lands bearing Sy.No.73/6, New Sy.No.73/11, measuring 23 Guntas and Land bearing Sy.No.73/9 (old No.73/5) measuring 1 Acre 15 Guntas, totally measuring 1 Acre 38 Guntas, having Single Khatha No.3639/Sy.No.73/9,73/6, Municipal No.320, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded on the:

East by : Land bearing Sy No.73/12 and Sy.No.73/10;
West by : Land bearing Sy No.73/6 and Sy.No.73/5;
North by : Land bearing Sy.No.73/2 and Sy.No.73/3;
South by : Road.

V. Yashoda

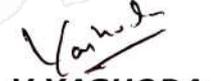
V.YASHODA

Advocate
(M) 9980545401
(Office) 080-42194390

No.3 to 8, 1st Floor,
Abhayashrama Complex,
4th Cross, Wilson Garden,
Bangalore - 560 027.

CERTIFICATE

I hereby certify that on perusal of the photocopies of documents furnished to me, it is observed that, (1) Sri. D. Ramaswamy Reddy, son of late Dasappa, (2) Smt.Girijamma, daughter of Sri. D. Ramaswamy Reddy, (3) Smt. Bhagyamma, daughter of Sri. D. Ramaswamy Reddy, (4)Sri.Manjunath Reddy, son of Sri. D. Ramaswamy Reddy, (5)Sri.B.R.Srinivasa Reddy, son of Sri. D. Ramaswamy Reddy, (6)Smt.Kanthamma, daughter of Sri. D. Ramaswamy Reddy, (7)Sri.Sampangi Reddy, son of Sri. D. Ramaswamy Reddy are having a valid and marketable title to the Schedule Property and 'M/s.Udbhav Builders and Developers' are having development rights on the Schedule Property, subject to production of Encumbrance Certificate for the period 01/04/2019 to till date reflecting all transactions and Nil Tenancy Endorsement for Sy.No.75/6 of Balagere village.


V.YASHODA