



TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of the converted land bearing Sy.No.37/1, measuring (Old Sy.No.37), measuring 03 Acres 09 Guntas, converted vide Official Memorandum No.489279, dated:12.04.2023, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District, presently belonging to Billore Royal Ventures.

I. DOCUMENTS PERUSED FOR SCRUTINY: -

SL.No.	List of Documents
1.	Index of Lands and Records of Rights.
2.	Unregistered Panchayat Partition deed dated:08.04.1935, entered between the legal heirs of Mr. Doddabailappa & others.
3.	IHC bearing No.1/85-86.
4.	RR No.836.
5.	RTC for the period from 1982-83 to 1985-86 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Muniyamma & others.
6.	Registered Sale deed dated:03.03.1986, bearing document No.2383/1985-86, in volume No.3889, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru, executed by Mrs. Muniyamma and Mrs. Hanumakka in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, with respect of Sy.No.37, measuring 03 Acres 12 ³ / ₄ Guntas including 05 Guntas of Kharab.
7.	Mutation register bearing No.7/86-87.
8.	Registered Sale deed dated:08.09.1986, bearing document No.1309/1986-87, in volume No.3917, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru, executed by Mr. D. Lingappa & others, in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, with respect of Sy.No.37, measuring 03 Acres 07 ¹ / ₂ Guntas.
9.	Mutation register bearing No.8/86-87.
10.	Registered Sale deed dated:10.09.1986, bearing document No.1311/1986-87, in volume No.3925, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru, executed by Mrs. Bailamma & others, in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, with respect of Sy.No.37, measuring 03 Acres 07 ¹ / ₂ Guntas.
11.	Mutation register bearing No.9/86-87.
12.	RTC for the period from 1987-88 to 1992-93 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mr. Konanuru Venkatanagappa & others.



13.	Registered Will dated:09.07.1991, bearing document No.73/90-91, bequeathed by Mr. K. Venkatanagappa s/o. Late. Suryanarayanappa in favour of his son Mr. K.V. Narayanaswamy and his daughter in law Mrs. Purnima N. Swamy.
14.	Death Certificate of K. Venkatanagappa, died on 17.07.1991.
15.	Mutation Register bearing No.17/94-95.
16.	RTC for the period of 1996-97 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy & others.
17.	Registered Sale deed dated:06.06.1997, bearing document No.1927/1997-98, of book-1, registered in the office of the senior sub registrar Yelahanka, Bengaluru, executed by Mr. Lakshmana @ Lakshmaiah & others, in favour of Mrs. Purnima N. Swamy, with respect of Sy.No.37, measuring 01 Acre 25 Guntas.
18.	Mutation register bearing No.12/97-98.
19.	RTC for the period from 1997-98 to 2018-19 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy & another.
20.	Mutation register bearing No.T7/2018-19.
21.	RTC for the period from 2019-20 to 2022-23 for Sy.No.37/1, measuring 03 Acres 09 Guntas, reflecting the names of Mrs. Purnima N. Swamy.
22.	Registered Sale deed dated:22.02.2023, bearing document No.GNR-1-05678/2022-23, stored in CD No. GNRD1210 of book-1, registered in the office of the sub registrar Gandhinagara (Ganganagara), Bengaluru, executed by Mrs. Purnima N. Swamy in favour of Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha, with respect of Sy.No.37/1, measuring 03 Acres 09 Guntas.
23.	Mutation register bearing No.H15/2022-23.
24.	Nil Tenancy Certificate Vide No.RD0039272169445, dated:14.08.2023, issued Tahsildar, Bengaluru North Taluk, Bengaluru.
25.	Endorsement dated:16.08.2023, bearing No.PTCL/YLK/CR:343/2023-24, issued by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, under the Provisions of PTCL Act.
26.	Endorsement dated:17.08.2023 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process for the Karnataka Housing Board Scheme.
27.	Endorsement dated:15.09.2023, bearing No.Bengaluru/SLAO-2/1778/2023-24, issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process.



28.	Conversion order dated:12.04.2023, bearing No.489279.
29.	Court Order Sheet in O.S.No.2205/2021, filed by Mrs. Jayamma & Mrs. Muniyamma against Mrs. Poorinma N Swamy & others, before the Court of Prl. Senior Civil Judge at Bengaluru Rural.
30.	Confirmation deed dated:20.05.2023, bearing document No.GNR-1-01247/2023-24, stored in CD No.GNRD1272, registered in the office of the sub-registrar, Gandhinagara (Ganganagara), Bengaluru, executed by Mrs. Jayamma & others in favour of Mrs. Purnima N. Swamy, with respect of Sy.No.37/1, measuring 03 Acres 09 Guntas.
31.	Memorandum of Entry of Deposit of Title Deeds dated:20.07.2023, bearing document No.GNR-1-02667/2023-24, of book-1, registered in the office of sub-register, Gandhinagara (Ganganagara), Bengaluru, executed by M/s. Billore Royal Ventures (Partnership Firm) & others in favor of M/s. Mitcon Credentia Trusteeship Service Limited, with respect of Sy.No.37/1, measuring 03 Acres 09 Guntas.
32.	Development Management Agreement dated:28.03.2024, entered between M/s. Billore Royal Ventures, Billore Ventures Private Limited and M/s. KNS Zipcode Realty LLP. with respect of Sy.No.37/1, measuring 03 Acres 09 Guntas & Sy.No.37/3, measuring 07 Acres 09 Guntas.
33.	Work Order dated:27.03.2024, Vide order bearing No.DPA/TP/LAO/05/2023-24, issued by Doddaballapura Planning Authority, Doddaballapura.
34.	Approved Layout Plan dated:27.03.2024, bearing No.DPA/TP/LAO/05/2023-24, sanctioned by Doddaballapura Planning Authority, Doddaballapura.
35.	Partnership deed dated:06.05.2022 entered between Mr. Devaraj U, Mr. Satish Kumar, Mr. Sanjay Suresha & Mr. Jagadish Kumar Patel.
36.	Acknowledgement of Registration Firm of Billore Royal Ventures.
37.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
38.	Encumbrance Certificate for the period from 01.04.1935 to 22.04.2024.



II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the converted land bearing Sy.No.37/1 (Old Sy.No.37), measuring 03 Acres 09 Guntas, converted vide Official Memorandum dated:12.04.2023, bearing No.489279, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District and bounded on the:

EAST BY	Land bearing Sy.No.38,
WEST BY	Land bearing Sy.No.36,
NORTH BY	Road,
SOUTH BY	Land bearing Sy.No.37/2.

III. TRACING OF TITLE:

The property described in Para II is presently belonging to Billore Royal Ventures.

The land bearing Sy. No. 37, measuring 12 acres and 31 guntas, originally belonged to Mr. Buddalingappa, who had enjoyed the said land for many years as could be seen from Index of Lands and Records of Rights. After the death of Mr. Buddalingappa his children namely, Mr. Doddabylappa, Mr. Chikkabylappa, Mr. Lakkaiah & Mr. Karegowda have entered into un registered panchyath partition deed dated:08.04.1935, and they have partitioned their family properties including the Sy.No.37, as per the said partition deed 1/4 th share has been equally shared in their names, which **are referred in SL Nos.1 & 2 of I Para.**

As per the IHC bearing No.1/95-96 and RR No.836, the land bearing Sy.No.37, totally measuring 12 Acres 31 Guntas was inherited to the respective legal heirs of Mr. Doddabylappa, Mr. Chikkabylappa, Mr. Lakkaiah & Mr. Karegowda as follows:

Sy.No.37, measuring 03 Acres 07 ½ Guntas in the name of Mr. D. Lingappa s/o. Late.Doddabylappa.

Sy.No.37, measuring 03 Acres 07 ½ Guntas in the name of Mrs. Bailamma d/o. Late. Karegowda.

Sy.No.37, measuring 01 Acre 23 Guntas in the name of Mr. Gangappa s/o. Late.Chikkabailappa.

Sy.No.37, measuring 01 Acre 25 Guntas in the name of Mr. Lakshmana s/o. Late.Chikkabailappa.



Sy.No.37, measuring 03 Acres 37³/₄ Guntas in the names of Mrs. Muniyamma w/o. Late. Lakkappa and Mrs. Hanumakka w/o. Late. Lakkappa. which **are referred in SL Nos.3 & 4 of I Para.**

RTC for the period from 1982-83 to 1985-86 for Sy.No.37, measuring 12 Acres 31 Guntas reflected the names of Mrs. Muniyamma, Mrs. Hanumakka, Mr. D. Lingappa, Mrs. Bailamma, Mr. Gangappa and Mr. Lakshmana, which **is referred in SL.No.5 of I Para.**

The Said, Mrs. Muniyamma w/o. Late. Lakkappa and Mrs. Hanumakka w/o. Late. Lakkappa have sold the land Sy.No.37, measuring 03 Acres 12 ³/₄ Guntas including 05 Guntas of Kharab in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, vide Registered Sale deed dated:03.03.1986, bearing document No.2383/1985-86, in volume No.3889, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.7/86-87, which **are referred in SL.Nos.6 & 7 of I Para.**

Later, Mr. D. Lingappa along with his family members have sold the land Sy.No.37, measuring 03 Acres 07 ¹/₂ Guntas in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, vide Registered Sale deed dated:08.09.1986, bearing document No.1309/1986-87, in volume No.3917, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.8/86-87, which **are referred in SL.Nos.8 & 9 of I Para.**

Thereafter, Mrs. Bailamma along with her family members have sold the land Sy.No.37, measuring 03 Acres 07 ¹/₂ Guntas in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, vide Registered Sale deed dated:10.09.1986, bearing document No.1311/1986-87, in volume No.3925, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.9/86-87, which **are referred in SL.Nos.10 & 11 of I Para.**

RTC for the period from 1987-88 to 1992-93 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mr. Konanuru Venkatanagappa, Mr. Gangappa & Mr. Lakshmana, which **is referred in SL.No.12 of I Para.**



Subsequently, the Mr. K. Venkatanagappa s/o. Late. Suryanarayanappa has bequeathed a registered will in favour of his son Mr. K.V. Narayanaswamy and his daughter in law Mrs. Purnima N. Swamy, which shows Schedule "A" Property is in favour of Mr. K.V. Narayanaswamy and Schedule "B" and "C" Property is in favour of Mrs. Purnima N. Swamy, the said Will has registered on 09.07.1991, registered as document bearing No.73/90-91, in volume No.112 of book-3, registered in the office of Sub Register Mysore South, after his death (on 17.07.1991), the will is came into effect, as per the mentioned will, land bearing Sy.No.37, measuring 09 Acres 27 ³/₄ Guntas was mutated in the name of Mrs. Purnima N. Swamy and same is recorded in revenue records vide Mutation Register No.17/94-95, which **are referred in SL.Nos.13 to 15 of I Para.**

RTC for the period of 1996-97 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy, Mrs. Mariyamma & Mr. Lakshmana, which **is referred in SL.No.16 of I Para.**

The aforesaid, Mr. Lakshmana @ Lakshmaiah along with his family members have sold the land Sy.No.37, measuring 01 Acre 25 Guntas in favour of Mrs. Poornima N. Swamy, vide Registered Sale deed dated:06.06.1997, bearing document No.1927/1997-98, of book-1, registered in the office of the senior sub registrar Yelahanka, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.12/97-98, which **are referred in SL.Nos.17 & 18 of I Para.**

RTC for the period from 1997-98 to 2018-19 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy & Mr. T.G. Chikkegowda s/o. Mariyamma, which **is referred in SL.No.19 of I Para.**

Mrs. Purnima N. Swamy had acquired totally 11 Acres 08 Guntas in Sy.No.37, through the aforesaid Will and Sale Deed.

Later, the land bearing Sy.No.37, totally measuring 12 Acres 31 Guntas has been phoded and renumbered as Sy.No.37/1, measuring 03 Acres 09 Guntas in the name of Mrs. Purnima N. Swamy, Sy.No.37/2, measuring 01 Acre 23 Guntas in the name of Mr. T.G. Chikkegowda & Sy.No.37/3, measuring 07 Acres 39 Guntas in the name of Mrs. Purnima N. Swamy, vide Mutation register No.T7/2018-19, which **is referred in SL.No.20 of I Para.**

RTC for the period from 2019-20 to 2022-23 for Sy.No.37/1, measuring 03 Acres 09 Guntas, reflecting the names of Mrs. Purnima N. Swamy, which **is referred in SL.No.21 of I Para.**



The said Mrs. Purnima N. Swamy has sold the land bearing Sy.No.37, measuring 03 Acres 09 Guntas in favour of Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha, through registered sale deed dated:22.02.2023, bearing document No.GNR-1-05678/2022-23, stored in CD No. GNRD1210 of book-1, registered in the office of the sub registrar Gandhinagara (Ganganagara), Bengaluru and same is recorded in revenue records vide Mutation Register Extract bearing No.H15/2022-23, which **are referred in SL.Nos.22 and 23 of I Para.**

The Tahsildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide No.RD0039272169445, dated:14.08.2023, with respect to Sy.No.37/1, measuring 03 Acres 09 Guntas, which **is referred in SL.No.24 of I Para.**

Endorsement dated:16.08.2023, bearing No.PTCL/YLK/CR:343/2023-24, issued by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, under the Provisions of PTCL Act, which **is referred in SL.No.25 of I Para.**

Endorsement dated:17.08.2023, issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bengaluru stating that land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in SL.No.26 of I Para.**

Karnataka Industrial Areas Development Board issued endorsement on 15.09.2023 vide No.Bengaluru/SLAO-2/1778/2023-24, stating that Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process, which **is referred in SL.No.27 of I Para.**

Later, Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha have applied for the conversion of land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas, from agricultural to non-agricultural Layout-Residential purpose and they have paid the requisite fee vide against demand notice sent from the office of Deputy Commissioner Bengaluru Urban District upon payment of prescribed fee, the Deputy Commissioner, Bengaluru Urban District have issued official memorandum on 12.04.2023, vide Conversion order No.489279, which confirms that Sy.No.37/1, measuring 03 Acres 09 Guntas from agricultural to non-agricultural Layout-Residential purposes, which **is referred in SL.No.28 of I Para.**



Later, the daughters of Late. D. Lingappa namely, Mrs. Jayamma & Mrs. Muniyamma filed a suit in OS No.2205/2021 before the Prl. Senior Civil Judge at Bengaluru Rural against Mr. Byalappa, Mr. Hanumantharayappa, Mr. Nagaraju L. Mr. Venkatachalapathi D.L. Mrs. Poorinima N. Swamy and Mr. Konanuru Venkatanagarappa for the relief of partition and separate possession of the property bearing Sy.No.37/1 (Old Sy.No.37), measuring 03 Acres 07½ Guntas and said suit was settled out of the court and they have withdrawn the said suit on 19.03.2023, and the said Mrs. Jayamma & Mrs. Muniyamma have also executed a registered confirmation deed dated:20.05.2023, bearing document No.GNR-1-01247/2023-24, stored in CD No.GNRD1272, registered in the office of the sub-registrar, Gandhinagara (Ganganagara), Bengaluru, in favour of Mrs. Purnima N. Swamy, with respect of Sy.No.37/1, measuring 03 Acres 09 Guntas, which **are referred in SL Nos.29 & 30 of I Para.**

Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha & others have availed a financial assistance from M/s. Mitcon Credentia Trusteeship Service Limited, by entering into a Memorandum of Entry of Deposit of Title Deeds dated:20.07.2023, bearing document No.GNR-1-02667/2023-24, of book-1, registered in the office of sub-register, Gandhinagara (Ganganagara), Bengaluru, with respect to Sy.No.37/1, measuring 03 Acres 09 Guntas, which **is referred in SL.No.31 of I Para.**

The said Billore Royal Ventures (Partnership Firm), along with Billore Ventures Private Limited have formulated a scheme of development of the said converted Land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas along with converted Sy.No.39/3, measuring 07 Acres 39 Guntas into a self-sustained residential layout, marketing and to sell the residential plots/sites being developed in the said survey numbers, and in this regard, they have entered into Development Management Agreement dated:28.03.2004, with M/s. KNS Zipcode Realty LLP, which **is referred in SL.No.32 of I Para.**

Work Order dated:27.03.2024, Vide order bearing No.DPA/TP/LAO/05/2023-24, issued by Doddaballapura Planning Authority, Doddaballapura, with respect to land bearing Sy.Nos.37/1 & 37/3, totally measuring 11 Acres 08 Guntas, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District, in favor of Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha, which **is referred in SL.No.33 of I Para.**

Billore Royal Ventures and Billore Ventures Private Limited, have jointly applied for plan approval before the Doddaballapura Planning Authority and the same has sanctioned by the authority Vide No.DPA/TP/LAO/05/2023-24, dated:27.03.2024, which **is referred in SL.No.34 of I Para.**



Partnership deed dated:06.05.2022 entered between Mr. Devaraj U, Mr. Satish Kumar, Mr. Sanjay Suresha & Mr. Jagadish Kumar Patel, which **is referred in SL.No.35 of I Para.**

Acknowledgement of Registration Firm of Billore Royal Ventures, issued by Government of Karnataka, which **is referred in SL.No.36 of I Para.**

Survey Records in respect of the Schedule Property have also been furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent & whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above-mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, which **is referred in SL.No.37 of I Para.**

Therefore, on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of Billore Royal Ventures.

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in SL.No.38 of I Para, I certify that the above property is free from all encumbrances during the period from 01.04.1935 to 22.04.2024. Except mortgage deed executed in favour of Mitcon Credentia Trusteeship Services Limited.

V. TITLE:

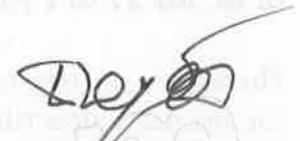
On the basis of all the documents referred in first para, I 'am of the opinion that Billore Royal Ventures.



CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.37/1 (Old Sy.No.37), measuring 03 Acres 09 Guntas, converted vide Official Memorandum dated:12.04.2023, bearing No.489279, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District, presently belonging to Billore Royal Ventures.

On the basis of the above documents as referred in I Para Billore Royal Ventures, have got clear marketable title over the above Property. Subject to Discharge of Mortgage from Mitcon Credentia Trusteeship Services Limited


ADVOCATE

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TO WHOMSOEVER IT MAY CONCERN

Sub: Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of the converted land bearing Sy.No.37/3, measuring (Old Sy.No.37), measuring 07 Acres 39 Guntas, converted vide Official Memorandum dated:11.10.2023, vide No.540280, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District, presently belonging to M/s. Billore Ventures Private Limited.

I. DOCUMENTS PERUSED FOR SCRUTINY: -

SL.No.	List of Documents
1.	Index of Lands and Records of Rights.
2.	Unregistered Panchayat Partition deed dated:08.04.1935, entered between the legal heirs of Mr. Doddabailappa & others.
3.	IHC bearing No.1/85-86.
4.	RR No.836.
5.	RTC for the period from 1982-83 to 1985-86 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Muniyamma & others.
6.	Registered Sale deed dated:03.03.1986, bearing document No.2383/1985-86, in volume No.3889, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru, executed by Mrs. Muniyamma and Mrs. Hanumakka in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, with respect of Sy.No.37, measuring 03 Acres 12 ³ / ₄ Guntas including 05 Guntas of Kharab.
7.	Mutation register bearing No.7/86-87.
8.	Registered Sale deed dated:08.09.1986, bearing document No.1309/1986-87, in volume No.3917, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru, executed by Mr. D. Lingappa & others, in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, with respect of Sy.No.37, measuring 03 Acres 07 ¹ / ₂ Guntas.
9.	Mutation register bearing No.8/86-87.
10.	Registered Sale deed dated:10.09.1986, bearing document No.1311/1986-87, in volume No.3925, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru, executed by Mrs. Bailamma & others, in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, with respect of Sy.No.37, measuring 03 Acres 07 ¹ / ₂ Guntas.
11.	Mutation register bearing No.9/86-87.
12.	RTC for the period from 1987-88 to 1992-93 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mr. Konanuru Venkatanagappa & others.



13.	Registered Will dated:09.07.1991, bearing document No.73/90-91, bequeathed by Mr. K. Venkatanagappa s/o. Late. Suryanarayanappa in favour of his son Mr. K.V. Narayanaswamy and his daughter in law Mrs. Purnima N. Swamy.
14.	Death Certificate of K. Venkatanagappa, died on 17.07.1991.
15.	Mutation Register bearing No.17/94-95.
16.	RTC for the period of 1996-97 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy & others.
17.	Registered Sale deed dated:06.06.1997, bearing document No.1927/1997-98, of book-1, registered in the office of the senior sub registrar Yelahanka, Bengaluru, executed by Mr. Lakshmana @ Lakshmaiah & others, in favour of Mrs. Purnima N. Swamy, with respect of Sy.No.37, measuring 01 Acre 25 Guntas.
18.	Mutation register bearing No.12/97-98.
19.	RTC for the period from 1997-98 to 2018-19 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy & another.
20.	Mutation register bearing No.T7/2018-19.
21.	RTC for the period from 2019-20 to 2022-23 for Sy.No.37/3, measuring 07 Acres 39 Guntas, reflecting the names of Mrs. Purnima N. Swamy.
22.	Registered Agreement to Sell dated:22.02.2023, bearing document No.GNR-1-05677/2022-23, stored in CD No. GNRD1210 of book-1, registered in the office of the sub registrar Gandhinagara (Ganganagara), Bengaluru, entered between Mrs. Purnima N. Swamy and Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha, with respect of Sy.No.37/3, measuring 07 Acres 39 Guntas.
23.	Registered Sale deed dated:28.07.2023, bearing document No.GNR-1-02868/2023-24, of book-1, registered in the office of the sub registrar Gandhinagara (Ganganagara), Bengaluru, executed by Mrs. Purnima N. Swamy in favour of M/s. Billore Ventures Private Limited, represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha, with respect of Sy.No.37/3, measuring 07 Acres 39 Guntas.
24.	Mutation register bearing No.H5/2023-24.
25.	RTC for the period of 2023-24 for Sy.No.37/3, measuring 07 Acres 39 Guntas, reflecting the names of M/s. Billore Ventures Private Limited.
26.	Nil Tenancy Certificate Vide No.RD0039272169448, dated:14.08.2023, issued Tahsildar, Bengaluru North Taluk, Bengaluru.
27.	Endorsement dated:16.08.2023, bearing No.PTCL/YLK/CR:344/2023-24, issued by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, under the Provisions of PTCL Act.



28.	Endorsement dated:17.08.2023 issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bangalore stating that land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process for the Karnataka Housing Board Scheme.
29.	Endorsement dated:15.09.2023, bearing No.Bengaluru/SLAO-2/1778/2023-24, issued from KIADB (Karnataka Industrial Areas Development Board) stating that land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process.
30.	Conversion order dated:11.10.2023, bearing No.540280.
31.	Rectified Conversion order dated:14.02.2024, bearing No.540280.
32.	Memorandum of Entry of Deposit of Title Deeds dated:03.11.2023, bearing document No.GNR-1-05581/2023-24, of book-1, registered in the office of sub-register, Gandhinagara (Ganganagara), Bengaluru, executed by M/s. Billore Ventures Private Limited & others in favor of M/s. Mitcon Credentia Trusteeship Service Limited, with respect of Sy.No.37/3, measuring 07 Acres 39 Guntas.
33.	Development Management Agreement dated:28.03.2024, entered between M/s. Billore Royal Ventures, M/s. Billore Ventures Private Limited and M/s. KNS Zipcode Realty LLP. with respect of Sy.No.37/1, measuring 03 Acres 09 Guntas & Sy.No.37/3, measuring 07 Acres 09 Guntas.
34.	Work Order dated:27.03.2024, Vide order bearing No.DPA/TP/LAO/05/2023-24, issued by Doddaballapura Planning Authority, Doddaballapura.
35.	Approved Layout Plan dated:27.03.2024, bearing No.DPA/TP/LAO/05/2023-24, sanctioned by Doddaballapura Planning Authority, Doddaballapura.
36.	Certificate of Incorporation of M/s. Billore Ventures Private Limited.
37.	Article of Association of M/s. Billore Ventures Private Limited.
38.	Memorandum of Association of M/s. Billore Ventures Private Limited.
39.	Survey Records such as Akarband, Tippani, Hissa tippani, Atlas issued by Survey Supervisor, Bengaluru South Taluk.
40.	Encumbrance Certificate for the period from 01.04.1935 to 16.05.2024.



II. DESCRIPTION OF THE PROPERTY:

"All that Piece and Parcel of the converted land bearing Sy.No.37/3, measuring (Old Sy.No.37), measuring 07 Acres 39 Guntas, converted vide Official Memorandum dated:11.10.2023, vide No.540280, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District and bounded on the:

EAST BY	Land bearing Sy.No.38,
WEST BY	Land bearing Sy.No.36,
NORTH BY	Land bearing Sy.No.37/2.
SOUTH BY	Land bearing Sy.No.34.

III. TRACING OF TITLE:

The property described in Para II is presently belonging to M/s. Billore Ventures Private Limited.

The land bearing Sy.No.37, measuring 12 acres and 31 guntas, originally belonged to Mr. Buddalingappa, who had enjoyed the said land for many years as could be seen from Index of Lands and Records of Rights. After the death of Mr. Buddalingappa his children namely, Mr. Doddabylappa, Mr. Chikkabylappa, Mr. Lakkaiah & Mr. Karegowda have entered into un registered panchyath partition deed dated:08.04.1935, and they have partitioned their family properties including the Sy.No.37, as per the said partition deed 1/4 th share has been equally shared in their names, which **are referred in SL Nos.1 & 2 of I Para.**

As per the IHC bearing No.1/95-96 and RR No.836, the land bearing Sy.No.37, totally measuring 12 Acres 31 Guntas was inherited to the respective legal heirs of Mr. Doddabylappa, Mr. Chikkabylappa, Mr. Lakkaiah & Mr. Karegowda as follows:

Sy.No.37, measuring 03 Acres 07 ½ Guntas in the name of Mr. D. Lingappa s/o. Late.Doddabylappa.

Sy.No.37, measuring 03 Acres 07 ½ Guntas in the name of Mrs. Bailamma d/o. Late. Karegowda.

Sy.No.37, measuring 01 Acre 23 Guntas in the name of Mr. Gangappa s/o. Late.Chikkabailappa.



Sy.No.37, measuring 01 Acre 25 Guntas in the name of Mr. Lakshmana s/o. Late.Chikkabailappa.

Sy.No.37, measuring 03 Acres 37³/₄ Guntas in the names of Mrs. Muniyamma w/o. Late. Lakkappa and Mrs. Hanumakka w/o. Late. Lakkappa. which **are referred in SL Nos.3 & 4 of I Para.**

RTC for the period from 1982-83 to 1985-86 for Sy.No.37, measuring 12 Acres 31 Guntas reflected the names of Mrs. Muniyamma, Mrs. Hanumakka, Mr. D. Lingappa, Mrs. Bailamma, Mr. Gangappa and Mr. Lakshmana, which **is referred in SL.No.5 of I Para.**

The Said, Mrs. Muniyamma w/o. Late. Lakkappa and Mrs. Hanumakka w/o. Late. Lakkappa have sold the land Sy.No.37, measuring 03 Acres 12 ³/₄ Guntas including 05 Guntas of Kharab in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, vide Registered Sale deed dated:03.03.1986, bearing document No.2383/1985-86, in volume No.3889, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.7/86-87, which **are referred in SL.Nos.6 & 7 of I Para.**

Later, Mr. D. Lingappa along with his family members have sold the land Sy.No.37, measuring 03 Acres 07 ¹/₂ Guntas in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, vide Registered Sale deed dated:08.09.1986, bearing document No.1309/1986-87, in volume No.3917, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.8/86-87, which **are referred in SL.Nos.8 & 9 of I Para.**

Thereafter, Mrs. Bailamma along with her family members have sold the land Sy.No.37, measuring 03 Acres 07 ¹/₂ Guntas in favour of Mr. Konanuru Venkatanagapa, represented by his GPA Holder Mrs. Poornima N. Swamy, vide Registered Sale deed dated:10.09.1986, bearing document No.1311/1986-87, in volume No.3925, of book-1, registered in the office of the Sub registrar Bengaluru North Taluk, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.9/86-87, which **are referred in SL.Nos.10 & 11 of I Para.**

RTC for the period from 1987-88 to 1992-93 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mr. Konanuru Venkatanagappa, Mr. Gangappa & Mr. Lakshmana, which **is referred in SL.No.12 of I Para.**



Subsequently, the Mr. K. Venkatanagappa s/o. Late. Suryanarayanappa has bequeathed a registered will in favour of his son Mr. K.V. Narayanaswamy and his daughter in law Mrs. Purnima N. Swamy, which shows Schedule "A" Property is in favour of Mr. K.V. Narayanaswamy and Schedule "B" and "C" Property is in favour of Mrs. Purnima N. Swamy, the said Will has registered on 09.07.1991, registered as document bearing No.73/90-91, in volume No.112 of book-3, registered in the office of Sub Register Mysore South, after his death (on 17.07.1991), the will is came into effect, as per the mentioned will, land bearing Sy.No.37, measuring 09 Acres 27 ³/₄ Guntas was mutated in the name of Mrs. Purnima N. Swamy and same is recorded in revenue records vide Mutation Register No.17/94-95, which **are referred in SL.Nos.13 to 15 of I Para.**

RTC for the period of 1996-97 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy, Mrs. Mariyamma & Mr. Lakshmana, which **is referred in SL.No.16 of I Para.**

The aforesaid, Mr. Lakshmana @ Lakshmaiah along with his family members have sold the land Sy.No.37, measuring 01 Acre 25 Guntas in favour of Mrs. Poornima N. Swamy, vide Registered Sale deed dated:06.06.1997, bearing document No.1927/1997-98, of book-1, registered in the office of the senior sub registrar Yelahanka, Bengaluru and accordingly katha of the same has been recorded in revenue records vide Mutating register No.12/97-98, which **are referred in SL.Nos.17 & 18 of I Para.**

RTC for the period from 1997-98 to 2018-19 for Sy.No.37, measuring 12 Acres 31 Guntas, reflecting the names of Mrs. Purnima N. Swamy & Mr. T.G. Chikkegowda s/o. Mariyamma, which **is referred in SL.No.19 of I Para.**

Mrs. Purnima N. Swamy had acquired totally 11 Acres 08 Guntas in Sy.No.37, through the aforesaid Will and Sale Deed.

Later, the land bearing Sy.No.37, totally measuring 12 Acres 31 Guntas has been phoded and renumbered as Sy.No.37/1, measuring 03 Acres 09 Guntas in the name of Mrs. Purnima N. Swamy, Sy.No.37/2, measuring 01 Acre 23 Guntas in the name of Mr. T.G. Chikkegowda & Sy.No.37/3, measuring 07 Acres 39 Guntas in the name of Mrs. Purnima N. Swamy, vide Mutation register No.T7/2018-19, which **is referred in SL.No.20 of I Para.**

RTC for the period from 2019-20 to 2022-23 for Sy.No.37/3, measuring 07 Acres 39 Guntas, reflecting the names of Mrs. Purnima N. Swamy, which **is referred in SL.No.21 of I Para.**



Later, Mrs. Purnima N. Swamy and Billore Royal Ventures (Partnership Firm), represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha have entered into an Agreement to Sell dated:22.02.2023, bearing document No.GNR-1-05677/2022-23, stored in CD No. GNRD1210 of book-1, registered in the office of the sub registrar Gandhinagara (Ganganagara), Bengaluru, with respect of Sy.No.37/3, measuring 07 Acres 39 Guntas. Later, Mrs. Purnima N. Swamy and Billore Royal Ventures (as a confirming party) both are sold the same in favour of M/s. Billore Ventures Private Limited, represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha vide registered Sale deed dated:28.07.2023, bearing document No.GNR-1-02868/2023-24, of book-1, registered in the office of the sub registrar Gandhinagara (Ganganagara), Bengaluru and the same is recorded in revenue records vide Mutation Register Extract bearing No.H5/2023-24, which **are referred in SL.Nos.22 to 24 of I Para.**

RTC for the period of 2023-24 for Sy.No.37/3, measuring 07 Acres 39 Guntas, reflecting the names of M/s. Billore Ventures Private Limited, which **is referred in SL.No.25 of I Para.**

The Tahsildar has issued an (Nil Tenancy) endorsement stating that there is no application filed for the claim of tenancy rights or not filed under section 2,7,7 A of Karnataka land reforms act (KLRA) Vide No.RD0039272169448, dated:14.08.2023, with respect to Sy.No.37/3, measuring 07 Acres 39 Guntas, which **is referred in SL.No.26 of I Para.**

Endorsement dated:16.08.2023, bearing No.PTCL/YLK/CR:344/2023-24, issued by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, under the Provisions of PTCL Act, which **is referred in SL.No.27 of I Para.**

Endorsement dated:17.08.2023, issued by Special Land acquisition officer KHB (Karnataka Housing Board) Bengaluru stating that land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process for the Karnataka Housing Board Scheme, which **is referred in SL.No.28 of I Para.**

Karnataka Industrial Areas Development Board issued endorsement on 15.09.2023 vide No.Bengaluru/SLAO-2/1778/2023-24, stating that Sy.No.37/1, measuring 03 Acres 09 Guntas and Sy.No.37/3, measuring 07 Acres 39 Guntas are not included in the current land acquisition process, which **is referred in SL.No.29 of I Para.**



Later, M/s. Billore Ventures Private Limited, represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha have applied for the conversion of land bearing Sy.No.37/3, measuring 07 Acres 39 Guntas, from agricultural to non-agricultural Layout-Residential purpose and they have paid the requisite fee vide against demand notice sent form the office of Deputy Commissioner Bengaluru Urban District upon payment of prescribed fee, the Deputy Commissioner, Bengaluru Urban District have issued official memorandum on 11.10.2023, vide Conversion order No.540280, which confirms that Sy.No.37/3, measuring 07 Acres 39 Guntas from agricultural to non-agricultural Layout-Residential purposes. Later, the land bearing Sy.No.37/3, measuring 07 Acres 39 Guntas, which was converted for Layout-Residential purpose, an extent of 06 Acres 26 Guntas was duly converted to residential purpose and an extent of 01 Acre 13 Guntas was duly converted to Park purpose, vide rectified conversion order dated:14.02.2024, bearing No.540280, issued by Deputy Commissioner, Bengaluru Urban District, which **are referred in SL.Nos.30 & 31 of I Para.**

M/s. Billore Ventures Private Limited, represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha & others have availed a financial assistance from M/s. Mitcon Credentia Trusteeship Service Limited, by entering into a Memorandum of Entry of Deposit of Title Deeds dated:03.11.2023, bearing document No.GNR-1-05581/2023-24, of book-1, registered in the office of sub-register, Gandhinagara (Ganganagara), Bengaluru, with respect to Sy.No.37/3, measuring 07 Acres 39 Guntas, which **is referred in SL.No.32 of I Para.**

The said M/s. Billore Ventures Private Limited along with Billore Royal Ventures (Partnership Firm), have formulated a scheme of development of the said converted Land bearing Sy.No.37/1, measuring 03 Acres 09 Guntas along with converted Sy.No.39/3, measuring 07 Acres 39 Guntas into a self-sustained residential layout, marketing and to sell the residential plots/sites being developed in the said survey numbers, and in this regard, they have entered into Development Management Agreement dated:28.03.2004, with M/s. KNS Zipcode Realty LLP, which **is referred in SL.No.33 of I Para.**

Work Order dated:27.03.2024, Vide order bearing No.DPA/TP/LAO/05/2023-24, issued by Doddaballapura Planning Authority, Doddaballapura, with respect to land bearing Sy.Nos.37/1 & 37/3, totally measuring 11 Acres 08 Guntas, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District, in favor of M/s. Billore Ventures Private Limited, represented by its partners Mr. Jagadish Kumar Patel & Mr. Sanjay Suresha, which **is referred in SL.No.34 of I Para.**



Billore Ventures Private Limited and Billore Royal Ventures have jointly applied for plan approval before the Doddaballapura Planning Authority and the same has sanctioned by the authority Vide No.DPA/TP/LAO/05/2023-24, dated:27.03.2024, which **is referred in SL.No.35 of I Para.**

Certificate of Incorporation of M/s. Billore Ventures Private Limited, issued by Ministry of Corporate Affairs, Central Registration center, which **is referred in SL.No.36 of I Para.**

Article of Association & Memorandum of Association of M/s. Billore Ventures Private Limited, which **are referred in SL.Nos.37 & 38 of I Para.**

Survey Records in respect of the Schedule Property have also been furnished. The said documents having been issued by the survey department establishes the Survey Number., Hissa Number., Extent & whom Survey Number was originally alerted and the land revenue assessment details. Hence on cumulative analysis of the above-mentioned revenue and survey documents, it demonstrates that the schedule property has clear devolution of title and match the documents described herein before, which **is referred in SL.No.39 of I Para.**

Therefore, on the basis of above documents and observations, I am of the opinion that the property described in Para II above is in the possession of M/s. Billore Ventures Private Limited.

IV. ENCUMBRANCE:

On the basis of Encumbrance Certificates referred in SL.No.40 of I Para, I certify that the above property is free from all encumbrances during the period from 01.04.1935 to 16.05.2024. Except mortgage deed executed in favour of Mitcon Credentia Trusteeship Services Limited.

V. TITLE:

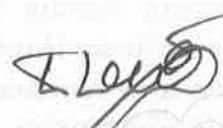
On the basis of all the documents referred in first para, I 'am of the opinion that M/s. Billore Ventures Private Limited.



CERTIFICATE

I have gone through the documents, as referred in I Para and they are the perfect evidence of title pertaining to all that piece and parcel of converted land bearing Sy.No.37/3, measuring (Old Sy.No.37), measuring 07 Acres 39 Guntas, converted vide Official Memorandum dated:11.10.2023, vide No.540280, situated at Kadathanamale Village, Hesaraghatta Hobli, Yelahanka Taluk, Bengaluru Urban District, presently belonging to M/s. Billore Ventures Private Limited.

On the basis of the above documents as referred in I Para M/s. Billore Ventures Private Limited, have got clear marketable title over the above Property. Subject to Discharge of Mortgage from Mitcon Credentia Trusteeship Services Limited


ADVOCATE

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