

Kavitha S & Associates

Advocates & Legal Consultants

Date: 12.09.2023

To,

M/s. Urbanize Land Holdings Pvt. Ltd.
Office at : No.9/2/2, Purshotham Layout,
Off SBO Road, St. Marks Road,
Bangalore – 560001.

Dear Sir / Madam,

Sub: Title investigation report –

PROJECT : VILLA BLISSMO

**Property measuring 08 Acres 00 Guntas and 05 guntas of
Kharab in Sy. No.333/1 & 2, situated at Hulimangala
Village, Jigani Hobli, Anekal Taluk, Bengaluru.**

With reference to the above, I am enclosing herewith the Title Investigation Report, in respect of the property standing in the names of **Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani (Vendor/s), AND; M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors Sri. H.R. Ravichandra (**Developer/ Builder/Promoter**) for your kind perusal and consideration.

The said report is based on the photocopies of the documents furnished by **Ms. APPALA KAVITHA** pertaining to the Composite Schedule Property. I have verified the original of documents of the Composite Schedule property in the hands of **Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani (Vendor/s), AND; M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors Sri. H.R. Ravichandra (**Developer/ Builder/Promoter**) and find the same to be in order. **Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani (Vendor/s), AND; M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors Sri. H.R. Ravichandra (**Developer/ Builder/Promoter**) are the Legal and Absolute Owners of the Composite Schedule Property.

Assuring you of my services to the best of my professional ability and integrity.

With best regards,
Yours faithfully,

KAVITHA S
Advocate

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Bangalore-560 017. **Mobile:** 94486 71254,9686858225. **Email:** advocates.kavithasiddu@gmail.com



1. Complete or full description of the immovable property/(ies)

SCHEDULE PROPERTY

ITEM NO.1:

All that piece and parcel of Property measuring 04 Acres 00 Guntas in Sy. No.333/1, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road
West by : Property bearing Sy. No.333/2
North by : Property bearing Sy. No.334
South by : Road

ITEM NO.2:

All that piece and parcel of Property measuring 04 Acres 00 Guntas and 05 guntas of Kharab in Sy. No.333/2, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Property bearing Sy. No.333/1
West by : Property bearing Sy. No.261
North by : Property bearing Sy. No.334
South by : Road

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of Property measuring 08 Acres 00 Guntas and 05 guntas of Kharab in Sy. No.333/1 & 2, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road
West by : Property bearing Sy. No.261
North by : Property bearing Sy. No.334
South by : Road



LIST OF DOCUMENTS:

Sl. No.	Date	NATURE AND PARTICULARS OF DOCUMENTS
1.		RTC's / Pahani issued for the period from 1969-70 to 1988-89, 1989-90 to 1998-99, in respect of Sy. No.154/1 measuring 8 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, reflecting in the name of H.A. Somashekara Reddy, S/o. Late B.V.Thimmarayappa.
2.		RTC's / Pahani issued for the period from 2000-01 to 2020-2021, in respect of Sy. No.333, measuring 4 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, reflecting in the names of H.A. Somashekara Reddy, S/o. Late B.V.Thimmarayappa, H.T.Nagamani, D/o. Somashekara Reddy.
3.		Survey Sketch, Settlement Akarband, Survey Hissa.
4. 1	30.06.1958	WILL executed by Sri. B.V. Thimmarayappa, in favour of Sri. H.T. Somashekara Reddy, registered as Document No.15 Sl. No.81 in Book- III, at pages 178 to 183, in the Office of the Sub-Registrar, Anekal
5.	21.05.1985	Letter issued by the Tahsildar. Anekal Taluk, Anekal.
6.	26.02.2002	Partition Deed executed by and between: Sri. H.T.Somashekara Reddy, S/o. Sri. B.V. Thimmarayappa, H.S. Gopinath, H.S. and H.S. Nagamani (both children of H.T. Somashekara Reddy), registered as Document No.933/2002-03 in Book-I and stored in C.D. No.ANKL. S.R.03/2002-03, in the Office of the Sub-Registrar, Anekal.
7.	13.01.2003	Mutation Register bearing MR No, 40/02-03, issued by the Village Accountant, Anekal Taluk, in the names of H.T. Somashekara Reddy and H.T.Nagamani.
8.		Genealogical / Family Tree of Sri. H.T. Somashekara Reddy and Shyamamma, issued by the Village Accountant, Jigani Hobli, Anekal Taluk.
9.	30.08.2007	Endorsement bearing No.CR:160/07-08, issued by the Tahsildar, Anekal Taluk, in the name of Sri. H.T.Somashekara Reddy.
10.	13.09.2010	Death Certificate issued by the Chief Registrar of Births and Deaths, Hulimangala Village, Anekal Taluk, evidences the death of B.V.Thimmarayappa, who demised on 04.03.1981.
11.	09.02.2011	MR No.H191/2011-12
12.	09.02.2011	Rectification Deed executed by and between: Sri. H.A. Somashekara Reddy, H.A. Gopinath and H.A. Nagamani, registered as Document No.JGN-1-04571/2010-11, Book-I, stored in CD No.JGND-132, in the office of Sub-Registrar, Jigani.
13.	09.04.2014	MR No.T6/2016-17
		Sy. No.333/1:

14.	29.07.2021	Endorsement bearing No.KHB/LA/ A/161/2021-22, issued by the Special Land Acquisition Officer, KHB, Bangalore, in the name of Sri. Somashekara Reddy, S/o. B.V.Thimmarayappa, in respect of Sy. No.333/1.
15.	30.07.2021	Endorsement bearing No.PTCL/CR/153 /2021-22, issued by the Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, in the name of Sri. H.T. Somashekara Reddy, S/o. Late B.V. Thimmarayappa, in respect of Sy. No.333/1, measuring 4.00 Acres.
16.	10.08.2021	Endorsement bearing No.LAO/A-2/ 1673/2021-22, issued by the Special Land Acquisition Officer, KIADB, Bangalore, in the name of Sri. Somashekara Reddy, S/o. B.V.Thimmarayappa, in respect of Sy. No.333/1, measuring 4.00 Acres.
17.	28.09.2022	Official Memorandum bearing No. ALN(AT) SR.114/22-23, issued by the District Collector, Bangalore District, in the name of Sri. H.T.Somashekara Reddy, S/o. Late B.V. Thimmarayappa, in respect of Sy. No.333/1.
18.	28.06.2023	Form 11A – E-Katha Certificate bearing No.150200102901024063, in respect of Sy. No.333/1, issued by the Panchayathi Development Officer, Hulimangala Village, Hulimangala Grama Panchayathi, Anekal Taluk, stands in the name of Sri. Somashekara Reddy, S/o. Late B.V. Thimmarayappa.
19.	30.06.2023	The Property Tax paid Receipt issued by the Panchayathi Development Officer, Hulimangala Grama Panchayathi, Anekal Taluk, shows the payment of tax for the period from 2023-2024 by Sri. Somashekara Reddy, S/o. Late B.V. Thimmarayappa, in respect of Sy. No.333/1.
		Sy. No.333/2:
20.	29.07.2021	Endorsement bearing No.KHB/LA/ A/160/2021-22, issued by the Special Land Acquisition Officer, KHB, Bangalore, in the name of Smt. H.S. Nagamani, W/o. Sri. K.C. Jaganath Reddy, in respect of Sy. No.333/2.
21.	30.07.2021	Endorsement bearing No.PTCL/CR/154 /2021-22, issued by the Sub-Divisional Officer, Bangalore South Sub-Division, Bangalore, in the name of Smt. H.S. Nagamani, D/o. Sri. H.T. Somashekara Reddy, in respect of Sy. No.333/2, measuring 4.00 Acres.
22.	10.08.2021	Endorsement bearing No.LAO/A-2/ 1675/2021-22, issued by the Special Land Acquisition Officer, KIADB, Bangalore, in the name of Ms. H.S.Nagamani, D/o. Sri. Somashekara Reddy, in respect of sy. No.333/2, measuring 4.00 Acres.
23.	28.09.2022	Official Memorandum bearing No. ALN(AT) SR.114/22-23, issued by the District Collector, Bangalore District, in the name of Mrs. H.S.Nagamani, D/o. Sri. Somashekara Reddy, in respect of Sy. No.333/2.
24.	28.06.2023	Form 11A – E-Katha Certificate bearing No.150200102901024066, in respect of Sy. No.333/2, issued by the Panchayathi Development Officer, Hulimangala Village, Hulimangala Grama Panchayathi, Anekal Taluk, stands in the name of Smt. H.S.Nagamani, D/o. Sri. Somashekara Reddy.

25.	30.06.2023	The Property Tax paid Receipt issued by the Panchayathi Development Officer, Hulimangala Grama Panchayathi, Anekal Taluk, shows the payment of tax for the period from 2023-2024 by Smt. H.S.Nagamani, D/o. Sri. Somashekara Reddy, in respect of Sy. No.333/2.
		COMMON DOCUMENTS:
26.	17.02.2022	Government Order No.NAE.82 BMR 2019 (Zoning from green belt to Yellow Zone)
27.	04.06.2022	Letter issued bearing No,BDA/TPA/ CLU-34/2021-22/494/2022-23, issued by the Director of Town Planning, BDA, Bangalore, in the name of Sri. H.T. Somashekara Reddy and H.S.Nagamani.
28.	28.06.2022	Work Commencement Certificate bearing No.BDA/DTP/CLU-34/2021-22/701/2022-23, issued by the Commissioner, BDA, Bangalore, in the names of Sri. H.T. Somashekara Reddy and Smt. H.S.Nagamani.
29.	08.09.2022	Intimation Letter issued by the Tahsildar, Anekal Taluk, stands in the name of Sri. H.T. Somashekara Reddy.
30.	30.11.2022	Genealogical / Family Tree issued by the Deputy Tahsildar, Begur Hobli, Bangalore South Taluk, Bangalore District, shows the legal heirs and family members of Sri. H.S.Gopinath, S/o. Sri. H.T. Somashekara Reddy.
31.	30.11.2022	Genealogical / Family Tree issued by the Deputy Tahsildar, Begur Hobli, Bangalore South Taluk, Bangalore District, shows the legal heirs and family members of Smt. H.S.Nagamani, W/o. Sri. K.C. Jaganath Reddy.
32.	09.03.2023	Relinquishment Deed executed by Sri. H.T. Somashekara Reddy and Smt. H.S.Nagamani, in favour of Bangalore Development Authority, Bangalore, Rep. by its Executive Engineer, registered as Document No.BDA-1-04068/2022023, Book-I, stored in CD No.BEDAD-1289, in the office of Sub-Registrar, BDA, Bangalore.
33.	30.03.2023	Work Order bearing No.BDA/DTP/ DLP-31/2022-23/4081, issued by the Commissioner, Bangalore Development Authority, Bangalore, in respect of Sy. Nos.333/1 and 333/2, stands in the names of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani.
34.	16.05.2023	Board Resolution of M/s. Urbanize Land Holdings Pvt. Ltd.
35.	28.06.2023	Development Agreement executed by and between: 1) Sri. H.T. Somashekara Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jaganath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jaganath Reddy (Owners/ Co-Promoters), AND; M/s. Urbanize Land Holdings Pvt. Ltd. Rep. by its Managing Directors Sri. H.R. Ravichandra (Developer/Promoter), registered as Document No.ANK-1-02857/2023-24, Book-I, in the office of Senior Sub-Registrar, Anekal.

36.	28.06.2023	General Power of Attorney executed by 1) Sri. H.T. Somashekar Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jagannath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jagannath Reddy (Owners/ Co-Promoters), AND; M/s. Urbanize Land Holdings Pvt. Ltd. Rep. by its Managing Directors Sri. H.R. Ravichandra (Developer/ Promoter), registered as Document No.ANK-4-00158/2023-24, Book-IV, in the office of Senior Sub-Registrar, Anekal.
37.	28.06.2023	Building License bearing No.AS/AA-03/TS-02/14/2023-24, issued by the Commissioner, Bangalore Development Authority, Bangalore, in respect of Sy. Nos.333/1 and 333/2, stands in the names of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani.
38.	28.06.2023	Sanctioned Building Plan Approval bearing No.AS/AA-03/TS-02/14/2023-24, issued by the Commissioner, Bangalore Development Authority, Bangalore, in respect of Sy. Nos.333/1 and 333/2, approved in the names of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani.
		NOC's:
39.		No Objection Certificate (Consent for Establishment) issued by the Karnataka State Pollution Control Board.
40.		NOC issued by the State Environment Impact Assessment Authority (SEIAA).
41.		Certificate of Incorporation issued by the Government of India, Ministry of Corporate Affairs.
42.		Memorandum of Association of M/s. Urbanize Land Holdings Pvt. Ltd.
43.		Article of Association of M/s. Urbanize Land Holdings Pvt. Ltd.
44.		Encumbrance Certificate from 01.04.1989 to 31.03.2004 01.04.2004 to 04.10.2021 01.04.2004 to 11.09.2023

FLOW OF TITLE:

On verification of the title deeds it is observed that the Schedule Property (Item No.1 & 2) Originally formed portion of Larger Property in Sy. No.154 of Hulimangala Village, Jigani Hobli, Anekal Taluk, Bengaluru measuring 08 Acres 00 Guntas, was owned and possessed by Sri. B.V. Thimmarayappa, he having acquired by virtue of the grant made in his favour vide Order dated 26.09.1932, as evidenced by the Records of Rights bearing R.R. No.280 issued by the Revenue Authorities.

That the Endorsement dated 30.08.2007 issued by The Tahsildar, Anekal Taluk, Anekal discloses that the verification of Records of Rights bearing R.R. Nos.280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 292, 293, 294, 295, 296 and 297 confirms that the property in Sy. No.154 of Hulimangala Village is granted in favour of Sri.



Thimmarayappa vide Orders passed in Case No.33/32-33. Letter/Endorsement dated 30.08.2007 issued by The Tahsildar, Anekal Taluk, Anekal discloses that the available documents sought for under the Right to Information Act since are relating to the year 1932-33, are furnished along with the said endorsement. The said Letter/Endorsement is annexed with a Letter dated 21.05.1985 issued by the Tahsildar. Anekal Taluk, Anekal addressed to The Assistant Director of Land Records, Doddaballapura Sub-Division, Bengaluru discloses that since the properties in Sy. No.154 and 155 are sold in auction, the Saguvali Chit, is not available and the require fee for phodi is also paid at the time of said grant/auction. The said Letter dated 30.08.2007 is also annexed with Phodi (Kammi Jasti) Patrika which discloses that the properties in Sy. Nos.154 and 155 were subjected to phodi and bifurcated into 22 and assigned with new numbers. In the said Phodi Letter the name of Sri. H.T. Somashekara Reddy reflects as owner in possession and enjoyment of the property in Sy. No.333 measuring 03 Hectors 23 Cents.

The said Sri. B.V.Thimmarayappa died testate leaving behind him, his Last WILL and Testament dated 30.06.1958 registered as Document No.15 Sl. No.81 in Book- III, at pages 178 to 183, in the Office of the Sub-Registrar, Anekal thereby bequeathing the aforesaid property measuring 08 Acres 00 Guntas in Sy. No.154 in favour of his son Sri. H.T. Somashekara Reddy and thus after the demise of said Sri. B.V. Thimmarayappa, his son Sri. H.T.Somashekara Reddy, being the legatee started enjoying the said property measuring 08 Acres 00 Guntas in Sy. No.154 of Hulimangala Village. In the said Will and Testament, the property is shown as Sy. No.154/1 and the boundaries as shown in the said Will and Testament are as follows:

East by : District Board Road
West by : Property of Sri. Nanjappa son of Sri. Bodaiah
North by : Property of Smt. Padmakshamma
South by : District Board Road

Family Tree of Sri. B.V.Thimmarayappa issued by The Village Accountant, Hulimangala Revenue Circle, Jigani Hobli, Anekal Taluk discloses that the said Sri.B.V. Thimmarayappa married Smt. Nanjamma and begot three children namely Smt. Padmakshamma, Sri. H.T. Somashekara Reddy and Smt. Shubashinamma. The said Family Tree further discloses that Sri. H.T. Somashekara Reddy married Smt. Shamamma alias Shanthamma and begot two children namely Sri. H.S.Gopinath and Smt. H.S. Nagamani.

Later, the property measuring 08 Acres 00 Guntas in Sy. No.154 was subjected to phodi and bifurcated from the original Sy. No.154 and was assigned with Sy. No.333 and in the said survey, the property in possession and enjoyment of Sri. H.T. Somashekara Reddy measured 08 Acres 00 Guntas of cultivable land and 05 Gunta of Kharab land and the said fact is as evidenced by the Pahanies.



Family Tree of Sri. H.T. Somashekhara Reddy by way of an Affidavit sworn by Sri. H.T. Somashekhara Reddy himself, discloses that the said Sri. H.T. Somashekhara Reddy married Smt. Shyamamma and begot two children namely Sri. H.S. Gopinatha and Smt. H.S. Nagamani. The family tree further discloses that the said Sri. H.S. Gopinatha married Smt. S.K. Gayathri.

Thereafter, Sri. H.T. Somashekhara Reddy along with his two children namely Sri. H.S. Gopinatha and Smt. H.S. Nagamani partitioned the family properties including the property measuring 08 Acres 00 Guntas in Sy. No.154 in terms of a Partition Deed dated 26.04.2002 registered as Document No.933/2002-03 in Book-I and stored in C.D. No.ANKL. S.R.03/2002-03, in the Office of the Sub-Registrar, Anekal and in the said Partition, the Eastern half portion of the property in Sy. No.333 i.e. property measuring 04 Acres 00 Guntas was allotted to the share of Sri. H.T. Somashekhara Reddy and the Western half portion of the property in Sy. No.333 i.e. property measuring 04 Acres 00 Guntas was allotted to the share of Smt. Nagamani and thus from the date of allotment made in their respective shares, the said Sri. H.T. Somashekhara Reddy and Smt. Nagamani started enjoying their respective shares as absolute owners and their names came to be mutated in the revenue records vide Mutation Register Extract bearing M R No.40/2002 03 and M.R. No.H191/2011-12 and certain errors in the said Partition Deed with respect of the boundaries of the property in Sy. No.333 and 347 were rectified in terms of a Rectification Deed dated 09.02.2011 registered as Document No.4571/2010-11, in Book-I and stored in C.D. No.JGND-132, in the Office of the Sub-Registrar, Jigani and the same was also recorded in the revenue records vide Mutation Register Extract bearing M.R. No.H191.

Later the property in Sy. No.333 was subjected to phodi and bifurcated into two portions i.e. Sy. No.333 was subjected to phodi and bifurcated into two portions i.e. Sy. No.333/1 and 333/2 and in the said phodi the property owned and possessed by Sri. H.T. Somashekhara Reddy was assigned with Sy. No.333/1 and the balance property owned and possessed by Smt. Nagamani was assigned with Sy. No.333/2 of Hulimangala Village.

Thereafter, the said Sri. H.T. Somashekhara Reddy and Smt. Nagamani secured change of land use from agricultural to non-agricultural residential use vide Government Order dated 26.05.2022 bearing No.NA.A.E:9:BEM.AA.SA.2022 passed by The Government of Karnataka. Pursuant to the said Orders, the said Smt. Nagamani secured conversion of the Item No.2 of the Schedule Property herein from agricultural to non-agricultural residential purposes vide Order of Conversion bearing No.394931 dated 28.09.2022 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and thus the Item No.2 of the Schedule Property ceased to be an agricultural land and became fit non-agricultural residential purposes.

Mutation Register Extract bearing M.R. No.T6/2016-17 issued by the Revenue Authorities discloses that the property in Sy. No.333/2 was converted for non-agricultural purposes vide Order of conversion bearing No.ALN.(AJ)SR.47/2013 14 dated 09.04.2014.

REVENUE RECORDS:

Index of Lands in respect of Sy. No.154 of Hulimangala Village discloses that the property in Sy. No.154 was owned and possessed by Sri. Thimmarayappa and Sri H.T. Somashekhara as owners and khatedars in respect of the property measuring 08 Acres 00 Guntas in Sy. No.154. The said Index of Lands discloses that the said property was acquired by said Sri. Thimmarayappa by virtue of the Order of grant.

Records of Rights bearing R.R. No.280 issued by Revenue Authorities discloses that the said Sri. Thimmarayappa acquired the said property in Sy. No.154 by virtue of the Order of Grant.

Records of Rights bearing R.R. No.1421 issued by The Revenue Authorities discloses that Sri. H.T. Somashekhara acquired the said property in Sy. No.154 in terms of a Settlement Deed.

Pahanies for the period 1969-70 to 1992-93 in respect of property in Sy. No.154 measuring 08 Acres 00 Guntas discloses the names of Sri. B.V. Thimmarayappa Sri H.T. Somashekhara Reddy as owner and Khatedar in respect of the said property and the said Pahanies also confirms that the said property was granted land.

Pahanies for the period 1994-95 to 2007-08 in respect of property measuring 08 Acres 05 Guntas in Sy. No.333 issued by the Revenue Authorities discloses the name of Sri. H.T. Somashekhara Reddy as owner and khatedar in respect of the said property and the same discloses that the said Sri. H.T Somashekhara Reddy acquired the said property measuring 08 Acres 05 Guntas in terms of a Settlement Deed.

Pahanies for the period 2008-09 to 2020-21 in respect of property measuring 04 Acres 00 Guntas in Sy. No.333/1 issued by the Revenue Authorities discloses the name of Sri. H.T. Somashekhara as owner and khatedar in respect of the said property during the said periods.

Pahanies for the period 2008-09 to 2020-21 in respect of property measuring 04 Acres 00 Guntas and 05 Guntas of Kharab in Sy. No.333/2 issued by the Revenue Authorities discloses the name of Smt. Nagamani H.T. as owner and khatedar in respect of the said property during the said period.

Tippani in respect of property in Sy. No.333 issued by the Revenue Authorities discloses that the property measuring 03 Hectors 23 Cents was bifurcated from Sy. No.154 and was assigned with Sy. No.333 and the said Hissa Tippani further discloses the name of Sri. H.T. Somashekhara Reddy as the Kardadar.

Hissa Tippani in respect of the property in Sy. No.333 issued by the Revenue Authorities discloses that the property in Sy. No.333 was subjected to phodi and bifurcated into two portions i.e. Sy. No.333/1 and 333/2.



SY. NO.331/1:

Endorsement dated 08.09.2022 issued by The Tahsildar, Anekal Taluk Anekal discloses that the property in Sy. No.333/1 is not recorded in the Index of Lands and Records of Rights.

Endorsement dated 30.07.2021 issued by The Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru discloses that there are no proceedings pending in respect of the property in Sy. No.333/1 of Hulimangala Village.

Endorsement dated 29.07.2021 issued by The Special Land Acquisition, Karnataka Housing Board, Bengaluru discloses that the property measuring 04 Acre 00 Guntas in Sy. No.333/1 is not acquired for any of its projects.

Endorsement dated 10.08.2021 issued by The Special Land Acquisition, Karnataka Industrial Areas Development Board, Bengaluru discloses that the property measuring 04 Acre 00 Guntas in Sy. No.333/1 is not acquired for any of its projects.

It is seen that the Official Memorandum dated 28.09.2022 bearing No. ALN(AT) SR.114/22-23, issued by the District Collector, Bangalore District, for Sanction of Conversion of 4.5.0.00 Acres of land out of Sy. No.333/1 in Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore District, for Non-agricultural/Residential purposes in favour of Sri. H.T.Somashekara Reddy, S/o. Late B.V. Thimmarayappa.

Form 11A – E-Katha Certificate dated 28.06.2023 bearing No.150200102901024063, in respect of Sy. No.333/1, issued by the Panchayathi Development Officer, Hulimangala Village, Hulimangala Grama Panchayathi, Anekal Taluk, stands in the name of Sri. Somashekara Reddy, S/o. Late B.V. Thimmarayappa.

The Property Tax paid Receipt dated 30.06.2023 issued by the Panchayathi Development Officer, Hulimangala Grama Panchayathi, Anekal Taluk, shows the payment of tax for the period from 2023-2024 by Sri. Somashekara Reddy, S/o. Late B.V. Thimmarayappa, in respect of Sy. No.333/1.

Intimation Letter dated 08.09.2022 issued by the Tahsildar, Anekal Taluk, indicates the non-availability of IL & RR Extract for Sy. No.333/1, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore District.

SY. NO.331/2:

Akarbandh in respect of property in Sy. No.333/1 issued by the Revenue Authorities confirms the extent of the said property as 04 Acres 00 Guntas and the Akarbandh in respect of property in Sy. No.333/2 issued by the Revenue Authorities confirms the extent of the said property as 04 Acres 00 Guntas and 05 Guntas of Kharab.



Endorsement dated 30.07.2021 issued by The Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru discloses that there are no proceedings pending in respect of the property in Sy. No.333/2 of Hulimangala Village.

Endorsement dated 29.07.2021 issued by The Special Land Acquisition, Karnataka Housing Board, Bengaluru discloses that the property measuring 04 Acre 00 Guntas in Sy. No.333/2 is not acquired for any of its projects

Endorsement dated 10.08.2021 issued by The Special Land Acquisition, Karnataka Industrial Areas Development Board, Bengaluru discloses that the property measuring 04 Acre 00 Guntas in Sy. No.333/2 is not acquired for any of its projects.

It is seen that the Official Memorandum dated 28.09.2022 bearing No. ALN(AT) SR.114/22-23, issued by the District Collector, Bangalore District, for Sanction of Conversion of 4.5.0.00 Acres of land out of Sy. No.333/2 in Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore District, for Non-agricultural/Residential purposes in favour of Mrs. H.S.Nagamani, D/o. Sri. Somashekara Reddy.

Form 11A – E-Katha Certificate dated 28.06.2023 bearing No.150200102901024066, in respect of Sy. No.333/2, issued by the Panchayathi Development Officer, Hulimangala Village, Hulimangala Grama Panchayathi, Anekal Taluk, stands in the name of Smt. H.S.Nagamani, D/o. Sri. Somashekara Reddy.

The Property Tax paid Receipt dated 30.06.2023 issued by the Panchayathi Development Officer, Hulimangala Grama Panchayathi, Anekal Taluk, shows the payment of tax for the period from 2023-2024 by Smt. H.S.Nagamani, D/o. Sri. Somashekara Reddy, in respect of Sy. No.333/2.

COMMON DOCUMENTS:

Genealogical / Family Tree dated 30.11.2022 issued by the Deputy Tahsildar, Begur Hobli, Bangalore South Taluk, Bangalore District, shows the legal heirs and family members of Sri. H.S.Gopinath, S/o. Sri. H.T. Somashekara Reddy, viz. H.T. Somashekara Reddy (Father), Late Hulimangala Ramaiah Reddy Shanthamma (Mother), H.S. Nagamani (Younger Sister).

Genealogical / Family Tree dated 30.11.2022 issued by the Deputy Tahsildar, Begur Hobli, Bangalore South Taluk, Bangalore District, shows the legal heirs and family members of Smt. H.S.Nagamani, W/o. Sri. K.C. Jaganath Reddy, viz. Jaganath Reddy. K.C. (Husband), K.J. Preetham and K.J. Vikram (sons).

Government Order dated 17.02.2022 bearing No.NAE.82 BMR 2019 (Zoning from green belt to Yellow Zone), have applied for conversion, in respect of Sy. Nos.333/1 04 Acres and Sy. No.333/2 4 Acres (05 Guntas Karab, totally measuring 08 Acres 00 guntas, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore District,



Letter dated 04.06.2022 issued bearing No,BDA/TPA/ CLU-34/2021-22/494/2022-23, issued by the Director of Town Planning, BDA, Bangalore, indicates the intimation regarding the payment of conversion fees for change of land use from agriculture to residential purpose, amounting to Rs.15,66,300/-, in respect of Sy. No.333/1, measuring 4 Acres, Sy.No.333/2, 4 Acres (5 guntas kharab) totally measuring 8 Acres, situated at Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore District.

Work Commencement Certificate dated 28.06.2022 bearing No.BDA/DTP/CLU-34/2021-22/701/2022-23, issued by the Commissioner, BDA, Bangalore, permission approved for the construction of residential building on the schedule 'A' property, consisting of :

- **Block-1, 3, 5, 7, 9, 11, consisting of Ground + 2 Upper Floors + Pent House, totally 38 Units.**
- **Block-2, 4, 6, 8, 10, consisting of Ground + 2 Upper Floors + Pent House, totally 35 Units.**
- **Block-12, Ground + 2 Upper Floors + Pent House, totally 20 Units. AND;**
- **Block-13, Ground + 2 Upper Floors + Pent House, totally 10 EWS Units**

Totally altogether 93 Residential Units + 10 EWS, on compliance of the terms and conditions as specified in the said commencement certificate.

Work Order dated 30.03.2023 bearing No.BDA/DTP/ DLP-31/2022-23/4081, issued by the Commissioner, Bangalore Development Authority, Bangalore, in respect of Sy. Nos.333/1 and 333/2, situated at ulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore District, stands in the names of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani.

That, a Relinquishment Deed dated 09.03.2023 is executed by Sri. H.T. Somashekara Reddy and Smt. H.S.Nagamani, in favour of Bangalore Development Authority, Bangalore, Rep. by its Executive Engineer, registered as Document No.BDA-1-04068/20222023, Book-I, stored in CD No.BEDAD-1289, in the office of Sub-Registrar, BDA, Bangalore, relinquishing the park area, civic amenities areas and area reserved for road in the said layout.-----

JOINT DEVELOPMENT AGREEMENT / GPA / PLAN APPROVALS:

It is observed that a Development Agreement dated 28.06.2023 is executed by and between: 1) Sri. H.T. Somashekara Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jaganath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jaganath Reddy (Owners/ Co-Promoters), AND; M/s. Urbanize Land Holdings Pvt. Ltd. Rep. by its Managing Directors Sri. H.R. Ravichandra (Developer/Promoter), registered as Document No.ANK-1-02857/2023-24, Book-I, in the office of Senior Sub-Registrar, Anekal. Wherein the terms of the JDA with regard to sharing ratio, it is agreed between the parties in the aforesaid JDA as :



Clause No.3 of the JDA is as follows:

REVENUE SHARE:

3.1 In consideration of the Owners agreeing to give the Schedule Property to the Developer for the development of the Project on the Schedule Property in terms of this Joint Development Agreement, the Owners jointly, shall be entitled to 30% of the Net Sales as their share of revenue from the project.

Sri. H.T. Somashekara Reddy and Smt. H.S. Nagamani (Owners) each are entitled for 50% of revenue share out of total owner revenue share of 30% of the Net Sales as their share of revenue from the Project (hereinafter referred to as the Owner's Revenue Share).

3.2 The distribution of the Owners Revenue Share shall be in accordance with Clause 4 to this Joint Development Agreement, with Owners Revenue Share shall be transferred to the Owners as a periodical basis, i.e. on or before the 30 days of the subsequent month after end of the month in which the said revenue is received.

3.3 It is agreed, understood and clarified between the Parties that the Owner's Revenue Share as defined in this Agreement is in essence for transfer of the right, title and interest in the Schedule Property in favour of the Purchasers of the land relating to the units in the Project.

3.4 In consideration of the Developer agreeing to develop the schedule property by constructing the Project and agreeing to share with the Owners the Owner's Revenue Share, the Developer shall be entitled to the remaining 70% of the Net Sales (hereinafter referred to as the Developer's Revenue Share).

In order to execute the said JDA and to carry on the developmental activities the Owners 1) Sri. H.T. Somashekara Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jaganath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jaganath Reddy, have also empowered the Developer M/s. Urbanize Land Holdings Pvt. Ltd. Rep. by its Managing Directors Sri. H.R. Ravichandra, a General Power of Attorney dated 28.06.2023 is executed by 1) Sri. H.T. Somashekara Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jaganath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jaganath Reddy, in favour of, M/s. Urbanize Land Holdings Pvt. Ltd. Rep. by its Managing Directors Sri. H.R. Ravichandra, registered as Document No.ANK-4-00158/2023-24, Book-IV, in the office of Senior Sub-Registrar, Anekal.

Building License dated 28.06.2023 bearing No.AS/AA-03/TS-02/14/2023-24, issued by the
Commissioner, Bangalore Development Authority, Bangalore,



reflecting in the names of Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani, shows the permission granted for construction of a Residential Building on the Schedule Property.

Sanctioned Building Plan Approval dated 28.06.2023 bearing No.AS/AA-03/TS-02/14/2023-24, issued by the Commissioner, Bangalore Development Authority, Bangalore, shows the approval of the plan for construction of residential building on the schedule property consisting of:

- **Block-1, 3, 5, 7, 9, 11, consisting of Ground + 2 Upper Floors + Pent House, totally 38 Units.**
- **Block-2, 4, 6, 8, 10, consisting of Ground + 2 Upper Floors + Pent House, totally 35 Units.**
- **Block-12, Ground + 2 Upper Floors + Pent House, totally 20 Units. AND;**
- **Block-13, Ground + 2 Upper Floors + Pent House, totally 10 EWS Units**

NOC's:

- The Karnataka Pollution Control Board issued an NOC No.PCB/389/CNP/13/H642, stating that no objection for construction of High-Rise Residential Building on the schedule property, in the name of M/s. Urbanize Land Holdings Pvt. Ltd.
- NOC issued by the State Environment Impact Assessment Authority (SEIAA), indicates No Objection for Development of Residential development Project in Sy. No.s333/1 & 333/2 of Hulimangala Village, Jigani Hobli, Anekal Taluk, Bangalore by Sri. H.T. Somashekara Reddy.

COMPANY DOCUMENTS:

Certificate of Incorporation issued by the Government of India, Ministry of Corporate Affairs. This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This Certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required.

Memorandum of Association of M/s. Urbanize Land Holdings Pvt. Ltd. that to purchase any movable or immovable property including farm lands, industrial, commercial, residential plots, buildings, houses, apartments, flats or areas within or outside the limits of Municipal Corporation of other local bodies, anywhere within the Domain of India, to divide the same into suitable plots, and to rent to sell the plots for building/ constructing residential houses, bungalows, business premises, and colonies and rent or sell the same and realize cost in lump sum or easy installments or by hire purchase system and otherwise. To purchase for resale and to trade in land and house and other immovable property of any



tenure and any interest therein, and to create, sell and deal in freehold and leasehold ground rents, and to deal in trade by way of sale or otherwise with land and house property and any other immovable property whether real or personal

Article of Association of M/s. Urbanize Land Holdings Pvt. Ltd. in these regulations the Act means the Companies Act, 2013. The company means Urbanize Land Holdings Pvt. Ltd. Unless the context otherwise required, words, or expression contained in these regulations shall bear the same meaning as in the Act or any statutory modification thereof in force on the date at which these regulations become binding on the Company. The company is a Private Ltd. Company within the meaning of Section 2 (68) of the Companies Act, 2013 and having minimum paid up share capital as may be prescribed and which by its articles. Restricts the right to transfer its share except in case of One person Company, limits the number of its members to two hundred, provided that where two or more persons hold one or more share in a company jointly, they shall for the purposes of this clause, be treated as a single member. Provided further that a persons who are in the employment of the company and persons who having been formerly in the employment of the company were members of the company while in that employment and have continued to be members after the employment and have continued to be included in the number of members; prohibits any invitation to the public to subscribe any securities of the company.

Board Resolution dated 16.05.2023 of M/s. Urbanize Land Holdings Pvt. Ltd. therefore, be it resolved that the Board of Directors of the Company does hereby authorize and empower the Managing Director of the Company, H.R. Ravichandra, to represent and execute sale deeds and others documents required for the purpose of buying, selling, transferring or otherwise disposing of the Company's property, assets, or any part thereof and to take all necessary actions, execute and sign all deeds, documents, and instruments on behalf of the Company, and to affix the common seal of the Company, if required, to effect the above transactions. Resolved further, that all actions taken by the Managing Director in accordance with this resolution shall be binding upon the Company, and the Company hereby agreed to ratify and confirm all such actions, and a copy of this resolution duly certified by the Managing Director of the Company be filed with the concerned authorities and any other party as and when required.

Encumbrance Certificate for the period 01.04.1989 to 11.09.2023 issued by the Sub-Registrar, Bangalore, in respect of Sy. No.333 of Hulimangala Village discloses the transactions referred to above during the said period.



LEGAL OPINION:

On verifying the various documents as per the list enclosed and tracing the title as discussed above, I am of the considered legal opinion that **Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani (Vendor/s)**, AND; **M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors **Sri. H.R. Ravichandra (Developer/ Builder/Promoter)** are the legal and absolute owner of the Schedule 'A' Property, and that they enjoy an equitable and marketable title for the same.

It is observed that a Development Agreement dated 28.06.2023 is executed by and between: 1) Sri. H.T. Somashekar Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jagannath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jagannath Reddy (Owners/ Co-Promoters), AND; **M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors **Sri. H.R. Ravichandra (Developer/Promoter)**, registered as Document No.ANK-1-02857/2023-24, Book-I, in the office of Senior Sub-Registrar, AnekalThat, the aforesaid **M/s. Urbanize Land Holdings Pvt. Ltd.**, will become the absolute owner of the Schedule 'B' Property and that she will enjoy an equitable and marketable title for the same on execution of the sale deed in his favour.

In order to execute the said JDA and to carry on the developmental activities the Owners 1) Sri. H.T. Somashekar Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jagannath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jagannath Reddy, have also empowered the Developer **M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors **Sri. H.R. Ravichandra**, a General Power of Attorney dated 28.06.2023 is executed by 1) Sri. H.T. Somashekar Reddy, S/o. Sri. B.V. Thimmarayappa, 1a) Sri. H.S. Gopinath, S/o. Sri. H.T. Somashekar Reddy, 2) Smt. H.S. Nagamani, W/o. Sri. K.C. Jagannath Reddy, 2a) Sri. K.J.Preethan, S/o. Sri. K.C. Jagannath Reddy, 2b) Sri. K.J. Vikram, S/o. Sri. K.C. Jagannath Reddy, in favour of, **M/s. Urbanize Land Holdings Pvt. Ltd.** Rep. by its Managing Directors **Sri. H.R. Ravichandra**, registered as Document No.ANK-4-00158/2023-24, Book-IV, in the office of Senior Sub-Registrar, Anekal.

Building License dated 28.06.2023 bearing No.AS/AA-03/TS-02/14/2023-24, issued by the Commissioner, Bangalore Development Authority, Bangalore, reflecting in the names of **Sri. H.T. Somashekar Reddy and Smt. H.S. Nagamani**, shows the permission granted for construction of a Residential Building on the Schedule A Property.

Sanctioned Building Plan Approval dated 28.06.2023 bearing No.AS/AA-03/TS-02/14/2023-24, issued by the Commissioner, Bangalore Development Authority, Bangalore, shows the approval of the plan for construction of residential building on the schedule A property consisting of:

- **Block-1, 3, 5, 7, 9, 11, consisting of Ground + 2 Upper Floors + Pent House, totally 38 Units.**



- **Block-2, 4, 6, 8, 10, consisting of Ground + 2 Upper Floors + Pent House, totally 35 Units.**
- **Block-12, Ground + 2 Upper Floors + Pent House, totally 20 Units. AND;**
- **Block-13, Ground + 2 Upper Floors + Pent House, totally 10 EWS Units**

Hence this legal opinion.



Kavitha S

Advocate

Housiey.com

