

# S.V.H. LAW ASSOCIATES

Advocates & legal consultants

Date: 10-09-2025

**Sub:** Scrutiny of documents of title in respect of residential converted Land bearing survey numbers

Owners	Sy.No	Ac re	Gunta	Conversion order Number	Date
Jayaram	29/1A	0	29	585975	22-01-2024
Jayaram	26/3	0	20	514537	11-08-2023
Jayaram	40/5	0	23	629289	02-04-2024
VasudevaReddy	27/3	0	34	585974	22-01-2024
VasudevaReddy	40/4	0	23	629285	02-04-2024
Nagaraj	27/1	0	33.08	585973	22-01-2024
Nagaraj	40/3	0	23	629291	02-04-2024
Pilla Reddy	41/3	1	26	623276	13-02-2024
Muniswamy	33/1	1	20	673062	21-05-2024
ManjunathReddy	33/2	0	20	673061	21-05-2024
ManjunathReddy	40/1	1	19	629286	02-04-2024
ManjunathReddy	36/1	0	35	622449	13-02-2024
Manjula	36/2	0	35	622447	13-02-2024
Neelamma and others	34/6	0	05	514539	11-08-2023
Neelamma and others	34/5	0	07	626564	23-02-2024
Neelamma and others	34/4	0	02.63	475386	10-03-2023

situated at Sadaramangala Village, Silver Oaks Main Road, Varthur Hobli, Bengaluru East Taluk:

## II. List of documents furnished for scrutiny

1. Copy of Index of Land (I.L),
2. Copy of Records of Right (RR) No. 83 issued by Tahashildhar, Bengaluru East Taluk, K.R.Pura,
3. Copy of registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12228/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,
4. Copy of registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12235/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,



*[Handwritten Signature]*

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5. Copy of registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12246/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,
6. Copy of registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12231/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,
7. Copy of Joint Development Agreement dated 08/02/2024, registered as Document No.INR-1-14887/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,
8. Copy of registered General Power of Attorney dated 11/12/2023, registered as Document No.INR-4-00917/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,
9. Copy of registered General Power of Attorney dated 11/12/2023, registered as Document No.INR-4-00917/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore,
10. Copy of registered General Power of Attorney dated 11/12/2023, registered as Document No.INR-4-00918/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
11. Copy of registered General Power of Attorney dated 11/12/2023, registered as Document No.INR-4-00921/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
12. Copy of registered General Power of Attorney dated 11/12/2023, registered as Document No.INR-4-00919/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
13. Copy of registered General Power of Attorney dated 08/02/2024, registered as Document No.INR-4-01164/2023-24, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
14. Copy of registered Rectification Joint Development Agreement dated 08/09/2025, registered as Document No.INR-4-04221/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
15. Copy of registered Rectification Joint Development Agreement dated 08/09/2025, registered as Document No.INR-4-04225/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
16. Copy of registered Rectification Joint Development Agreement dated 08/09/2025, registered as Document No.INR-4-04223/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
17. Copy of registered Rectification Joint Development Agreement dated 08/09/2025, registered as Document No.INR-4-04224/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
18. Copy of registered Rectification Joint Development Agreement dated 08/09/2025, registered as Document No.INR-4-04222/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore



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19. Copy of registered Rectification General Power of Attorney dated 08/09/2025, registered as Document No.INR-4-00410/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
20. Copy of registered Rectification General Power of Attorney dated 08/09/2025, registered as Document No.INR-4-00406/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
21. Copy of registered Rectification General Power of Attorney dated 08/09/2025, registered as Document No.INR-4-00407/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
22. Copy of registered Rectification General Power of Attorney dated 08/09/2025, registered as Document No.INR-4-00408/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
23. Copy of registered Rectification General Power of Attorney dated 08/09/2025, registered as Document No.INR-4-00409/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
24. Copy of registered Supplementary Agreement dated 08/09/2025, registered as Document No.INR-4-04228/2025-26, registered before the Office of the Sub-Registrar, Inidranagar, Bangalore
25. Copy of RTC from the year 1966-67 to 2025-26 issued by Village Accountant, Bengaluru East Taluk,
26. Copy of Mutation Registers issued by Tashildhar Bangalore East Taluk,
27. Copy of Survey Tippan issued by Village Accountant, Bengaluru East Taluk,
28. Copy of Survey Kardh issued by Village Accountant, Bengaluru East Taluk,
29. Copy of Survey Original Tippani issued by Village Accountant, Bengaluru East Taluk,
30. Copy of Survey Original Prathi issued by Village Accountant, Bengaluru East Taluk,
31. Copy of Survey Hissa Phodi issued by Village Accountant, Bengaluru East Taluk,
32. Copy of Akarbandh issued by assistant director Land records Bengaluru City,
33. Copy of endorsement dated issued by Asst Commissioner, Land Acquisition, Bengaluru Development Authority
34. Copy of Official Memorandums (conversion orders) issued by Spl Deputy Commissioner, Bengaluru District.
35. Copy of Endorsement issued by Asst Commissioner Bengaluru North Division, Bengaluru Regarding Section 79A & B of KLR Act,
36. Copy of Endorsement issued by Asst Commissioner Bengaluru North Division, Bengaluru Regarding PTCL Act,
37. Copy of Endorsement issued by Tashildhar Bengaluru North Division, Bengaluru Regarding Section 7 & 7A of KLR Act,
38. Copy of Encumbrance Certificate from 01-07-1950 to 14-02-1957, issued by Sub-Registrar, Peenya,
39. Copy of Encumbrance Certificate from 15-02-1957 to 31-05-1989, issued by Sub-Registrar, Bommanahalli,



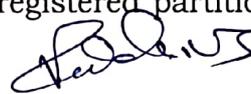
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40. Copy of Encumbrance Certificate from 01-06-1989 to 31-03-2004, issued by Sub-Registrar, Bommanahalli,
41. Copy of Nil Encumbrance Certificate from 01-04-2004 to 29-11-2022, issued by Sub-Registrar, Varthur,
42. Copy of Village Map of Sadaramangala Village,
43. Copy of genealogical Tree of Parvathamma issued by Village Accountant, Bangalore East taluk,
44. The copy of Building license dated 01-03-2025, issued by Joint Director, Town Planning (JDTP), BBMP, Bengaluru,
45. The copy of Sanction Plan dated 01-03-2025, issued by Joint Director, Town Planning (JDTP), BBMP, Bengaluru,
46. Copy of consent for establishment or NOC issued by the Karnataka State Pollution Central Board on 17-01-2025
47. Copy of Environmental clearance certificate issued by the Ministry of Environment, Forest, and Climate Change Authority on 17-08-2024,
48. Copy of No objection certificate for height clearance issued by the General Manager, HAL Bengaluru on 14-12-2024,
49. Copy of No objection certificate issued by the Director and General of Police and Director, Karnataka State Fire & Emergency Service on 01-10-2024,
50. Coy of No objection certificate issued by the Chief Engineer, BWSSB, on 26-08--2024,
51. Copy of No objection certificate issued by Assistant General Manager, BSNL on 07-06-2024,
52. Copy of No objection certificate issued by Executive Engineer Elec, BESCO on 30-05-2024,
53. Copy of No objection certificate for height clearance issued by the General Manager, Airport Authority of India on 18-04-2024
54. Copy of certificate issued under the Companies Act.

### III. Tracing title:

Survey Number 29/1A, measuring 29 Gunta, Survey Number 26/3, measuring 20 Gunta, Survey Number 40/5 (old Sy.No.40/1), measuring 23 Gunta, Survey Number 27/3, measuring 34 Gunta, Survey Number 40/4 (old Sy.No.40/1), measuring 23 Gunta, Survey Number 27/1, measuring 33.08 Gunta, and Survey Number 40/3 (old Sy.No.40/1), measuring 23 Gunta, situated at, Sadaramangala Village, K.R.Pura Hobli, Bengaluru East Taluk.

The above said lands originally owned and possessed by Sri.H.Narayana Reddy son of Hanuma Reddy. After the death of H.Narayana Reddy his sons Sri.H.N.Hanuma Reddy, Sri.H.N.Gurumurthy Reddy, Sri.H.N.Kodandarama Reddy, Sri.H.N.Anatharamaiah Reddy, Sri.H.N.Seetharamaiah Reddy and Sri.H.N.Krishna Reddy have entered into a registered partition deed dated 13-



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11-1954, document No.3921/1954-55, Book-I, Volume1439, Page 135-145, registered in the office of Sub-Registrar, Bangalore. In the said partition Sri.Gurumurthy Reddy has acquired the land measuring 1 Acre 17 Guntas in Survey Number 27/1 and land measuring 20 Guntas in Survey Number 29/1 of Sadaramangala Village. Sri.Kodandarama Reddy has acquired the land measuring 20 Guntas in Survey Number 27/1, land measuring 2 Acre 06 Guntas in Survey Number 26 and land measuring 29 Guntas in Survey Number 29/1 of Sadaramangala Village and Sri.Seetharamaiah Reddy has acquired the land measuring 4 Acre 07 Guntas in Survey Number 40 of Sadaramangala Village and their name is reflected in the RTC

It is evident from the records that, the land bearing Survey Number 40, measuring 1 Acre 32 Guntas of Sadaramangala Village was sold by Sri.H.N.Seetharamaiah son of H.Narayana Reddy in favour of Smt.Muniyamma wife of Narayana Reddy as per registered Sale deed dated 02-01-1980, document No.5413/1979-80 and khatha of the said property is mutated in the name of Smt.Muniyamma as per MR.1/1979-80.

It is evident from the records that, the land bearing Survey Number 27/1, measuring 20 Guntas and Survey Number 29/1, measuring 29 Guntas of Sadaramangala Village was sold by Sri.H.N.Kodandarama Reddy son of H.Narayana Reddy in favour of Sri.M.Narayana Reddy son of Muniyappa Reddy as per registered Sale deed dated 28-11-1974, document No.7008/1974-75, Book-I, Volume 1109, Page 237-242, registered on 30-01-1975 in the office of Sub-Registrar, Bangalore South Taluk and khatha of the said property is mutated in the name of Sri.M.Narayana Reddy as per RR.397.

It is evident from the records that, the land bearing Survey Number 26, measuring 20 Guntas of Sadaramangala Village was sold by Sri.H.N.Kodandarama Reddy son of H.Narayana Reddy in favour of Sri.M.Narayana Reddy son of Muniyappa Reddy as per registered Sale deed dated 28-11-1974, document No.7008/1974-75 and khatha of the said property is mutated in the name of Sri.M.Narayana Reddy as per RR.397.

It is evident from the records that, the land bearing Survey Number 27/1, measuring 1 Acre 20 Guntas and Survey Number 29/1, measuring 21 Guntas of Sadaramangala Village was sold by Sri.H.N.Gurumurthy Reddy son of H.Narayana Reddy in favour of Sri.M.Narayana Reddy son of Muniyappa Reddy as per registered Sale deed dated 26-11-1974, document No.7009/1974-75, Book-I, Volume 1120, Page 3-6, registered on 25-01-1975 in the office of Sub-Registrar, Bangalore South Taluk and khatha of the said property is mutated in the name of Sri.M.Narayana Reddy as per RR.397.



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It is evident from the records that, Sri.M.Narayana Reddy son of Muniyappa Reddy died on 23-05-1995 and Smt.Muniyamma wife of M.Narayana Reddy died on 18-01-1999 leaving behind daughter Smt.Shanthamma and sons Sri.Jayaram, Sri.N.Vasudeva Reddy and Sri.N.Nagaraj and the Khatha of the above said properties standing in the name of M.Naryana Reddy were mutated in the joint name of Sri.Jayaram, Sri.N.Vasudeva Reddy and Sri.N.Nagaraj jointly as per IHC.1/1995-96 and the same is reflected in the RTC.

It is evident from the records that, the land bearing Survey Number 40 was subjected to phodi and the land measuring 3 Acre 08 Guntas owned and possessed by First parties and M.Manjunath son of Muniyappa was assigned new survey number 40/1 as per order dated 23-04-2001 and reflected in the RTC from the year 2002-03.

It is evident from the records that, Smt.Shanthamma daughter of M.Narayanareddy has released all her right, title and interest in the joint family properties in favour of her brothers Sri.Jayaram, Sri.N.Vasudeva Reddy and Sri.N.Nagaraj by receiving two plots belongs to the joint family to her share as per registered Release deed dated 29-09-2003, document No.KRI-1-12573/2003-04, registered in the office of Sub-Registrar, K.R.Pura, Bangalore.

It is evident from the records that, as per partition deed dated 04-07-2005 the sons of Sri.Narayanareddy and Muniyamma i.e., Sri.Jayaram, Sri.N.Vasudeva Reddy and Sri.N.Nagaraj have partitioned the family properties and the properties mentioned in above SL No.1 to 3 were allotted to the share of Sri.Jayaram, the properties mentioned in above SL No.4 and 5 were allotted to the share of Sri.N. Vasudeva Reddy and the properties mentioned in above SL No.6 and 7 were allotted to the share of Sri.N.Nagaraj and the said partition deed is registered as per document No.KRI-1-05164/2005-06, accordingly the Khatha of the said properties is mutated in their name as per MR.2/2005-06, MR.4/2005-06 and MR.16/2005-06 in the revenue records.

It is evident from the records that, the land bearing Survey Number 26/1 was subjected to phodi and the land measuring 20 Guntas owned and possessed by Sri.N.Jayaram was assigned new survey number 26/3 and the same is mutated in his name as per MR.16/2005-06

It is evident from the records that, the land measuring 2927.80 sq.ft (02.68 Guntas) in Survey Number 29/1 out of 1 Acre 09 Guntas owned and possessed by Sri.N.Jayaram was utilized by Bruhath Bengaluru Mahanagara Palika for winding of road and accordingly Sri.N.Jayaram has executed a Relinquishment deed dated 14-07-2014 in favour of Commissioner BBMP as per registered document No.BNS-1-06022/2014-15, stored in CD.No.BNSD321, registered in the office of Sub-Registrar, Banasawadi. Similarly the land measuring 4940.67



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sq.ft (04.53 Guntas) in Survey Number 27/3 out of 38.08 Guntas owned and possessed by Sri.N.Vasudeva Reddy was utilized by Bruhath Bengaluru Mahanagara Palika for winding of road and accordingly Sri. N.Vasudeva Reddy has executed a Relinquishment deed dated 14-07-2014 in favour of Commissioner BBMP as per registered document No.BNS-1-06021/2014-15, stored in CD.No.BNSD321, registered in the office of Sub-Registrar, Banasawadi and the land measuring 5384.69 sq.ft (04.94 Guntas) in Survey Number 27/1 out of 38.08 Guntas owned and possessed by Sri.N.Nagaraj was utilized by Bruhath Bengaluru Mahanagara Palika for winding of road and accordingly Sri. N.Nagaraj has executed a Relinquishment deed dated 14-07-2014 in favour of Commissioner BBMP as per registered document No.BNS-1-06023/2014-15, stored in CD.No.BNSD321, registered in the office of Sub-Registrar, Banasawadi.

It is evident from the records that, the land bearing Survey Number 29/1, measuring 1 Acre 09 Guntas was converted from Agricultural to Non Agricultural purpose vide ALN(EKHW)SR.59/2015-16, dated 25-05-2016, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, the land bearing Survey Number 27/3, measuring 38.08 Guntas was converted from Agricultural to Non Agricultural purpose vide ALN(EKHW)SR.60/2015-16, dated 25-05-2016, issued by Deputy Commissioner, Bengaluru District. \the land bearing Survey Number 27/1, measuring 38.08 Guntas was converted from Agricultural to Non Agricultural purpose vide ALN(EKHW)SR.58/2015-16, dated 25-05-2016, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, Sri.N.Jayaram has executed a registered Gift Deed dated 12-05-2022 in favour of his sons Sri.Mahesh.J and Sri.Avinash.J as per document No.KRI-1-01688/2022-23, stored in CD.No.KRID1480, registered in the office of Sub-Registrar, Krishnarajapura in respect of Schedule A Property item No.1 and 2. Subsequently Sri.Mahesh.J and Sri.Avinash.J have executed a registered Release deed dated 23-12-2022 in favour of their father Sri.N.Jayaram as per document No.BNS-1-16970/2022-23, stored in CD.No.BNSD1690, registered in the office of Sub-Registrar, Banaswadi in respect of Schedule A Property item No.1 and 2.

It is evident from the records that, the land bearing Survey Number 29/1 was subjected to phodi and the land measuring 29 Guntas owned and possessed by Sri.N.Jayaram was assigned new survey number 29/1A and the land measuring 20 Guntas owned and possessed by Sri.N.Jayaram was assigned new survey number 29/1B the same is mutated in his name as per MR.T4/2022-23



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It is evident from the records that, the land bearing Survey Number 26/3, measuring 20 Guntas was converted from Agricultural to Non Agricultural purpose vide: 514537, dated 11-08-2023, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, the land bearing Survey Number 40/1 was subjected to phodi and the land measuring 23 Guntas each owned and possessed by Sri.N.Jayaram, N.Vasudev Reddy and N.Nagaraj was assigned new survey number 40/5, 40/4 and 40/3 respectively and the Survey Number 40/5 was converted from Agricultural to Non Agricultural purpose vide:629289, dated 02-04-2024, Survey Number 40/4 was converted from Agricultural to Non Agricultural purpose vide: 629285, dated 02-04-2024 and Survey Number 40/3 was converted from Agricultural to Non Agricultural purpose vide: 629291, dated 02-04-2024.

It is evident from the records that, Sri.N.Jayaram, N.Vasudev Reddy and N.Nagaraj and their children's with an intention to develop the above said lands have executed a Registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12228/2023-24, and also executed a Registered General Power of Attorney dated 11-12-20023, document No.INR-4-00917/2023-24. Subsequently the said JDA and GPA is rectified as per rectification deed dated 08-09-2025, document No.INR-1-04221/2025-26 and INR-4-00406/2025-26. Accordingly Sri.N.Jayaram, N.Vasudev Reddy and N.Nagaraj and their children's have got 35% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property.

**Survey Number 33/1 (Old Sy.No.33), measuring 1 Acre 20 Guntas**

It is evident from the records that, the Survey Number 33, measuring 1 Acre 20 Guntas was originally owned and possessed by Sri.S.M.Venkatshami Reddy son of Maluru Muniswamy Reddy and he had acquired the same as per registered Sale deed dated 04-02-1980, document No.6272/1979-80, Book-I, Volume 1462, Page 231-233, registered on 11-04-1980 in the office of Sub-Registrar, South Taluk, from its previous owners and khatha of the said property is mutated in his name as per MR.2/1987-88.

It is evident from the records that, S.M.Venkatshami Reddy has sold the Schedule property in favour of Sri.P.Muniswamy and Sri.P.Muniyappa both are sons of Poojappa as per registered sale deed dated 24-12-1990, document No.4873/1990-91, and khatha of said property is mutated in the name of Sri. P.Muniswamy and



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Smt.Jayamma wife of Late P.Muniyappa jointly as per MR.12/1990-91.

It is evident from the records that, Sri.P.Muniyappa died leaving behind his wife Smt.Jayamma, daughter Smt.Geetha.S.M and son Sri.Madesh.M as his legal heirs to succeed his estate.

It is evident from the records that, the land bearing Survey Number 33, was subjected to phodi and the land measuring 1 Acre 20 Guntas owned and possessed by Sri.P.Muniswamy and Smt.Jayamma was assigned new survey Number 33/1 and the same is converted from Agricultural to Non Agricultural purpose vide: 673062, dated 21-05-2024, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, Sri.P.Muniswamy, Smt.Jayamma, Smt.Geetha.S.M and Sri.Madesh.M with an intention to develop the above said lands have executed a Registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12246/2023-24, and also executed a Registered General Power of Attorney dated 11-12-20023, document No.INR-4-00921/2023-24. Subsequently the said JDA and GPA is rectified as per rectification deed dated 08-09-2025, document No.INR-1-04223/2025-26 and INR-4-00408/2025-26. Accordingly Sri.P.Muniswamy, Smt.Jayamma, Smt.Geetha.S.M and Sri.Madesh.M and their children's have got 35% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property.

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**Survey Number 33/2 (Old Sy.No.33) measuring 20 Guntas**  
**Survey Number 40/1 measuring 1 Acre 19 Guntas**  
**Survey Number 36 measuring 1 Acre 30 Guntas**

It is evident from the records that, the Survey Number 33 measuring 20 Guntas was originally owned and possessed by Smt.Parvathamma wife of Muniyappa and she had acquired the same as per registered Sale deed dated 04-02-1980, document No.6273/1979-80, from its previous owners and khatha of the said property is mutated in her name as per MR.1/1979-80.

It is evident from the records that, the larger extent of Survey Number 40/1 is originally acquired by Sri.H.N.Seetharama Reddy son of H.Narayanareddy as per registered partition deed dated 15-11-1954, document No.3921/1954-55, Volume 1439, Page 135-145 and his name is mutated in the revenue records. Sri.H.N. Seetharama Reddy has sold the same in favour of



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Smt.Parvathamma wife of Muniyappa as per registered Sale deed dated 02-01-1980, document No.5414/1979-80, and khatha of the said property is mutated in her name as per 01-1979-80.

It is evident from the records that, larger extent of Survey Number 36 originally acquired by Sri.H.N.Anantharama Reddy son of H.Narayanareddy as per registered partition deed dated 15-11-1954, document No.3921/1954-55, Volume 1439, Page 135-145 and his name is mutated in the revenue records. H.N.Anantharama Reddy and his sons have sold the land measuring 1 Acre 30 Gutnas out of 2 Acre 32 Gunta in favour of Smt.Parvathamma wife of Muniyappa as per registered Sale deed dated 30-08-1971, document No.2984/1971-72, and khatha of the said property is mutated in his name as per RR396.

It is evident from the records that, Smt.Parvathamma died on 18-04-1997 leaving behind his son M.Manjunath Reddy and daughter Smt.Manjula Muniyappa to succeed her estate and Khatha of the Survey Number 33 and 40/1 was mutated in the name of her son Sri.M.Manjunath Reddy and the khatha of Survey Number 36, measuring 35 Guntas each is mutated in the name of her son M.Manjunath Reddy and daughter M.Manjula as per IHR.1/2000-01

It is evident from the records that, survey Number 40/1 was subjected to phodi and the land measuring 1 Acre 19 Gunta owned and possessed by Sri.M.Manjunath Reddy was mutated in the same survey Number 40/1.

It is evident from the records that, the land bearing Survey Number 33 was subjected to phodi and the land measuring 20 Guntas owned and possessed by Sri.Manjunath Reddy was assigned new Survey Number 33/2 and the same was converted from Agricultural to Non Agricultural purpose vide: 673061, dated 21-05-2024, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, the land bearing Survey Number 40/1, measuring 1 Acre Guntas was converted from Agricultural to Non Agricultural purpose vide: 629286, dated 02-04-2024, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, the land bearing Survey Number 36, was subjected to phodi and the land measuring 35 Guntas was assigned new survey number 36/1 in the name of Sri.Manjunatha Reddy and the same is converted from Agricultural to Non Agricultural purpose vide: 622449, dated 13-02-2024 and the land measuring 35 Guntas was assigned new survey number 36/2 in the name of Smt.Manjula Muniyappa and the same is converted from



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Agricultural to Non Agricultural purpose vide: 622447, dated 13-02-2024, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, M.Manjunath Reddy, M.Manjula and their children's with an intention to develop the above said lands have executed a Registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12231/2023-24, and also executed a Registered General Power of Attorney dated 11-12-20023, document No.INR-4-00918/2023-24. Subsequently the said JDA and GPA is rectified as per rectification deed dated 08-09-2025, document No.INR-1-04225/2025-26 and INR-4-00410/2025-26. Accordingly M.Manjunath Reddy, M.Manjula and their children's have got 36% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property.

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### **Survey Number 41/3 measuring 1 Acre 26 Guntas**

It is evident from the records that, originally the land bearing Survey number 41, measuring 3 Acre 31 Guntas was owned and possessed by Sri.Muniyappa Reddy son of Thimma Reddy and he has Acquired the same as per registered Sale deed dated 29-07-1958, document No.1732/1958-59, Book-II, Volume 71, Page 49-50, registered in the office of Sub-Registrar, South Taluk, and khatha of the said property is mutated in his name as per RR.274.

It is evident from the records that, after the death of Muniyappa Reddy the Khatha of the above said property was mutated in the joint names of his sons Sri.Pilla Reddy, Sri.Nagappa Reddy and Sri.Ramareddy as per MR.1/1988-89. Sri.Pilla Reddy, Sri.Nagappa Reddy, Sri.Ramareddy and Sri.M.Nanjunda Reddy son of Late Muniyappa Reddy have entered into a Panchyath Parikath dated 28-04-1973 and the land measuring 2 Acre 06 Guntas in Sy.No.41 was allotted to the share of Sri.M.Pilla Reddy and the land measuring 1 Acre 28 Guntas was allotted to the share of Sri.M.Ramareddy and accordingly the Khatha is mutated in the revenue records as per MR.13/1990-91

It is evident from the records that, the land bearing Survey Number 41 was subjected to phodi and the land measuring 2 Acre 06 Guntas owned and possessed by Sri.M.Pilla Reddy is assigned new survey number 41/2 and accordingly his name is mutated in the revenue records as per MR.5/2004-05.



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It is evident from the records that, Sri.Pilla Reddy and his family members have jointly sold the land measuring 20 Guntas out of 2 Acre 06 Guntas in Survey Number 41/2 in favour of M.Anjaneyalu son of Ramaiah as per registered Sale deed dated 06-07-2006, document No.KRI-1-11607/2006-07, stored in CD.No.KRID231, registered in the office of Sub-Registrar, Krishnarajapura.

It is evident from the records that, the land bearing Survey Number 41/2 was subjected to phodi and the land measuring 1 Acre 26 Guntas owned and possessed by Sri.M.Pilla Reddy is assigned new survey number 41/3 and accordingly his name is mutated in the revenue records as per MR.T8/2023-24

It is evident from the records that, the land bearing Survey Number 41/3, measuring 1 Acre 26 Guntas was converted from Agricultural to Non Agricultural purpose vide:623276, dated 13-02-2024, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, Sri.M.Pilla Reddy and their children's with an intention to develop the above said lands have executed a Registered Joint Development Agreement dated 11/12/2023, registered as Document No.INR-1-12235/2023-24, and also executed a Registered General Power of Attorney dated 11-12-20023, document No.INR-4-00919/2023-24. Subsequently the said JDA and GPA is rectified as per rectification deed dated 08-09-2025, document No.INR-1-04222/2025-26 and INR-4-00409/2025-26. Accordingly Sri.M.Pilla Reddy and their children's and their children's have got 35% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property.

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**Survey Number 34/6, measuring 05 Guntas**  
**Survey Number 34/5, measuring 07 Guntas**  
**Survey Number 34/4, measuring 02.63 Guntas**

It is evident from the records that, the land measuring 37 Guntas in Survey Number 34 of Sadaramangala Village was originally owned and possessed by Sri.Byalehuli Krishnachar and after his death his daughter Smt.Kamalabai wife of Naryanamurthachar along with her son Sri.C.N.Madavmurthy has sold the said property in favour of Sri.Yellappa Reddy son of Mugappa as per registered Sale deed dated 06-05-1948, document No.5509/1947-48, Book-I, Volume



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991, Page 70-72, registered in the office of Sub-Registrar, Bangalore and khatha of the said property is mutated in his name as per MR.12/1980-81.

It is evident from the records that, the above said property has fallen to the share of Sri.Munireddy son of yellappareddy in the family partition held between the sons of Yellappa Reddy and accordingly his name is entered in the revenue records and he was in peaceful Possession and enjoyment of the same as its absolute owner.

It is evident from the records that, Sri.Munireddy along with his wife and children's have entered into registered partition dated 17-06-2005 in respect of their joint family properties. In the said partition land measuring 05 Guntas each in Survey Number 34 was allotted to the share of Smt.Savithamma, Smt.Sujatha and Smt.Neelamma daughters of Munireddy and the land measuring 07 Guntas in Survey Number 34 was allotted to the share of Smt.Meena daughter of Munireddy. Accordingly the survey Number 34 was subjected to phodi and the land measuring 5 Guntas owned and possessed by Smt.Savithamma is assigned new survey Number 34/4, the land measuring 5 Guntas owned and possessed by Smt.Neelamma is assigned new survey Number 34/6 and the land measuring 7 Guntas owned and possessed by Smt.Meena is assigned new survey Number 34/5 and their name is mutated in the revenue records and they are the absolute owners and in Possession over the same respectively.

It is evident from the records that, the land bearing Survey Number 34/6, measuring 05 Guntas was converted from Agricultural to Non Agricultural purpose vide:514539, dated 11-08-2023, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, the land bearing Survey Number 34/5, measuring 07 Guntas was converted from Agricultural to Non Agricultural purpose vide:626564, dated 23-02-2024, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, the land bearing Survey Number 34/4, measuring 02.63 Guntas was converted from Agricultural to Non Agricultural purpose vide:475386, dated 10-03-2023, issued by Deputy Commissioner, Bengaluru District.

It is evident from the records that, Smt.Savithamma, Smt.Sujatha, Smt.Neelamma, Smt.Meena, Smt.Prathibha.M, Munireddy and Smt.Jayamma



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with an intention to develop the above said lands have executed a Registered Joint Development Agreement dated 08-02-2024, registered as Document No.INR-1-14887/2023-24, and also executed a Registered General Power of Attorney dated 08-02-2024, document No.INR-4-01164/2023-24. Subsequently the said JDA and GPA is rectified as per rectification deed dated 08-09-2025, document No.INR-1-04224/2025-26 and INR-4-00407/2025-26. Accordingly M.Manjunath Reddy, M.Manjula and their children's have got 37% of Super Built-Up Area together with the proportionate undivided right, title and interest in the land along with car parking in the Schedule Property.

### Common documents

The Hissa survey Tippan, Pakka, survey original prathi, Akarbandh and Village Map issued by the Tahasildhar and department of Survey and settlement of land records confirm the identity of the caption property of Sadaramanagala Village, Varthur Hobli, Bengaluru East Taluk and its extent.

It is evidenced from records that, the Bengaluru Developer Authority has sanctioned/issued Development Plan (DP) in respect of the caption property for construction of multistoried residential building.

As per the Endorsement issued by Asst Commissioner, Bengaluru North Division, No case is pending/filed under PTCL Act in respect of the caption property.

As per the Endorsement issued by Asst Commissioner, Bengaluru North Division, No case is pending/filed under section 79A & B of Karnataka Land Reforms Act in respect of the caption property.

As per the Nil tenancy certificate issued by Tahashildhar, Bengaluru East Taluk, it is clear that, the said land is not subject to any tenancy and no application is filed in that, regard.

It is evidenced from the record that, the Jurisdictional BBMP authority has amalgamated the above said lands and after receipt of the betterment charges from the owners the BBM has assigned new Property No./PID No.6959251357, in respect of Sy.No.26/3,27/1P,27/3P,29/1A,33/1, 33/2,34/4P,34/5,34/6, 36/1,36/2, 40/1,40/3,40/4,40/5,41/3.

It is evidenced from the record that, the **M/s RLP TRENDSQUARES PROJECTS PRIVATE LIMITED** is a registered company under Companies Act 2013 and having office at, No.1012, 10th Floor, Signature Tower - B, Katamanelluru Gate, Virgo Nagar Post, Bangalore - 560049 and the Certificate



*[Handwritten Signature]*

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of Companies has issued. Mr.Rajasekhar Reddy and Mrs.R.Lakshmi Prasanna is the Directors of the said Company.

It is evident from the record that, **M/s RLP TRENDSQUARES PROJECTS PRIVATE LIMITED** has obtained Building license on 28-08-2025 issued by Joint Director of Town Planning, BBMP for construction of high-rise residential apartment building over the Caption Property and accordingly the sanction Plan is also issued by the JDTP, BBMP vide License No.BBMP/CC/8596/25-26. LP.No.BBMP/Addl.Dir/JDNORTH/0036/2025-26.

It is evident from the record that, the land owners of the caption property and M/s RLP TRENDSQUARES PROJECTS PRIVATE LIMITED have entered into supplementary/Allocation deed on 08-09-2025 and accordingly they have allotted their respective share in the proposed multistoried building.

It is evident from the record that, Karnataka State Pollution Central Board has issued NOC for construction of multistoried residential building over the Caption Property.

It is evident from the record that, Environmental clearance certificate issued by the Ministry of Environment, Forest, and Climate Change Authority for construction of multistoried residential building over the Caption Property.

It is evident from the record that, No objection certificate for height clearance dated issued by the General Manager, HAL Bengaluru for construction of multistoried residential building over the Caption Property.

It is evident from the record that, No objection certificate issued by the Director and General of Police and Director, Karnataka State Fire & Emergency Service for construction of multistoried residential building over the Caption Property.

It is evident from the record that, No objection certificate issued by the Chief Engineer, BWSSB for construction of multistoried residential building over the Caption Property.

It is evident from the record that, No objection certificate issued by Assistant General Manager, BSNL for construction of multistoried residential building over the Caption Property.

It is evident from the record that, No objection certificate issued by Executive Engineer Elec, BESCO for construction of multistoried residential building over the Caption Property.



*[Handwritten signature]*

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It is evident from the record that, No objection certificate for height clearance issued by the General Manager, Airport Authority of India on for construction of multistoried residential building over the Caption Property.

That, the Encumbrance certificates furnished for the period from 01-04-1940 to up to date for caption property reflects the transactions as stated above.

#### V. Certificate:

In view of the foregoing I Varnakara Reddy.K.B, S.V.H Law Associates, Law Firm do hereby certify that:

The absolute owners of the property described in the caption above, having clear and marketable title and interest over their respective portions of the said property, have entered into a Joint Development Agreement with M/s. RLP Trendsquares Projects Private Limited. Pursuant to the Supplementary Sharing Agreement executed between the parties, the respective owners and M/s. RLP Trendsquares Projects Private Limited shall have absolute rights over the Super Built-Up Area, together with the proportionate undivided right, title and interest in the land, including car parking, in the project comprising the captioned property, in the following manner:

	Owners name	Super Built of Area (Sq.ft)
1	Jayaram and children's	63390
2	Vasudeva Reddy	56920
3	N.Nagaraj	54495
4	M.Pilla Reddy and children's	63120
5	P.Muniswamy and children's	56785
6	M.Manjunath Reddy	109470
7	Manjula Muniyappa	33785
8	Neelamma, Meena, Savithramma, Munireddy, Prathibha.M, Sujatha.S.M,	14400
9	<b>M/s RLP TRENDSQUARES PROJECTS PRIVATE LIMITED</b>	829325

Advocate

**Varnakara Reddy.K.B**



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