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26.12.2023

TEAM VIEW DEVELOPERS LLP,
No-48, 3rd Floor, Hitananda II, Lavelle Road
Bangalore- 560001

Kind Attention: Mr. Mahesh Sadwhani, Designated Partner

Dear Sir,

Re: Title Due Diligence Report in respect of properties in (i) Survey No 61/3 and (ii) Survey No 61/2, all situated at Vajarahalli Village, Uttarahalli Hobli, Bangalore South Taluk, converted for non-agricultural residential purpose and presently coming withing the jurisdiction of Bruhat Bengaluru Mahanagara Palike ("BBMP").

Sl No	Sy No	Extent (In Acres and Guntas)	Legal Owner	Schedule No	Comment on Title
1.	61/3	1 acre 4 guntas	Madhura Ventures (Madhura) (Formerly Known as Sumukha Ventures, a partnership firm ("Sumukha")	Schedule Property 1	Marketability of title is subject to the charge created in favour of _____
2.	61/2	5 guntas	CHPL	Schedule Property 2	



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M/s Madhura Ventures(Madhura) (Formerly known M/s Sumukha Ventures (“Sumukha”)), a partnership firm constituted under the Indian Partnership Act, 1932 is the legal owner of the properties above referred to. The details of the manner in which the title has been transferred in favour of Madhura is discussed in detail in the Report hereinafter.

This Title Due Diligence Report (“Report”) is issued to Team View Developers LLP (“Client”), they have entered into a joint development agreement with Madhura in respect of the parcels of land described above and full description of which is contained in the Schedule hereto. All the statements, analysis or opinion provided herein is based on the review of the documents and/or information provided to us for review and verification by the Client, as set out in Annexure 1 and we have not independently conducted searched at the office of any government offices.

The above parcels of land admeasuring 1 acre 09 guntas are hereinafter collectively referred to as the “Schedule Properties”. We note from the documents provided for our review that Schedule Properties form a contiguous block. The boundaries of each of the parcels comprised in the Schedule Properties are as per the details set out in the registered transaction documents provided for our review and we have not conducted a physical survey to ascertain the exact location and boundaries of the Schedule Properties. We have relied on the boundaries and extents as set out in the title documents provided for our review.

I. TRACING OF TITLE

The detailed report tracing the title in respect of each of the parcels comprised in the Schedule Properties are set out in Part A of this Report, which also deal with examination of revenue documents and other related details with respect to each parcel individually.

II. NATURE OF THE SAID PROPERTIES

The Schedule Properties were earlier agricultural properties and is currently permitted to be used for commercial / residential purpose, by virtue of being situated along the mutation corridor.

III. ENCUMBRANCES, CHARGES AND LIENS

The details of the encumbrances on the Schedule Properties are set out in the Report.





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IV. PROPERTY TAXES AND KHATA

V. All the parcels of the lands included in the Schedule Properties are within the limits or jurisdiction of the Bruhat Bengaluru Mahanagara Palike (“BBMP”).

VI. INSPECTION OF ORIGINALS

We have verified the copies of documents provided to us for the title due diligence with the originals and certified copies as available with the M/s Madhura Ventures (Formerly known as M/s Sumukha Ventures) and note that the same are in conformity with each other.

VII. LITIGATION / CLAIMS / ACQUISITIONS

There appear to be no litigation or dispute in respect of the Schedule Properties and the documents provided to us do not disclose any pending acquisition proceedings by any government authorities with respect to the Schedule Properties or any portion thereof.

VIII. OPINION

For the purpose of issuing this Report we have:

- (i) Limited our review to the information set out in the documents provided for our review;
- (ii) Assumed the existence, capacity, power and authority of each of the parties to the title documents examined by us, to enter into and perform their respective obligations under the title documents;
- (iii) Assumed that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of recession for any fraud or misrepresentation on the part of any party;





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We have not noticed any reason to suspect or doubt the veracity of any documents produced. This Report is only for the benefit of the Developer.

We have bifurcated this Report into 2 parts viz. Part – A and Part – B. The Part – A entails the flow of title of the Schedule Properties and Part – B entails the details of transfer of the Schedule Properties to M/s Madhura Ventures and common documents pertaining to the Schedule Properties.

Yours faithfully

For Krishnamurthy & Co

For RASHMI DESHPANDE

(SENIOR PARTNER)



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I. Part A

SCHEDULE PROPERTY 1

1. Description of Schedule Property 1

Property measuring 1 acre 04 guntas in Survey No 61/3 situated in Vajarahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District, measuring 1 acre 4 guntas, converted for non-agricultural use *vide* Official Memorandum dated 22 February 1989 bearing No ALN SR (DE) 203/88-89, presently coming within the jurisdiction of BBMP and having consolidated khata No 301/802/61/3/61/2 and bounded as follows:

- East by : Kanakapura Main Road
- West by : Land belonging to Mr Krishnappa
- North by : Property in Survey No 61/2
- South by : Property belonging to Mr Vajrappa

The village map of Vajarahalli Village (**Document No 1**) indicates the location of the larger property in Survey No 61 in the said village.

2. Flow of Title

On perusal of the documents provided for our review, it appears that the Schedule Property 1 initially formed part of the larger extent of property measuring 1 acre 30 guntas and 29 guntas in Survey No 61, which was conveyed by Mrs Thimmakka in favour of Mr Vajarappa *vide* Sale Deed dated 12 November 1939, registered as Document No 1690/1939-40, Book I, Volume 490 at pages 3 to 6 at the office of the Sub-Registrar, Bangalore South (**Document No 2**). The details set out in the aforesaid sale deed further indicated that Mrs Thimmakka had acquired the said property from the erstwhile owners under the following sale deeds:

- (i) Sale Deed dated 28 March 1930 executed by Mr Subbaiah in favour of Mrs Thimmakka, registered as Document No 2718, Book I, at page 173; and
- (ii) Sale Deed dated 18 May 1936 executed by Mr Muniswamappa in favour of Mrs Thimmakka, registered as Document No 3759, Book I, Volume no 357 at pages 79 to 80.





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Thereafter, in terms of the order passed by the Special Deputy Commissioner for Inam Abolition, in Case No 15/1958-59 dated 19 December 1958, Mr Hanumanthappa, son of Mr Munishamappa was registered as the Kadim tenant under Section 4 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 ("**Inams Abolition Act**") (**Document No 3**). Pursuant to the said order the Tahsildar, Bangalore South Taluk, has issued the endorsement dated 21 January 1959 registering Mr Hanumanthappa as the tenant of Survey No 61/3 measuring 1 acre 4 guntas (**Document No 4**).

In terms of the Sale Deed dated 19 April 1978, registered as Document No 381/78-79, Book I, Volume 1298 at pages 194 to 196 at the office of the Sub-Registrar, Bangalore South (**Document No 5**), Mr Hanumanthappa, along with his son Mr Gopala and Mr Vajrappa's son Mr Rangaswamy have conveyed the Schedule Property 1 in favour of Mr N Ramamurthy. The details set out in the said Sale Deed indicate that Mr Vajrappa had conveyed the Schedule Property 1 in favour of Mr Hanumanthappa *vide* Sale Deed dated 9 August 1954. Copy of the said sale deed is not provided for our review. However, in view of the fact that the order dated 19 December 1958 passed under the Inams Abolition Act has been provided, the non-production of the previous sale deed does not materially affect the observations on title set out in this Report.

Pursuant to the above sale deed, the revenue documents of Schedule Property 1 have been mutated in the name of Mr N Ramamurthy *vide* entries in the mutation register extract bearing MR No 1/78-89 (**Document No 6**).

Mr N Ramamurthy has conveyed the Schedule Property 1 in favour of Mrs V Rathamma in terms of the sale deed dated 29 August 1988, registered as Document No 6403/1988-89, Book I, Volume 2930 at pages 200 to 205 at the office of the Sub-Registrar, Bangalore South Taluk (**Document No 7**). Pursuant to the above sale deed, the revenue documents of Schedule Property 1 were mutated in the name of Mrs V Rathanna *vide* entries in the mutation register extract bearing MR No 8/88-89 (**Document No 8**). Thereafter, Mrs V Rathamma has obtained conversion of the Schedule Property 1 for non-agricultural purposes, which is discussed in detail in Section 4 of this Report hereinafter





A suit bearing OS No 149/90 was filed before the Court of the Munsiff at Bangalore by Mrs Sarojamma against Mrs V Rathnamma, Mrs Devaki and Mrs Mangamma for a decree of partition and allocation of $\frac{1}{4}$ share in the suit schedule properties, including the Schedule Property. It appears that during the pendency of the suit, the parties entered into compromise and the Court of Munsiff at Bangalore has drawn up the compromise decree dated 9 August 1990 (**Document No 9**), in terms of which the plaintiff and each of the defendants were allotted $\frac{1}{4}$ equal share in Schedule Property 1.

Mrs Sarojamma, Mrs V Rathnamma, Mrs Devaki and Mrs Mangamma have conveyed their respective share of the Schedule Property 1 by way of absolute sale as follows:

- (a) Mrs Sarojamma has conveyed 10,759 square feet in Plot No 1 in Survey No 61/3 in favour of Mr V K Kamatha *vide* Sale Deed dated 16 April 1991, registered as Document No 534/91-92, Book I, Volume No 297 at pages 92 to 98 at the office of the Sub-Registrar, Kengeri (**Document No 10**);
- (b) Mrs V Rathnamma has conveyed 10,759 square feet in Plot No 2 in Survey No 61/3 in favour of Dr Sridevi Pingle and Dr Avinash Pingle *vide* Sale Deed dated 16 April 1991, registered as Document No 536/91-92, Book I, Volume No 294 at pages 158 to 163 at the office of the Sub-Registrar, Kengeri (**Document No 11**);
- (c) Mrs Devaki has conveyed 10,759 square feet in Plot No 3 in Survey No 61/3 in favour of Dr Bhanumati Harsukh Doshi *vide* Sale Deed dated 16 April 1991, registered as Document No 537/91-92, Book I, Volume No 300 at pages 55 to 62 at the office of the Sub-Registrar, Kengeri (**Document No 12**); and
- (d) Mrs Mangamma has conveyed 10,759 square feet in Plot No 4 in Survey No 61/3 in favour of Ms Niloufer S Dastur *vide* Sale Deed dated 16 April 1991, registered as Document No 535/91-92, Book I, Volume No 296 at pages 133 to 139 at the office of the Sub-Registrar, Kengeri (**Document No 13**).

The owners of the various portions – (i) Mr V K Kamath, (ii) Dr Sridevi Pingle and Dr Avinash Pingle, both represented by their power of attorney holder Mrs Indira David; (iii) Dr Bhanumati Harsukh Doshi, represented by her power of attorney holder Mrs Snehaprabha Jitendra Vora; and (iv) Ms Niloufer S Dastur,





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represented by her power of attorney holder Mrs Thrity Soli Dastur, have conveyed their respective portions of the Schedule Property 1 in favour of Mr K Siva Rao and Mrs K Karuna Kumar, *vide* Sale Deed dated 4 August 2003, registered as Document No KNGR/11259/2003-04, Book I stored in CD No 135 at the office of the Senior Sub-Registrar, Kengeri (**Document No 14**).

We have also reviewed the following power of attorney referred to in the above sale deed:

- (a) General Power of Attorney dated 20 February 2003, attested by Notary Public on 6 March 2003, executed by Dr Shridevi Pingle and Dr Avinash Pingle in favour of Mrs Indira David (**Document No 15**);
- (b) General Power of Attorney dated 1 April 1997, executed by Dr Bhanumati Harsukh Doshi in favour of Mrs Snehprabha Jitendra Vora, at Abu Dhabi, United Arab Emirates and authenticated by the District Registrar, Jayanagar on 10 November 2011 (**Document No 16**);
- (c) General Power of Attorney dated 24 October 1998, executed by MS Niloufer Soli Dastur in favour of her mother Mrs Thrity Soli Datur, attested by the Embassy of India at Abu Dhabi and further authenticated by the District Registrar, Jayanagar on 4 November 2011 upon payment of the stamp duty (**Document No 17**).

Mr K Siva Rao and Mrs K Karuna Kumari entered into an Agreement to Sell dated 5 June 2016 with Mr V S Chandrashekar, agreeing to transfer the Schedule Property 1 (**Document No 18**) on the terms and conditions set out therein. Pursuant to the aforesaid Agreement to Sell, Mr K Siva Rao and Mrs K Karuna Kumari have transferred the Schedule Property 1 by way of absolute sale in favour of Mr V S Chandrashekar in terms of the sale deed dated 30 March 2017, registered as Document No KEN-1-09648-2016-17, Book I, stored in CD No KEND670 at the office of the Sub-Registrar, Kengeri (**Document No 19**).

3. RTC Extracts

We have been provided with the Record of Right, Tenancy and Crops extracts ("RTC extracts") in relation to the Schedule Property 1 for the period from 1969-





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1970 to 2017-2018 (collectively **Document No 20**), which set out the following details:

- (iii) The RTC Extracts for the period from 1968-1969 to 1977-1978 for the property in Survey No 61/3 measuring 1 acre 4 guntas indicate Mr Hanumathappa as the holder and cultivator of the property.
- (iv) The RTC Extract for the period from 1978-79 to 1987-88 indicate that Mr N Ramamurthy as the holder and cultivator of the Schedule Property 1.
- (v) The RTC Extract for the years 1989-1990 to 2017-2018 reflect the name of Mrs V Rathnamma as the holder and cultivator. Subsequent transfers are not mutated in the revenue documents, in view of the fact that the Schedule Property 1 was converted for non-agricultural purposes in 1988.

4. Conversion and Change of Land Use

4.1 Conversion

Pursuant to the application made by Mrs V Rathnamma, for conversion of Schedule Property 1 for non-agricultural residential purposes, the Deputy Commissioner, Bangalore District has issued the Official Memorandum dated 22 February 1989 bearing No ALN SR (DE) 203/88-89 permitting conversion of property measuring 1 acre 4 guntas in Survey No 61/3 for non-agricultural residential purposes (**Document No 21**). The sketch annexed with the order indicates the shape and location of the property which is the subject matter of the conversion (**Document No 22**).

4.2 Change of Land Use

Pursuant to the application dated 24 September 2019 submitted by Mrs V Rathnamma for change of land use from residential to commercial, the Deputy Commissioner, Bangalore District has issued a letter to the Tahsildar, Bangalore South District dated 26 September 2019 calling upon to provide a report (**Document No 23**).

Thereafter, the Deputy Commissioner, Bangalore District has issued a notice dated 30 October 2019 to Mrs V Rathnamma calling upon her to pay the change of land use fee of Rs 1,67,726/- (**Document No 24**).





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The file noting dated 21 October 2019 in the office of the Bangalore Development Authority ("BDA") indicates that permission was granted for change of land use of Schedule Property 1 from residential to commercial, in view of the fact that is located along the mutation corridor (**Document No 25**).

The Deputy Commissioner, Bangalore District *vide* Official Memorandum dated 6 November 2019 has permitted the change of land use of the Schedule Property from residential to commercial (**Document No 26**).

5. Khata and Property Taxes

5.1 Khata

The BBMP has issued the khata endorsement dated 3 November 2017 indicating that the khata of Schedule Property 1 bearing No 301/802/61/3 was transferred to the name of Mr V S Chandrashekar (**Document No 27**). The entries in the property tax assessment register for the year 2017-2018 issued by the BBMP indicates that the khata of the property measuring 1 acre 4 guntas, stands in the name of Mr V S Chandrashekar (**Document No 28**).

5.2 Property Taxes

We have been provided with the receipts indicating payment of property taxes for the years 2007-2008, 2010-2011, 2013-2014 to 2017-2018 and 2018-19 indicating that the property taxes have been paid in relation to Schedule Property 1 bearing No 61/3-802 (**Document No 29**).

6. Encumbrance Certificates

We have been provided with the separate encumbrance certificates for the period from (i) 1 April 1938 to 31 March 1954, 1 April 1954 to 14 February 1957, 15 February 1957 to 31 May 1989, 1 June 1989 to 30 July 2003, 1 April 1992 to 31 March 2005, 1 April 2004 to 2 November 2011, 1 April 2011 to 17 August 2015, 1 April 2015 to 31 August 2016, 1 April 2016 to 15 December 2017, 01 September 2016 to 08 September 2023 (collective **Document No 30**), the details whereof as are under:

- (i) Encumbrance Certificates for the period from 1 April 1938 to 31 March 1954 reflects the sale deeds dated 13 November 1939 executed by Mrs Thimakka in favour of Mr Vajrappa and the Sale Deed dated 9 August 1954 executed by Mr Vajrappa in favour of Mr Hanumanthappa for 1 acre 30 guntas in Survey No 61;





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- (ii) Encumbrance Certificate for the period from 1 April 1954 to 14 February 1957 for Survey No 61/1 reflects the sale deed dated 9 August 1954 executed by Mr Vajrappa in favour of Mr Hanumathappa for 29 guntas;
- (iii) Encumbrance certificate for the period from 15 February 1957 to 31 May 1989 reflect the sale deed dated 20 April 1978 executed by Mr Hanumathappa and others in favour of Mr N Ramamurthy and the sale deed dated 29 August 1988 by Mr N Ramamurthy in favour of Mr s V Rathnamma;
- (iv) Encumbrance certificate for the period from 1 June 1989 to 30 July 2003 reflect the four sale deeds dated 16 April 1991 executed by Mrs Sarojamma, Mrs Mangamma, Mrs V Rathnamma and Mrs Devaki in favour of Mr V K Kamath, Mrs Niloufer Dastur, De Shridevi Pingle and Dr Avinnash Pingle and Dr Bhanumati Harsukh Doshi respectively;
- (v) Encumbrance certificate for the period from 1 April 2003 to 31 March 2004 reflect the sale deed dated 4 August 2003 executed by Mr VK Kamath and others in favour of Mr K Siva Rao and MRs K Karuna Kumari;
- (vi) Encumbrance certificate for the period from 1 April 2004 to 2 November 2011 reflects the mortgage by deposit of title deeds dated 17 October 2008 executed by Mr K Siva Rao and Mrs Karuna Kumari in favour of Vijaya Bank and another;
- (vii) Encumbrance certificate for the period from 1 April 2011 to 17 August 2017 reflects the memorandum of deposit of title deeds dated 9 November 2011 and 25 January 2012 executed by Mr K Siva Rao and another in favour of Bank of India and another;
- (viii) Nil encumbrance certificate for the period from 1 April 2015 to 31 August 2016; and
- (ix) Encumbrance certificate for the period from 1 April 2016 to 15 December 2017 which reflects the release deed dated 30 March 2017 executed by Bank of India and another in favour of Mr K Siva Rao and another and the sale deed dated 30 March 2017 executed by K Siva Rao and another in favour of Mr V S Chandrashekar.
- (x) Encumbrance certificate for the period from 01 September 2016 to 08 September 2023 which reflects the Partnership deed dated 20 June 2019 executed between V.S. Chnadrashekar and others, Discharge deed dated 30 March 2017 executed by Bank of India in favour of Koneru Siva Rao, Joint Development Agreement dated 14 July 2023 executed between M/s Madhura Ventures and Team View Developers LLP.





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The transactions are corresponding with the documents provided for our review.

We note that Mr K Siva Rao and Mrs K Karuna Kumar had obtained a loan from Bank of India and Indian Overseas Bank and offered various properties, including the Schedule Property 1 as security for repayment of the said loan, by way of an equitable mortgage, as evidenced by the Memorandum Evidencing Creation of Equitable Mortgage dated 9 November 2011, registered as Document No BMH-1-06756-2011-12, Book I, CD No BMHD522 at the office of the Sub-Registrar, Bommanahalli (**Document No 31**) and the Supplemental Memorandum of Deposit of Title Deeds 27 January 2012, registered as Document No BMH-1-09085, Book I, stored in CD No BMHD537 at the office of the Sub-Registrar, Bommanahalli (**Document No 32**). The said charge on the Schedule Property 1 has been released by Bank of India and Indian Overseas Bank *vide* Deed of Discharge dated 30 March 2017, registered as Document No KEN-1-09646-2016-17, Book I, stored in CD No KEND670 at the office of the Sub-Registrar, Kengeri (**Document No 33**).

7. Revenue Documents

We have reviewed the following revenue documents in relation to Schedule Property 1:

(i) Revision Settlement Akarband

Karnataka Revision Settlement Akarband in respect of Survey No. 61/3 reflects the total extent of 1 acre 04 guntas, there being no Kharab land (**Document No. 34 (i)**).

(ii) Hissa Pakka Book Extract

The hissa survey pakka book extract in relation to the larger property in Survey No 61 issued by the Village Accountant, Bangalore South Taluk indicates the larger property measures 4 acres 28 guntas (**Document No 34 (ii)**).

(iii) Hissa Survey Tippani:

The hissa survey tippani of Survey No 61 indicates that the larger property measuring 4 acres 28 guntas was sub-divided and phodied into





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4 portions and the name of Mr Hanumanthappa is indicated as the owner of the property measuring 1 acre 4 guntas in Survey No 61/3 (**Document No 35**).

(iv) Property Survey Sketch and Atlas

The hissa survey tippani sketch and the atlas of the property bearing Survey No 19 indicate the shape of the said larger property, including the property bearing Survey No 61/3 (collectively **Document No 36**). We have also been provided with the sketch of Schedule Property 1 prepared pursuant to the application for conversion made in relation to the said property, which indicates the shape and boundaries of the property (refer **Document No 37** above).

8. Endorsements issued by Government / Statutory Authorities

We have reviewed the following endorsements in relation to Property 1:

(i) Sections 79-A and 79-B of Karnataka Land Reforms Act, 1961:

The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, indicates that no proceedings have been filed or pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 ("**Land Reforms Act**") in relation to the property in Survey No 61/3 measuring 1 acre 4 guntas (**Document No 38**).

(ii) Nil Tenancy Endorsement under Section 48-A of the Land Reforms Act

The endorsement dated 16 December 2017 issued by the Tahasildar, Bangalore South Taluk indicates that there are no tenancy proceedings on the land in Survey No 61/3 measuring 1 acre 4 guntas (**Document No 39**). The said endorsement is valid for one year. However, in view of the fact that the property has been subsequently converted for non-agricultural residential purposes and thereafter the land use has been changed for commercial, non-production of the updated endorsement does not materially affect this Report.





(iii) Endorsement under the SC/ST (PTCL) Act

The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, indicates that the property in Survey No 61/3 measuring 1 acre 4 guntas is not subject to any proceedings under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Alienation of Certain Lands) Act, 1978 ("**SC/ST (PTCL) Act**") (**Document No 40**).

(iv) Endorsement issued by Karnataka Housing Board:

The Karnataka Housing Board ("**KHB**") has issued an endorsement dated 16 December 2017 confirming that the property measuring 1 acre 4 guntas in Survey No 61/3 and property measuring 05 guntas in Survey No. 61/2 is not subject to any acquisition proceedings (**Document No 41**).

(v) Endorsement issued by Karnataka Industrial Area Development Board:

The Karnataka Industrial Area Development Board ("**KIADB**") has issued an endorsement dated 20 December 2017 confirming that the property measuring 1 acre 4 guntas in Survey No 61/3 is not subject to any acquisition proceedings (**Document No 42**).





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II SCHEDULE PROPERTY 2

1. Description of Schedule Property 2

Property measuring 05 guntas in Survey No 61/2 situated in Vajarahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District, measuring 5 guntas, converted *vide* Official Memorandum dated 28 March 2017 bearing No ALN/SU/SR(K)/92/15-16, presently coming within the jurisdiction of BBMP and having consolidated khata No 301/802/61/3/61/2 and bounded as follows:

- East by : Kanakapura Bangalore Main Road
- West by : Krishnappa's Land bearing Survey No 63
- North by : Private Property bearing Survey No 61/2 belonging to Sri Kishore
- South by : Property bearing Survey No 61/3

The village map of Vajarahalli Village (refer **Document No 1**) indicates the location of the larger property in Survey No 61 in the said village.

2. Flow of Title

On perusal of the documents provided for our review, it appears that the Schedule Property 2 forms part of a larger extent measuring 34 guntas in Survey No 61/2 ("**Larger Property of Survey No 61/2**"). We note that in terms of the order passed by the Special Deputy Commissioner for Inam Abolition, in Case No 27/1958-59 dated 19 December 1958, Mr Marappa, son of Mr Thatappa was registered as the Kadim tenant under Section 4 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 ("**Inams Abolition Act**") (**Document No 43**). Pursuant to the said order the Tahsildar, Bangalore South Taluk, has issued the endorsement dated 21 May 1959 registering Mr Marappa as the tenant of Survey No 61/2 measuring 34 guntas (**Document No 44**).

In terms of the Sale Deed dated 14 January 1988, registered as Document No 8720/87-88, Book I, Volume 2736 at pages 37 to 42 at the office of the Sub-Registrar, Bangalore South (**Document No 45**), Mr Marappa, along with his sons Mr K Thimmaiah and Mr M Krishnamurthy have conveyed the Larger Property of Survey No 61/2 in favour of Mr T M Basheerullah.





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Pursuant to the above sale deed, the revenue documents of the Larger Property of Survey No 61/2 have been mutated in the name of Mr T M Basheerullah *vide* entries in the mutation register extract bearing MR No 4/88-89 (**Document No 46**). It further appears that proceedings under Sections 79-A and 79-B of the Land Reforms Act were pending. Thereafter, the entries in the mutation register extract bearing MR No 7/93-94-88 indicate that the mutation of the revenue documents in respect of the Larger Property of Survey No 61/2 in the name of Mr T M Basheerulla was approved (**Document No 47**).

The entries in the inheritance register extract bearing IHC NO 4/95-96 (**Document No 48**) indicate that upon the demise of Mr T M Basheerulla, based on the application submitted by his sons Mr T M Nasarulla, Mr T M Saifulla, Mr T M Nyamatulla, Mr T M Badarulla, Mr T M Hasanulla and Mr T M Kudratulla, the Larger Property of Survey No 61/2 was transferred to the name of Mr T M Saifulla.

The entries recorded in the mutation register extract bearing MR No 5/96-97 (**Document No 49**) indicate that Mr T M Saifulla has conveyed portion of the Larger Property of Survey No 61/2 measuring 29 guntas in favour of Mr Krishna Kishore.

Mr T M Safiulla has conveyed the Schedule Property 2 in favour of Mr K Siva Rao, *vide* Sale Deed dated 8 August 2003, registered as Document No KNGR/16299/2003-04, Book I stored in CD No 141 at the office of the Senior Sub-Registrar, Kengeri (**Document No 50**). Pursuant to the said sale deed, the entries recorded in the mutation register extract bearing MR No 8/2003-2004 indicate that Mr K Siva Rao's name is entered in the revenue documents as the owner of the property measuring 5 guntas in Survey No 61/2 (**Document No 51**).

Mr K Siva Rao entered into an Agreement to Sell dated 5 June 2016 with Mrs V C Ramadevi, agreeing to transfer the Schedule Property 2 (**Document No 52**) on the terms and conditions set out therein. Thereafter, in terms of the First Amendment to the Agreement to Sell dated 5 June 2015, executed on 22 March 2017, Mrs V C Ramadevi has assigned her rights under the aforesaid agreement in favour of her husband Mr V S Chandrashekar (**Document No 53**). Pursuant to the aforesaid Agreement to Sell and the First Amendment thereto, Mr K Siva Rao and Mrs K Karuna Kumari have transferred the Schedule Property 2 by way





of absolute sale in favour of Mr V S Chandrashekar in terms of the sale deed dated 30 March 2017, registered as Document No KEN-1-09651-2016-17, Book I, stored in CD No KEND670 at the office of the Sub-Registrar, Kengeri (**Document No 54**).

3. RTC Extracts

We have been provided with the RTC extracts in relation to the Schedule Property 2 for the period from 1969-1970 to 2017-2018 (collectively **Document No 55**), which set out the following details:

- (i) The RTC Extracts for the period from 1968-1969 to 1987-1988 for the property in Survey No 61/2 measuring 34 guntas indicate Mr Marappa as the holder and cultivator of the property.
- (ii) The RTC Extract for the period from 1988-89 to 1992-93 indicate that Mr T M Basheerulla's name was recorded as the holder and cultivator of the Larger Property of Survey No 61/2.
- (iii) The RTC Extract for the years 1993-1994 to 1995-96 reflect the name of Mr T M Saifulla as the holder and cultivator of the Larger Property in Survey No 61/2.
- (iv) RTC extracts for the years 1996-97 to 2002-2003 reflect the names of Mr T M Safiulla and Mr Krishna Kishore as the holders and cultivators of extents measuring 5 guntas and 29 guntas in Survey No 61/2 respectively.
- (v) RTC extracts for the years 2003-2004 to 2017-2017 reflect the names of Mr K Siva Rao and Mr Krishna Kishore as the holders and cultivators of extents measuring 5 guntas and 29 guntas in Survey No 61/2 respectively.

4. Conversion and Change of Land Use

4.1 Conversion

Pursuant to the application made by Mr K Siva Rao, for conversion of Schedule Property 2 for non-agricultural residential purposes, the Deputy Tahsildar,





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Bangalore South Taluk has submitted a report dated 4 April 2016 indicating that the Schedule Property 2 may be converted (**Document No 56**). Thereafter, the Deputy Commissioner, Bangalore District has issued preliminary endorsement dated 23 March 2017 calling upon to pay conversion charges of Rs 6,862/- (**Document No 57**).

Upon payment of the said charges, the Deputy Commissioner has issued the Official Memorandum dated 28 March 2017 bearing No ALN/SU/SR(K)/92/15-16 permitting conversion of property measuring 5 guntas in Survey No 61/2 for non-agricultural residential purposes (**Document No 58**). The sketch annexed with the order indicates the shape and location of the property which is the subject matter of the conversion (**Document No 59**).

4.2 Change of Land Use

Pursuant to the application dated 23 September 2019 submitted by Mr K Siva Rao for change of land use from residential to commercial, the Deputy Commissioner, Bangalore District has issued a letter dated 26 September 2019 to the Tahsildar, Bangalore South District and to the BDA calling upon to provide a report (**Document No 60**).

BDA has issued a notice dated 26 September 2013 to Mr K Siva Rao for payment of the change of land use charges (**Document No 61**). Thereafter, the Special Land Acquisition Officer, BDA has issued a letter dated 15 February 2017 to the Deputy Commissioner, Bangalore District (**Document No 62**) confirming that the applicant Mr K Siva Rao has paid the change of land use charges of Rs 5,39,055/- and that the BDA has no objection to the change of land use. The sketch issued by the Taluk Surveyor indicates the location and share of the property measuring 5 guntas in Survey No 61/2 which is the subject matter of change of land use (**Document No 63**).

5. **Khata and Property Taxes**

5.1 Khata

The BBMP has issued the khata certificate dated 3 January 2018 indicating that the khata of Schedule Property 2 bearing No 61/2 was transferred to the name of Mr V S Chandrashekar (**Document No 64**). The entries in the property tax assessment register for the year 2017-2018 issued by the BBMP indicates that the khata of the property measuring 5445 square feet bearing No 61/2, stands in the name of Mr V S Chandrashekar (**Document No 65**).





5.2 Property Taxes

We have been provided with the receipts indicating payment of property taxes for the years 2017-2018 and 2018-2019, indicating that the property taxes have been paid in relation to Schedule Property 2 bearing No 61/2 (**Document No 66**).

6. **Encumbrance Certificates**

We have been provided with the separate encumbrance certificates for the period from (i) 1 January 1954 to 14 February 1957, 15 February 1957 to 31 March 1970, 1 April 1975 to 31 May 1989, 11 June 1989 to 31 March 2004, 1 April 2004 to 23 February 2016, 1 April 2016 to 15 December 2017, 1 April 2017 to 6 August 2018 and 01 September 2016 to 08 September 2023 (collective **Document No 67**), the details whereof as are under:

- (i) Nil Encumbrance Certificates for the period from 1 April 1954 to 31 March 1970;
- (ii) Encumbrance Certificate for the period from 1 April 1975 to 31 May 1989 for Survey No 61/2 measuring 34 guntas reflects the sale deed dated 14 January 1988 executed by Mr Marappa and others in favour of Mr T M Basheerulla;
- (iii) Encumbrance certificate for the period from 11 June 1989 to 31 March 2004 reflect the sale deed 8 August 2003 executed by Mr T M Safiulla in favour of Mr K Siva Rao;
- (iv) Nil Encumbrance certificate for the period from 1 April 2004 to 23 February 2016;
- (v) Encumbrance certificate for the period from 1 April 2016 to 15 December 2017 reflect the sale deed dated 30 March executed by Mr K Siva Rao in favour of Mr V S Chandrashekar;
- (vi) Nil Encumbrance certificate for the period from 1 April 2017 to 6 August 2018;
- (vii) Encumbrance certificate for the period from 01 September 2016 to 08 September 2023 which reflects the Partnership deed dated 20 June 2019 executed between V.S. Chnadrashekar and others, Joint Development Agreement dated 14 July 2023 executed between M/s Madhura Ventures and Team View Developers LLP





The transactions are corresponding with the documents provided for our review.

7. Revenue Documents

We have reviewed the following revenue documents in relation to Schedule Property 2:

(i) Revision Settlement Akarband

The revision settlement akarband in respect of the property in Survey No 61/2 indicates the total extent thereof as 34 guntas (**Document No 68**).

(ii) Hissa Pakka Book Extract

The hissa survey pakka book extract in relation to the larger property in Survey No 61 issued by the Village Accountant, Bangalore South Taluk indicates the larger property measures 4 acres 28 guntas (**Document No 69**).

(iii) Hissa Survey Tippani:

The hissa survey tippani of Survey No 61 indicates that the larger property measuring 4 acres 28 guntas was sub-divided and phodied into 4 portions and the name of Mr Marappa is indicated as the owner of the property measuring 34 guntas in Survey No 61/2 (**Document No 70**).

(iv) Property Survey Sketch and Atlas

The hissa survey tippani sketch and the atlas of the property bearing Survey No 61 indicate the shape of the said larger property, including the property bearing Survey No 61/2 (collectively **Document No 71**). We have also been provided with the sketch of Schedule Property 2 prepared pursuant to the application for conversion made in relation to the said property, which indicates the shape and boundaries of the property (refer **Document No 72** above).

8. Endorsements issued by Government / Statutory Authorities

We have reviewed the following endorsements in relation to Property 1:





(i) Sections 79-A and 79-B of Karnataka Land Reforms Act, 1961:

The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, indicates that no proceedings have been filed or pending under Sections 79A and 79B of the Land Reforms Act in relation to the property in Survey No 61/2 measuring 5 guntas (**Document No 73**).

(ii) Nil Tenancy Endorsement under Section 48-A of the Land Reforms Act

The endorsement dated 16 December 2017 issued by the Tahasildar, Bangalore South Taluk indicates that there are no tenancy proceedings on the land in Survey No 61/2 measuring 5 guntas (**Document No 74**). The said endorsement is valid for one year. However, in view of the fact that the property has been subsequently converted for non-agricultural residential purposes and thereafter the land use has been changed for commercial, non-production of the updated endorsement does not materially affect this Report.

(iii) Endorsement under the SC/ST (PTCL) Act

The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, indicates that the property in Survey No 61/2 measuring 5 guntas is not subject to any proceedings under the SC/ST (PTCL) Act (**Document No 75**).

(iv) Endorsement issued by Karnataka Housing Board:

The KHB has issued an endorsement dated 16 December 2017 confirming that the property measuring 5 guntas in Survey No 61/2 is not subject to any acquisition proceedings (**Document No 76**).

(v) Endorsement issued by Karnataka Industrial Area Development Board:

The KIADB has issued an endorsement dated 20 December 2017 confirming that the property measuring 5 guntas in Survey No 61/2 is not subject to any acquisition proceedings (**Document No 77**).





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PART B - COMMON DOCUMENTS:

1. Partnership Firm – Madhura Ventures (Formerly known as Sumukha Ventures)

Mr V S Chandrashekar, along with Mr Raju Prakash and Mr Venkataswamy Raju have constituted a partnership firm by name Sumukha Ventures, under the Indian Partnership Act, 1932, *vide* Deed of Partnership dated 20 June 2019 registered as Document No JPN-1-02682-2019-20, Book I, stored in CD No JPND653 at the office of the Sub-Registrar, JP Nagar (**Document No 78**). In terms of the said Deed of Partnership, the owner Mr V C Chandrashekar has contributed the Schedule Property 1 and Schedule Property 2 as the capital of the partnership firm. The main business of the said firm is to own real estate, undertake construction, buy, sell, lease and transact with immovable properties.

Subsequently, the partners of Sumukha Ventures resolved to change the name of the Partnership Firm to “Madhura Ventures” and filed an application before the registrar of firms, to give effect to the same. The Registrar of Firms, Jayanagar vide Form II bearing FLG No. 53/23-24 and Reg.No. 288/19-20 has formally acknowledged the change in the name to Madhura Ventures with effect from 31 March 2023(**Document No 79**).

2. Development Agreement & General Power of Attorney

Pursuant to, we have been furnished with a Development Agreement (JDA) dated 14 July 2023 executed by and between Madhura Ventures represented by its authority Mr. V.S. Chandrashekar as ‘Land Owner’ and M/s. Teamview Developers LLP represented by its Designated partner Mr. B.R. Vinod as Developer) which has been registered as Document No. JPN-1-03762-2023-24 in the office of Senior Sub-Registrar, Jayanagar (JP Nagar), Bangalore(**Document No 80**). Land Owner of Schedule Property entered into the foregoing JDA with the developer for constructing and developing thereon a project comprising multistoried building/s having residential units or as may be sanctioned by the concerned authority. The following are the main terms & conditions of this agreement:

- The Land Owner are entitled to 45% of developed area i.e., ‘Owners Developed Area’ and by virtue of which the remaining 55% of developed area i.e., ‘Developers Developed Area’ has been entitled to the developer.





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- The Developer entitled to raise project loan, development loan/ finance from any banks, financial institutions on the security of the developers share to be allotted to the developer as per the Allocation Agreement which is going to enter between Land Owner and Developer. Further, the Developer alone shall be liable and responsible for repayment of the loan to the banks or financial institutions.
- The Developer assured and undertaken to develop the Project utilizing FAR of 1.75 or in accordance with the sanction plan/modified sanction plan.
- The Developer shall endeavor to obtain the Sanctioned Plan within 9(Nine) months from the date of execution of JDA agreement. The Developer shall Commence the construction work on the Schedule Property within 60 days from the date of receipt of Sanctioned Plan. The Developer should complete the Development of the project within 36(thirty-six) months with a grace period of 6 months from the date of receipt of the Commencement Certificate from the competent authority.
- In the event developer fail to complete the project and project delayed beyond 42 (forty-two) months from the date of receipt of the commencement certificate other than the Force Majure or title defect, the Developer shall pay landowner delay payment of Rs.10 Sq.ft.

Further, Irrevocable General Power of Attorney (GPA) dated 14 July 2023 has been executed by Madhura Ventures represented by its authority Mr. V.S. Chandrashekar as 'Land Owner' authorizing M/s. Teamview Developers LLP represented by its Designated partner Mr. B.R. Vinod as Developer to carry on the activities which are listed therein along with the powers to convey the developer's share or developed building vide conveyance deeds in favour of developer or its nominees or prospective purchasers with respect to Schedule Property inter-alia other properties. The foregoing GPA has been registered as Document No. JPN-4-00238-2023-24 in the office of Senior Sub-Registrar, Jayanagar (JP Nagar), Bengaluru (**Document No 81**).

3. Supplementary to Joint Development Agreement

we have been furnished with unregistered First Supplementary Agreement to the Joint Development Agreement dated 14 December 2023 executed by and





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between Madhura Ventures represented by its authority Mr. V.S. Chandrashekar as 'Land Owner' and M/s. Teamview Developers LLP represented by its Designated partner Mr. B.R. Vinod as 'Developer' (**Document No 82**). Land Owner and Developer entered into Supplementary to Joint Development Agreement to record certain ancillary terms and condition with respect to (i) the nature of Development to be undertaken for the project, (ii) Sharing of the Revenue and /Salable area of Commercial and Residential Units between the Land Owners and Developer, (iii) Payment of Security Deposit by the Developer to the Land Owners, (iv) Utilization of the FAR and (v) And other matters. The following are the main terms & conditions of this agreement:

- The Landowner and Developer agreed that, the Developer shall obtain Sanction Plan for construction and Development of a Mixed use Project comprising of Commercial units on the Ground floor having saleable area of approx. 40,000 sq.ft and Residential Units on the balance upper floors, having Saleable area of approx. 1,60,000 Sq.ft.
- The Land Owner and Developer agreed to utilize initial revenue upto Rs. 10,00,00,00/- for residential project Development which received from the Sale of Units. Over and above all revenues generated shall be shared between the parties.
- The Developer assured and undertaken to develop the Project utilizing FAR of 3.25 or in accordance with the sanction plan/modified sanction plan.

4. Amalgamated Khata of the Schedule Properties

The BBMP has issued an amalgamated khata for Survey Nos 61/3 and 61/2, bearing property No 301/802/61/3/61/2 as evidenced by the khata certificate dated c, in the name of Mr V S Chandrashekar (**Document No 83**).

The entries in the property tax assessment register for the year 2018-2019 issued by the BBMP indicates that the khata of the property measuring 53361 square feet bearing No 301/802/61/3/61/2, stands in the name of Mr V S Chandrashekar (**Document No 84**).

Property tax payment receipt for the year 2019-2020 indicates that the same has been paid by Mr V S Chandrashekar (**Document No 85**).



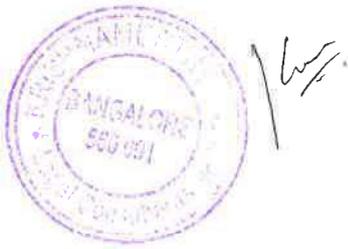


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5. Public Notice

At the instructions of the Client, we had issued a public notice in Deccan Herald, English newspaper on 14 April 2023 (**Document No 86**) calling for objections of claims from any interested parties in relation to the proposed transaction between the Client and the Owner. Till date, no objection or claim has been received from any third party.



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Opinion on Title

We have assumed that the photocopies of the documents and deeds examined by us are genuine and authentic, there are no facts or circumstances in existence and no events have occurred which have rendered that title documents void or voidable or capable of recession for any fraud or misrepresentation on the part of any party.

We have not conducted an independent search of any Government Authority or public record. However, we have not noticed any reason to suspect or doubt the veracity of any documents produced. This Report on Title is only for the benefit of Team View Developers LLP. This Report is provided as on __/10/2023 and we assume no obligation to advise you of any changes which may thereafter occur, whether brought to our attention or not.

This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The content of this report is confidential. Neither this report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your professional advisor, officer, employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of this Report.

On the basis of our scrutiny and examination of the photocopies of the documents produced and listed in the Annexure and on the basis of information/documents furnished to us and after consideration of all relevant land laws applicable in the State of Karnataka and subject to the observations made herein and the requisition for additional documents, we are of the opinion that

- Madhura Ventures (Formerly known as Sumukha Ventures) is the owner of the Schedule Properties.
- Madhura Ventures has executed and registered the Development Agreement dated 14 July 2023 with Teamview Developers LLP ("**Developer**") and authorized the Developer to undertake development of the proposed project on the Schedule Properties and further authorized the Developer to convey and transfer the built-up area to be developed in the Project, on the terms and conditions set out in the Development Agreement.



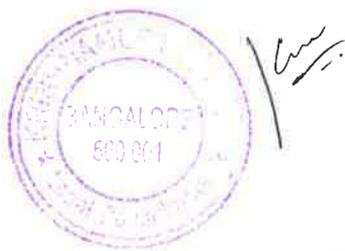


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- The Developer is entitled to raise finance against the security of its rights in the Schedule Properties granted under the Development Agreement; and
- Prior to entering into any agreements with customers for the sale / transfer of built-up area to be constructed and developed in the proposed project, the Developer and Landowner shall be required to comply with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.

The Report is limited to certifying the legal right, title of the present owners based on an examination documents noted herein as set out in the Annexure and does not in any way certify the physical location and other physical encumbrance upon the Schedule Property.



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Annexure

List of Documents Examined in relation to Schedule Properties

[to be updated]

Sl.No.	Description of Document
1.	The village map of Vajarahalli Village
2.	Sale Deed dated 12 November 1939, registered as Document No 1690/1939-40, Book I, Volume 490 at pages 3 to 6 at the office of the Sub-Registrar, Bangalore South
3.	Order passed by the Special Deputy Commissioner for Inam Abolition, in Case No 15/1958-59 dated 19 December 1958
4.	Endorsement dated 21 January 1959 registering Mr Hanumanthappa has the tenant of Survey No 61/3 measuring 1 acre 4 guntas
5.	Sale Deed dated 19 April 1978, registered as Document No 381/78-79, Book I, Volume 1298 at pages 194 to 196 at the office of the Sub-Registrar, Bangalore South
6.	Mutation register extract bearing MR No 1/78-89
7.	Sale Deed dated 29 August 1988, registered as Document No 6403/1988-89, Book I, Volume 2930 at pages 200 to 205 at the office of the Sub-Registrar, Bangalore South Taluk
8.	Mutation register extract bearing MR No 8/88-89
9.	Compromise Decree dated 9 August 1990 in OS No 149/90, filed by Mrs Sarojamma against Mrs V Rathamma, Mrs Devaki and Mrs Mangamma.
10.	Sale Deed dated 16 April 1991, registered as Document No 534/91-92, Book I, Volume No 297 at pages 92 to 98 at the office of the Sub-Registrar, Kengeri.
11.	Sale Deed dated 16 April 1991, registered as Document No 536/91-92, Book I, Volume No 294 at pages 158 to 163 at the office of the Sub-Registrar, Kengeri.
12.	Sale Deed dated 16 April 1991, registered as Document No 537/91-92, Book I, Volume No 300 at pages 55 to 62 at the office of the Sub-Registrar, Kengeri.





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13.	Sale Deed dated 16 April 1991, registered as Document No 535/91-92, Book I, Volume No 296 at pages 133 to 139 at the office of the Sub-Registrar, Kengeri.
14.	Sale Deed dated 4 August 2003, registered as Document No KNGR/11259/2003-04, Book I stored in CD No 135 at the office of the Senior Sub-Registrar, Kengeri.
15.	General Power of Attorney dated 20 February 2003, attested by Notary Public on 6 March 2003, executed by Dr Shridevi Pingle and Dr Avinash Pingle in favour of Mrs Indira David.
16.	General Power of Attorney dated 1 April 1997, executed by Dr Bhanumati Harsukh Doshi in favour of Mrs Snehprabha Jitendra Vora, at Abu Dhabi, United Arab Emirates and authenticated by the District Registrar, Jayanagar on 10 November 2011.
17.	General Power of Attorney dated 24 October 1998, executed by MS Niloufer Soli Dastur in favour of her mother Mrs Thrity Soli Datur, attested by the Embassy of India at Abu Dhabi and further authenticated by the District Registrar, Jayanagar on 4 November 2011 upon payment of the stamp duty.
18.	Agreement to Sell dated 5 June 2016 executed by Mr K Siva Rao and Mrs K Karuna Kumari in favour of Mr V S Chandrashekar
19.	Sale Deed dated 30 March 2017, registered as Document No KEN-1-09648-2016-17, Book I, stored in CD No KEND670 at the office of the Sub-Registrar, Kengeri.
20.	RTC for the period from 1969-1970 to 2017-2018.
21.	Official Memorandum dated 22 February 1989 bearing No ALN SR (DE) 203/88-89 with respect to 1 acre 4 guntas in Survey No 61/3 for non-agricultural residential purposes.
22.	Conversion Sketch showing Shape of Sy.No. 61/3.
23.	Letter dated 26 September 2019 issued by the Deputy Commissioner, Bangalore District to the Tahsildar, Bangalore South District
24.	Notice dated 30 October 2019 issued by the Deputy Commissioner, Bangalore District to Mrs V Rathamma for payment of change of land use fee of Rs 1,67,726/-.
25.	The file noting dated 21 October 2019 in the office of the Bangalore Development Authority regarding change of land use from residential to commercial.





26.	Official Memorandum dated 6 November 2019
27.	Khata endorsement dated 3 November 2017 bearing No 301/802/61/3 issued by BBMP in the name of Mr V S Chandrashekar.
28.	Extract of tax assessment register for the year 2017-2018
29.	Property tax payment receipts for the years 2007-2008, 2010-2011, 2013-2014 to 2017-2018 and 2018-19
30.	Encumbrance certificates for the period from (i) 1 April 1938 to 31 March 1954, 1 April 1954 to 14 February 1957, 15 February 1957 to 31 May 1989, 1 June 1989 to 30 July 2003, 1 April 1992 to 31 March 2005, 1 April 2004 to 2 November 2011, 1 April 2011 to 17 August 2015, 1 April 2015 to 31 August 2016 and 1 April 2016 to 15 December 2017. 01 September 2016 to 08 September 2023
31.	Equitable Mortgage dated 9 November 2011, registered as Document No BMH-1-06756-2011-12, Book I, CD No BMHD522 at the office of the Sub-Registrar, Bommanahalli.
32.	Supplemental Memorandum of Deposit of Title Deeds 27 January 2012, registered as Document No BMH-1-09085, Book I, stored in CD No BMHD537 at the office of the Sub-Registrar, Bommanahalli.
33.	Deed of Discharge dated 30 January 2017, registered as Document No KEN-1-09646-2016-17, Book I, stored in CD No KEND670 at the office of the Sub-Registrar, Kengeri.
34.	(i) Akarband and (ii) Hissa survey pakka book extract.
35.	Hissa Survey Tippyany
36.	Survey Sketch and Atlas.
37.	Conversion sketch of Schedule Property 1
38.	The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961
39.	The endorsement dated 16 December 2017 issued by the Tahasildar, Bangalore South Taluk under Section 48-A of the Karnataka Land Reforms Act, 1961 for Survey No 61/3
40.	The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, for Survey No 61/3 under PTCL Act





41.	Endorsement dated 16 December 2017 issued by KHB for Survey No 61/3
42.	Endorsement dated 20 December 2017 issued by KIADB with respect to Survey No 61/3
43.	Order passed by the Special Deputy Commissioner for Inam Abolition, in Case No 27/1958-59 dated 19 December 1958
44.	Endorsement dated 21 May 1959 registering Mr Marappa as the tenant of Survey No 61/2 measuring 34 guntas
45.	Sale Deed dated 14 January 1988, registered as Document No 8720/87-88, Book I, Volume 2736 at pages 37 to 42 at the office of the Sub-Registrar, Bangalore South.
46.	Mutation register extract bearing MR No 4/88-89
47.	Mutation register extract bearing MR No 7/93-94
48.	Mutation register extract bearing MR No 5/96-97
49.	Inheritance register extract bearing IHC NO 4/95-96
50.	Sale Deed dated 8 August 2003, registered as Document No KNGR/16299/2003-04, Book I stored in CD No 141 at the office of the Senior Sub-Registrar, Kengeri
51.	Mutation register extract bearing MR No 8/2003-2004
52.	Agreement to Sell dated 5 June 2016 executed in favour of Mrs V C Ramadevi
53.	First Amendment to the Agreement to Sell dated 5 June 2015, executed on 22 March 2017
54.	Sale deed dated 30 March 2017, registered as Document No KEN-1-09651-2016-17, Book I, stored in CD No KEND670 at the office of the Sub-Registrar, Kengeri
55.	RTC for the period from 1969-1970 to 2017-2018.
56.	Report dated 4 April 2016 submitted by Deputy Tahsildar, Bangalore South Taluk
57.	Preliminary endorsement dated 23 March 2017 calling upon to pay conversion charges of Rs 6,862/- issued by the Deputy Commissioner, Bangalore District.
58.	Official Memorandum dated 28 March 2017 bearing No ALN/SU/SR(K)/92/15-16 permitting conversion of property measuring 5 guntas in Survey No 61/2 for non-agricultural residential purpose.
59.	Conversion Sketch showing the location of the Property 2.

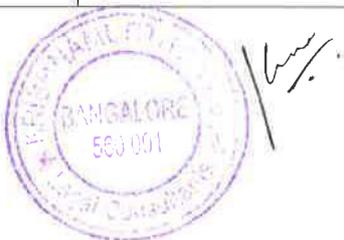




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60.	Letter dated 26 September 2019 issued by Deputy Commissioner, Bangalore District to the Tahsildar, Bangalore South District.
61.	Notice dated 26 September 2013 issued by BDA to to Mr K Siva Rao
62.	Letter dated 15 February 2017 issued by the Special Land Acquisition Officer, BDA to the Deputy Commissioner, Bangalore District.
63.	Sketch issued by the Taluk Surveyor for 5 guntas in Survey No 61/2
64.	Khata certificate dated 3 January 2018 issued by BBMP in the name of Mr V S Chandrashekar for Survey No 61/2.
65.	The entries in the property tax assessment register for the year 2017-2018 issued by the BBMP
66.	The receipts indicating payment of property taxes for the years 2017-2018 and 2018-2019.
67.	Encumbrance certificates for the period from (i) 1 January 1954 to 14 February 1957, 15 February 1957 to 31 March 1970, 1 April 1975 to 31 May 1989, 11 June 1989 to 31 March 2004, 1 April 2004 to 23 February 2016, 1 April 2016 to 15 December 2017, 1 April 2017 to 6 August 2018 and 01 September 2016 to 08 September 2023.
68.	Akarband
69.	Hissa Pakka Book Extract
70.	Hissa Survey Tippary
71.	Survey Sketch and Atlas
72.	Conversion sketch of Schedule Property 2
73.	The endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, under Sections 79A and 79B of the Land Reforms Act.
74.	The endorsement dated 16 December 2017 issued by the Tahasildar, Bangalore South Taluk under Section 48-A of Land Reforms Act
75.	PTCL endorsement dated 19 December 2017 issued by the Assistant Commissioner, Bangalore South Sub-Division, for Survey No 61/2
76.	Endorsement dated 16 December 2017 issued by KHB with respect to 5 guntas in Survey No 61/2.





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77.	Endorsement dated 20 December 2017 issued by KIADB with respect to 5 guntas in Survey No 61/2
78.	Deed of Partnership dated 20 June 2019 registered as Document No JPN-1-02682-2019-20, Book I, stored in CD No JPND653 at the office of the Sub-Registrar, JP Nagar.
79.	Certificate of Registration of Firms issued by The Registrar of Firms, Jayanagar vide Form II bearing FLG No. 53/23-24 and Reg. No. 288/19-20 for change in the name to Madhura Ventures
80.	Development Agreement dated 14 July 2023 executed by and between Madhura Ventures and M/s. Teamview Developers LLP registered as Document No. JPN-1-03762-2023-24 in the office of Senior Sub-Registrar, Jayanagar (JP Nagar), Bangalore.
81.	General Power of Attorney (GPA) dated 14 July 2023 registered as Document No. JPN-4-00238-2023-24 in the office of Senior Sub-Registrar, Jayanagar (JP Nagar), Bengaluru executed by Madhura Ventures in favour of M/s. Teamview Developers LLP
82.	First Supplementary to Joint Development Agreement dated 14 December 2023 executed by and between Madhura Ventures represented by its authority Mr. V.S. Chandrashekar and M/s. Teamview Developers LLP represented by its Designated partner Mr. B.R. Vinod
83.	Khata certificate dated 3 July 2018 issued by BBMP for Survey Nos 61/3 and 61/2, bearing property No 301/802/61/3/61/2
84.	Extract of entries in the property tax assessment register for the year 2018-2019 for property bearing No 301/802/61/3/61/2
85.	Property tax payment receipt for the year 2019-2020
86.	Public notice in Deccan Herald, English newspaper on 14 April 2023

