



AKHILA & ASSOCIATES

AKHILA KUMARI.V. B.A., LLM
GANESHAN K.K, B.A, LLB
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A.P.PREETHAM SOMAIAH, B.COM, LLB
YADHUNANDAN. A, B.COM, LLB
PRADEEP KUMAR.J, B.COM, LLB
S.K. SUSHMA, BA, LLB

WE, CERTIFY THAT, we have investigated the title of all that piece and parcel of the land bearing Sy. No.232 measuring an extent of 3 Acre 12 Guntas (Three Acres Twelve Guntas) out of 5 Acre 35 Guntas (Hereinafter be referred as Item No. I and (2). land bearing Sy No. 230/5, measuring an extent of 0-28 Guntas (Twenty Eight Guntas), (Hereinafter be referred as Item No.II& (3) Immovable property bearing survey number 232 measuring an extent of 02 Acres 23 guntas (Two Acres Twenty Three Guntas)out of 5 Acre 35 Guntas all situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk (Hereinafter be referred as Item No. III)

DESCRIPTION OF THE DOCUMENTS PERUSED

1. RTC from 1970-71 to 1999-2000 with respect to Sy. No.230/5 situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk
2. RTC from 2000-01 to 2024-25 with respect to Sy. No.230/5 situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk
3. RTC from 1970-71 to 1999-2000 with respect to Sy. No.232 situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk
4. RTC from 2000-01 to 2024-25 with respect to Sy. No.232 situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk
5. MR. No. T3/2013-14 with respect to Sy. No. 232
6. MR No. 220/2003-04 with respect to Sy.Nos. 225, 230/5, 232, 233
7. IHC No. 16/94-95 with respect to Sy. No. 232
8. MR No. 161/95-95 with respect to Sy. No. 232
9. MR No. 162/95-95 with respect to Sy. No. 232
10. MR112/2004-05 with respect to Sy. No. 232
11. IHC 5/93-94 with respect to Sy. No. 230/5
12. MR No.81/95-96 with respect to Sy. No. 230/5
13. Sale Deed dated 30/12/1994 bearing document No.10173/94-95 executed by (1) Sri. Venkatarajappa S/o. Late Munivenkatappa (2) Sri. Devaraja S/o. Venkatarajappa (3) Sri. Muniraja S/o. Venkatarajappa in



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favour of Mr. Sri. T. N Ramachandra Reddy S/o. Late T. N. Vishwanatha Reddy with respect to Sy. No. 230/5 measuring 28 Guntas situated at Kagalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

14. Sale Deed dated 16/02/1995 bearing document No. 12122/1994-95 executed by (1) Mrs. Anusuyamma W/o. Late Aswathanarayana H.N (2) Mr. B.A.Ramesh S/o. Late Aswathanarayana H.N (3) Mr. Rajesh S/o. Late Aswathanarayana H.N in favour of Mr. C. Shyamprasad Reddy S/o. Shankara Narayana Reddy with respect to land bearing Sy.No.232 measuring an extent of 3 Acres 12 Guntas out of 5 Acres 35 Guntas and along with other property situated at Kaggalipura Village, UttarahalliHobli, Bangalore South Taluk, and registered in Office of Sub Register Kengeri, Bangalore
15. Sale Deed dated 16/02/1995 document bearing No. 12123/94-95 executed by (1) Mrs. Anasuya (2) Mr. B. A Ramesh (3) Mr. B. A Rajesh in favour of Mr. Sri. T. N Ramachandra Reddy S/o. Late T. N. Vishwanatha Reddy with respect to Sy. No. 232 measuring 2 Acres 23 Guntas out of 5 Acres 35 Guntas and along with other property, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, and registered at the Office of Sub Registrar, Kengeri.
16. Plaint in O.S. No. 8960/2014 before the Hon'ble City Civil Court Bangalore (Rural)
17. Written Statement in O.S. No. 8960/2014 before the Hon'ble City Civil Court Bangalore (Rural)along with counter Claim by Defendant No.1 to 3 in O.S. No. 8960/2014
18. Written Statement filed by Defendant No.4&5 in O.S. No. 8960/2014 before the Hon'ble City Civil Court Bangalore (Rural)
19. Orders in MFA. No.3062/2024
20. Confirmation Deed dated 28/08/2023, bearing document No.SRJ-1-04493-2023-24, executed by Mrs. B.A. Rekha D/o. Late Mr. Aswathnarayana in favour of (1) Mr. C. Shyam Prasad Reddy S/o. Late Mr. C. Sankara Narayana Reddy (2) Mr. ThambalapalleNallappareddy Pavan Kumar @ T. N. Pavan Kumar Reddy S/o. Late T. N. Ramachandra Reddy with respect to property bearing Sy.No.232, measuring 3 Acres 12 Guntas and property bearing Sy.No.232,



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measuring 2 Acres 23 Guntas along with other properties situated at Kaggalipura Village, UttarahalliHobli, Bangalore and registered at the Office of Sub Registrar, Sarjapura, Bengaluru.

21. Release Deed dated 07/08/2023 bearing document No. SRJ-1-03799-2023-24 executed by (1) Mrs. Thambalapalle Nallappareddy Vijitha Reddy D/o. Late T. N. Ramachandra Reddy (2) Mrs. Marri Pallavi Reddy W/o. Late T. N. Ramachandra Reddy represented by her GPA Holder Mrs. ThambalapalleNallappareddy Vijitha Reddy D/o. Late T. N. Ramachandra Reddy in favour of Mr. ThambalapalleNallappareddy Pavan Kumar @ T. N. Pavan Kumar Reddy S/o. Late T. N. Ramachandra Reddy with respect to Sy. No. 232 measuring 2 Acres 23 Guntas, Sy. No. 233 measuring 04 Guntas, Sy. No. 233 measuring 11 Guntas situated at Kagalipura Village, UttarahalliHobli, Bangalore South Taluk, Bangalore and registered in the office of Sub-Registrar, Sarjapura, Bangalore.
22. General Power of Attorney dated 02/08/2023 and registered on 03/08/2023, bearing CS No. 572/2023 and document No. 400/2023 in Book 4, executed by Mrs. Marri Pallavi Reddy W/o. Late T. N. Ramachandra Reddy in favour of Mrs. Thambalapalle Nallappareddy Vijitha Reddy D/o. Late T. N. Ramachandra Reddy with respect to property bearing Sy.Nos. 230/5, 232, 233 & 225 of Kaggalipura Village, UttarahalliHobli, Bangalore South Taluk, and registered at the office of Joint Sub Registrar2, Banjarahallis, Hyderabad.
23. Joint Development Agreement dated 28/08/2023 bearing document No. SRJ-1-04496-2023-24 executed between (1) Mr. C. Shyamprasad Reddy S/o. C. Sankara Narayana Reddy (2) Mr. ThambalapalleNallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy and YC Orchid Homes LLP represented by its Partners 1). Mr. Yadav Chandrasekhar 2). Mr. Kartheek YC 3). Mr. Chigullarevu Avanish Reddy 4). Mr. Chigullarevu Akhilesh Reddy with respect to Sy. No.232, Sy. No.233, Sy No. 230/5, No. 225, Sy No. 230, situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk and registered in the office of Sub-Registrar, Sarjapura, Bangalore.
24. General Power of Attorney dated 28/08/2023 document No. SRJ-4-02277-2023-24 executed between (1) Mr. C. Shyamprasad Reddy S/o. C. Sankara Narayana Reddy (2) Mr. ThambalapalleNallappareddy



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- Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy and YC Orchid Homes LLP represented by its Partners 1). Mr. Yadav Chandrasekhar 2). Mr. Kartheek YC 3). Mr. Chigullarevu Avanish Reddy 4). Mr. Chigullarevu Akhilesh Reddy with respect to Sy. No.232, Sy. No.233, Sy No. 230/5, No. 225, Sy No. 230, situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk and registered in the office of Sub-Registrar, Sarjapura, Bangalore.
25. Relinquishment Deed dated 12/06/2024 executed by (1)Mr. C. Shyamprasad Reddy S/O. C. Sankara Narayana Reddy (2) Mr. Thambalapalle Nallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy Kaggalipura Gram Panchayathi with respect to Sy. No. 225/14, Sy. No. 230, Sy.No. 230/4 situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk.
 26. Family Tree of Late Sri. Aswathanarayana H.N, issued by Statutory Authority.
 27. Family Tree of Late Sri. Venkatarajappa, issued by statutory authority
 28. Death Certificate of Sri. C. Shayam Prasad Reddy dated 11/09/2024 issued by Statutory Authority.
 29. Family Tree of Late Sri. C. Shyam Prasad Reddy issued by the Statutory Authority.
 30. Death Certificate of Sri. T. N. Ramachandra Reddy issued by Statutory Authority.
 31. Family Tree of Late Death Certificate of Sri. C. Shayam Prasad Reddy dated 11/09/2024 issued by Statutory Authority.
 32. Family Tree of Late Sri. T. N. Ramachandra Reddy issued by the Statutory Authority.
 33. Confirmation Deed (with respect to Joint Development Agreement dated 28/08/2023) dated 23/01/2025, bearing document No.SRJ-1-09505-2024-25, executed by (1) Mrs. Chigullarevu Sravanthi Reddy W/o. Late C. Shyam Prasad Reddy (2) Mr. Chigullarevu Avanish Reddy S/o. Late C. Shyam Prasad Reddy (3) Mr. Chigullarevu Akhilesh Reddy S/o. Late C. Shyam Prasad Reddy in favour of YC Orchid Homes LLP represented by its Partners 1). Mr. Yadav Chandrasekhar 2). Mr. Kartheek YC 3).



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- Mr. Chigullarevu Avanish Reddy 4). Mr. Chigullarevu Akhilesh Reddy with respect to Sy. No.232, Sy. No.233, Sy No. 230/5, No. 225, Sy No. 230, situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk and registered in the office of Sub-Registrar, Sarjapura, Bangalore
34. Confirmation Deed (with respect to General Power of Attorney dated 28/08/2023) dated 23/01/2025, bearing document No.SRJ-1-09505-2024-25, executed by (1) Mrs. Chigullarevu Sravanthi Reddy W/o. Late C. Shyam Prasad Reddy (2) Mr. Chigullarevu Avanish Reddy S/o. Late C. Shyam Prasad Reddy (3) Mr. Chigullarevu Akhilesh Reddy S/o. Late C. Shyam Prasad Reddy in favour of YC Orchid Homes LLP represented by its Partners 1). Mr. Yadav Chandrasekhar 2). Mr. Kartheek YC 3). Mr. Chigullarevu Avanish Reddy 4). Mr. Chigullarevu Akhilesh Reddy with respect to Sy. No.232, Sy. No.233, Sy No. 230/5, No. 225, Sy No. 230, situated at Kaggalipura Village, Uttarahalli, Hobli Bangalore South Taluk and registered in the office of Sub-Registrar, Sarjapura, Bangalore
35. Conversion Order dated 29/05/2013 vide Order No. ALN (S.U)SR(K)/89/12-13 with respect to Sy. No. 232 measuring 1 Acre 32 Guntas out of 3 Acres 12 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
36. Conversion Order dated 12/06/2013 vide Order No. ALN(SU)SR(K)88/2012-13- with respect to property bearing Sy. No. 232 measuring 1 Acre 10 Guntas out of 2 Acres 23 Guntas, and Sy. No. 230/5 measuring 13 Guntas out of 28 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
37. Conversion Order dated 21/10/2023 vide Order No. ALN (S.U.H-2)SR:40/23-24 with respect to Sy. No. 232 measuring 1 Acres 13 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
38. Conversion Order dated 21/10/2023 vide Order No. ALN (S.U.H-2)SR:39/23-24 with respect to property bearing Sy. No. 232 measuring 1 Acre 20 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.



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39. Conversion Order dated 21/10/2023 vide Order No. ALN (S.U.H-2)SR:38/23-24 with respect to property bearing Sy. No. 230/5 measuring 15 Guntas, situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
40. PTCL Endorsement dated 20/11/2024 vide No. PTCL(S)CR438/2024-25 with respect to property bearing Sy. Nos. 232 measuring 3 Acres 12 Guntas, and 2 Acres 23 Guntas, Sy.No.230/5 measuring 28 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
41. Certificate of Incorporation of Y.C. Orchid Homes LLP
42. E-Khata Form 11B with respect to property bearing Sy.No.232 in the name of Mr. Chigullarevu Akhilesh Reddy, Mrs. Chigullarevu Sravanthi Reddy and Mr. Chigullarevu Avanish Reddy
43. E-Khata Form 11B with respect to property bearing Sy.No.230/5 in the name of Mr. T.N. Pavan Kumar Reddy
44. E-Khata Form 11B with respect to property bearing Sy.No.232 in the name of Mr. T.N. Pavan Kumar Reddy
45. Encumbrance Certificate from 01/04/1994 to 31/03/2004 with respect to Sy. No. 232 dated 03/10/2012, measuring 2 Acres 23 Guntas of Kaggalipura Village
46. Encumbrance Certificate from 01/04/2004 to 02/10/2012 with respect to Sy. No. 232 dated 03/10/2012 measuring 2 Acres 23 Guntas of Kaggalipura Village
47. Encumbrance Certificate from 01/04/2012 to 26/03/2013 with respect to Sy. No. 232 dated 27/03/2013 measuring 2 Acres 23 Guntas of Kaggalipura Village
48. Encumbrance Certificate from 01/04/2010 to 19/06/2024 with respect to Sy. No. 232 dated 20/06/2024 measuring 2 Acres 23 Guntas of Kaggalipura Village
49. Encumbrance Certificate from 01/04/1994 to 31/03/2004 with respect to Sy. No. 232 dated 03/10/2012, measuring 3 Acres 12 Guntas of Kaggalipura Village



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50. Encumbrance Certificate from 01/04/2004 to 02/10/2012 with respect to Sy. No. 232 dated 03/10/2012 measuring 3 Acres 12 Guntas of Kaggalipura Village
51. Encumbrance Certificate from 01/04/2012 to 26/03/2013 with respect to Sy. No. 232 dated 27/03/2013 measuring 3 Acres 12 Guntas of Kaggalipura Village
52. Encumbrance Certificate from 01/04/2010 to 19/06/2024 with respect to Sy. No. 232 dated 20/06/2024 measuring 3 Acres 12 Guntas of Kaggalipura Village
53. Encumbrance Certificate from 01/04/1994 to 31/03/2004 with respect to Sy. No. 230/5 dated 03/10/2012, measuring 28 Guntas of Kaggalipura Village
54. Encumbrance Certificate from 01/04/1994 to 31/03/2004 with respect to Sy. No. 230/5 dated 03/10/2012 measuring 28 Guntas of Kaggalipura Village
55. Encumbrance Certificate from 01/04/2004 to 02/10/2012 with respect to Sy. No. 230/5 dated 03/10/2012 measuring 28 Guntas of Kaggalipura Village
56. Encumbrance Certificate from 01/04/2010 to 19/06/2024 with respect to Sy. No. 230/5 measuring 28 Guntas -dated 20/06/2024 measuring 28 Guntas of Kaggalipura Village

FLOW OF TITLE

On perusal of the documents, it could be seen that originally property bearing Sy. No. 232 measuring an extent of 5 Acre 35 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, was belonging to Mr. H.N. Ashwath Narayana as evidenced by the RTC and other revenue records. And after his demise his wife's name i.e, Mrs. Anusuyamma was recorded as khatedar and owner of the property and all the revenue records have been transferred to her name vide IHC No. 16/94-95.

Whereas, later Smt. Anusuyamma along with her sons B.A. Ramesh & B. A. Rajesh sold the Property bearing Sy. No. 232 measuring an extent of 3 Acre 12 Guntas (Three Acres Twelve Guntas) out of 5 Acre 35 Guntas in favour of Mr. C.



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Shyam Prasad Reddy by virtue of a Sale Deed dated 16/02/1995 bearing No. 12122/1994-95 and registered in Office of Sub Register Kengeri, Bangalore and thereafter all the revenue records have been transferred to his name vide MR No. 161/94-95 and MR No.T3/2013-14.

Similarly Sy. No. 232 measuring an extent of 2 Acres 23 Guntas out of 5 Acre 35 Guntas in favour of Mr. T. N. Ramachandra Reddy by virtue of a Sale Deed dated 16/02/1995 bearing No. 12123/1994-95 and registered in Office of Sub Register Kengeri, Bangalore and thereafter all the revenue records have been transferred to his name vide MR No.162/94-95.

It is observed that, one Sri. Venkatarajappa S/o. Late Munivenkatappa was the original owner of the property bearing Sy. No. 230/5 measuring 28 Guntas situated at Kagalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore as evidenced by IHC 5/93-94 and in turn he along with his children Sri. Devaraja and Muniraja sold the said Property in favour of Sri. T. N Ramachandra Reddy, S/o. Late T. N. Vishwanatha Reddy by virtue of a Sale Deed dated 30/12/1994 bearing document No.10173/94-95 and all the revenue records have been transferred to his name vide MR No.81/95-96.

Whereas, abovesaid Mr. T. N. Ramachandra Reddy expired on 25-10-2002 by leaving his wife Smt. Tamballapalle Nallappareddy Vijitha Reddy and daughter Smt. Marri Pallavi Reddy and son Sri.Thambalapalle Nallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy as his sole surviving legal heirs and subsequently the wife and daughter of the abovesaid Mr. T. N. Ramachandra Reddy executed a Release deed dated 07/08/2023 bearing document No. SRJ-1-03799-2023-24 registered at the office of the Sub-Registrar Sarjapura, Bangalore in favour of Sri. Thambalapalle Nallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy along with other properties and thus he had become the absolute owner of the Property left behind his father Late T.N. Ramachandra Reddy and the revenue records have been transferred to his name vide MR No. 220/2003-04 and 112/2004-05 and Khata has been transferred to his name.

Whereas, the daughters of abovesaid Sri. Venkatarajappa, i.e, (1). Mrs. Chandramma, Mrs. Vijiyamma, Mrs. Indramma, Mrs. Geethamma subsequently executed a Confirmation deed dated 07/08/2023 bearing document No. 3838/2023-24 in favour of Thambalapalle Nallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy and registered at the Office of the Sub- Registrar Sarjapura, Bangalore.



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Whereas, thus Mr. C. Shyam Prasad Reddy and Mr. Thambalapalle Nallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy became the absolute owners of the above said Properties and with an intention to develop the Schedule property they have entered into a Joint Development Agreement dated 28/08/2023 bearing document No. SRJ-1-04496-2023-24 with YC ORCHID HOMES LLP represented by its partners 1). Mr. Yadav Chandrasekhar 2). Mr. Kartheek YC 3). Mr. Chigullarevu Avanish Reddy 4). Mr. Chigullarevu Akhilesh Reddy with respect to Sy. No.232, and 230/5 along with other properties and registered in the office of Sub-Registrar, Sarjapura, Bangalore and Mr. C. Shyam Prasad Reddy and Mr. Thambalapalle Nallappareddy Pavan Kumar Reddy @ T.N. Pavan Kumar Reddy also empowered YC ORCHID HOMES LLP represented by its partners 1). Mr. Yadav Chandrasekhar 2). Mr. Kartheek YC 3). Mr. Chigullarevu Avanish Reddy 4). Mr. Chigullarevu Akhilesh Reddy to deal with the Developer's share by virtue of a General Power of Attorney 28/08/2023 bearing document No. SRJ-4-00277-2023-24.

The abovesaid Sri. Shyam Prasad Reddy expired on 08/09/2024, by leaving behind his wife and children as his sole surviving legal heirs and the legal heirs of Sri. Shyam Prasad Reddy had entered into Confirmation deeds thereby to confirm the abovesaid registered Joint Development Agreement and the General Power of Attorney both dated 28/08/2023 and the said documents were registered at the office of the Sub-registrar Sarjapura, Bangalore vide Confirmation Deeds both dated 23/01/2025 bearing document Nos. (1). SRJ-1-09505-2024-25 (2). SRJ-4-00820-2024-25.

It is observed that the daughter of Late Mr. Aswathnarayana i.e, Mrs. B.A. Rekha instituted a suit bearing O.S. No.8960/2014 before the Hon'ble City Civil Court Bangalore Rural against her mother, brothers and Mr. Shyam Prasad Reddy and against Mr. Pavan Kumar Reddy with respect to property bearing Sy.No.232, measuring 3 Acres 12 Guntas and property bearing Sy.No.232, measuring 2 Acres 23 Guntas along with other properties and later she had executed a Confirmation Deed dated 28/08/2023, bearing document No.SRJ-1-04493-2023-24, executed by Mrs. B.A. Rekha in favour of (1) Mr. C. Shyam Prasad Reddy S/o. Late Mr. C. Sankara Narayana Reddy (2) Mr. Thambalapalle Nallappareddy Pavan Kumar @ T. N. Pavan Kumar Reddy S/o. Late T. N. Ramachandra Reddy with respect to property bearing Sy.No.232 measuring 3 Acres 12 Guntas and property bearing Sy.No.232, measuring 2 Acres 23 Guntas situated at Kaggalipura Village,



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S.K. SUSHMA, BA, LLB

Hobli, Bangalore and registered at the Office of Sub Registrar, Sarjapura, Bengaluru.

Whereas, the mother and brothers of above said Mrs. B.A. Rekha filed their written statement in the above O.S. 8960/2014 along with a counter claim and the Hon'ble Court was stayed the transaction of the suit schedule Properties and being aggrieved by the said Orders the Mr. Shyam Prasad Reddy and Mr. Pavan Kumar Reddy approached the Hon'ble High Court of Karnataka in MFA. No.3062/2024 and the Hon'ble High Court of Karnataka had vacated the stay on the property by an Order dated 02/12/2024 and hence, the Shyam Prasad Reddy and Pavan Kumar Reddy became the absolute owners of the Property.

We have seen the Encumbrance Certificate from 01/04/1994 to 19/06/2024 with respect to Sy. No.232 measuring an extent of 3 Acre 12 Guntas(Three Acres Twelve Guntas) out of 5 Acre 35 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore and issued by Sub-registrar, concerned.

We have also seen the Encumbrance Certificate from 01/04/1994 to 19/06/2024 with respect to Sy. No.232 measuring an extent of 2 Acre 23Guntas(Three Acres Twelve Guntas) out of 5 Acre 35 Guntas situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore and issued by Sub-registrar, concerned.

We have also seen the Encumbrance Certificate from 01/04/1994 to 19/06/2024 with respect to land bearing Sy No. 230/5, measuring an extent of 0-28 Guntas (Twenty Eight Guntas) situated at Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, and issued by Sub-registrar, concerned.

No encumbrances have been revealed in the above said certificates. No Minor interest is involved in the subject property. Considering the foregoing facts, we assume that (1). Mrs. Chigullarevu Sravanthi Reddy W/o. Late C. Shyam Prasad Reddy (2) Mr. Chigullarevu Avanish Reddy S/o. Late C. Shyam Prasad Reddy (3) Mr. Chigullarevu Akhilesh Reddy S/o. Late C. Shyam Prasad Reddy and Mr. Pavan Kumar Reddy are the absolute owners of the Subject Property and M/s. YC Orchid the Partnership Firm, shall have ownership and marketable title over the subject property by virtue of the above said Joint Development Agreement and the registered General Power of Attorney and we certify accordingly.



AKHILA & ASSOCIATES

AKHILA KUMARI.V. B.A., LLM
GANESHAN K.K. B.A, LLB
SATISHKUMAR.N, B.COM, LLB
NAGABHUSHAN H.N, B.E, LLB
JAGADISH. K, BAL, LLB
SUMANA V PRABHU B.COM, LLB
VINOD D, B.COM, LLB
A.P.PREETHAM SOMAIAH, B.COM, LLB
YADHUNANDAN. A, B.COM, LLB
PRADEEP KUMARJ, B.COM, LLB
S.K. SUSHMA, BA, LLB

NOTE :- This opinion is limited only to the above Items as other items in the JDA and GPA are not part of the Development

Akhila
Kumari V

Digitally signed by Akhila Kumari V
DN: c=IN, o=Personal, title=4359
pseudonym=7e5217b754ce4dc58341a
a29J326b26d,
2.5.4.20=90baaae81da07f1d61c3d03f6c
11cce05965d9311777d85bf0d3957bd
1392a6. postalCode=560049.
st=Karnataka,
serialNumber=e3a99e74a2ed1fb48e5a
d3984c15b05786b086dc213dcd9e9dfa
af9605bb5be4 cn=Akhila Kumari V
Date: 2025.03.13 14:33:39 +05'30'

ADVOCATE
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