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ADVOCATE

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22nd April, 2024

M/S. NAVAVEDAM VENTURES PVT. LTD.,
Bangalore.

Sub: Legal Report.

Ref: Property bearing survey. No. 73/6, (Old Survey No.73/3), measuring 2 Acres, situated at Hoskur Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, residentially converted vide official memorandum in No. 136650, dated 03-06-2020.

The below mentioned photocopies of the documents are furnished for verification of the title of the owner/s.

| Sl. No. | Date of Execution/ Issue | Description of documents |
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| 1. | 15-02-1968 | Order passed by the land Tribunal in case No. LRF No.18, 19 and 20/1974-75, in favour of Smt.Venkatalakshamma was registered as an Occupant under section 55(A) of the Karnataka Land Reforms Act 1961 |
| 2. | — | vide Certificate in Form No.10, issued by the Special Tahasildar for Land Reforms, Bangalore East Taluk. |
| 3. | 13-01-1999 | Mutation Register extract in serial No. 2/98-99 |

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| 4. | — | Family Tree of Smt.Venkatalakshamma, issued by the Tahasildar, Bangalore. |
| 5. | — | Mutation Extract bearing No.2/1998-99 issued by Taluk Sherastedhar, K. R. Puram Taluk, K.R. Puram, Bengaluru. |
| 6. | 03-06-2020 | Official Memorandum in No. 136650 issued by Special District Commissioner, Bangalore District, Bangalore. |
| 7. | — | Sketch as per the conversion issued by Taluk Land Surveyor, Bengaluru East Taluk, Bengaluru. |
| 8. | 16-06-2020 | Mutation Register extract in serial No. T2/2019-2020 issued by the Village Accountant, Computer Centre, Bangalore East Taluk, K.R. Puram. |
| 9. | — | RTC from the year 1968-69, 1973-74 to 1974-75, 1978-79 to 1987-88, 1993-94 to 2001-2002, 2017-2018 to 2023-2024 issued by Tahsildar Grade -2, Bengaluru East Taluk, K.R. Puram, Bengaluru. |
| 10. | 27-05-2011 | Akarband issued by Superintendent officer, Bengaluru East Taluk. K.R. Puram, Bengaluru. |
| 11. | 29-12-2023 | Karda issued by Superintendent officer, Bengaluru East Taluk. K.R. Puram, Bengaluru. |
| 12. | 29-12-2023 | Tippany issued by Superintendent officer, Bengaluru East Taluk. K.R. Puram, Bengaluru. |
| 13. | 29-12-2023 | Hissa Tippany issued by Superintendent officer, Bengaluru East Taluk. K.R. Puram, Bengaluru. |
| 14. | 29-12-2023 | R.R.Pakka Book issued by Superintendent officer, Bengaluru East Taluk. K.R. Puram, Bengaluru. |
| 15. | 29-12-2023 | Atlas issued by Superintendent officer, Bengaluru East Taluk. K.R. Puram, Bengaluru. |
| 16. | — | Village Map. |

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| 17. | 28-09-2022 | Joint Development Agreement entered into between Smt.Venkatalakshamma and others and M/s Navavedamventures Pvt LTd., presented by its Director Mr. Kisjore Kumar Gattu, registered vide document No.4749/2022-2023 of Book I, stored in CD No. 1134 in the office of the Sub-Registrar, Bidarahalli, Bangalore, registered dated 29-09-2022. |
| 18. | 28-09-2022 | General Power of Attorney executed by Smt.Venkatalakshamma and others M/s Navavedamventures Pvt LTd., presented by its Director Mr. Kisjore Kumar Gattu registered vide document No.146 of Book IV, stored in CD No. 1134 in the office of the Sub-Registrar, Bidarahalli, Bangalore. |
| 19. | 04-03-2024 | Approved building plan in No. HPA/C.C/477/2023-2024/2700 to 2702 issued by Joint Director and Member Secretary, City and Village Development , Hoskote Developmental Authority, Hoskote. |
| 20. | 04-03-2024 | Commencement Certificate in No. HPA/C.C/477/2023-2024/2700 to 2702 issued by Joint Director and Member Secretary, City and Village Development , Hoskote Developmental Authority, Hoskote. |
| 21. | 08-03-2023 | Relinquishment deed executed by Smt.Venkatalakshamma and others presented by their GPA Holder M/s. Navavedam Ventures Pvt. Ltd., presented by its Managing Director Mr.Kishore Kumar Gattu, registered vide document No.9609/2022-203 of Book I, stored in CD No. 1252 in the office of the Sub-Registrar, Bidarahalli, Bangalore. |

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| 22. | 17-01-2024 | Endorsement in No. CTE/125987/PCB ID/182674 issued by the Environmental Officer, Karnataka State Pollution Control Board. |
| 23. | 17-01-2024 | Endorsement in No. RD0038114225041 with respect nil tenancy issued by Tahsildar, Bengaluru East Taluk, Bengaluru District, Bengaluru. |
| 24. | — | E-Khatha Form 9 issued by the Panchayath Developmental Officer, Manduru Village Panchayath, Bengaluru East Taluk, Bengaluru. |
| 25. | — | E-Khatha Form 11A issued by the Panchayath Developmental Officer, Manduru Village Panchayath, Bengaluru East Taluk, Bengaluru. |
| 26. | 22-04-2024 | Encumbrance Certificate in SA No. 161514/2024-2025 from 01-01-2008 to 22+-04-2024 issued by the Sub-Registrar, Bidarahalli. |

SCHEDULE PROPERTY:

ALL THAT PIECE AND PARCEL of the property bearing survey. No. 73/6, (Old Survey No.73/3), measuring 2 Acres, situated at Hoskur Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, residentially converted vide official memorandum in No. 136650, dated 03-06-2020 and bounded on: -

East by : Road

West by : Survey No.58

North by : Survey No.73/3 and 73/5

South by : Survey No.73/4.

Taking into consideration of the above said documents and subject to our observations, my opine that, Smt.Venkatalakshamma is the absolute owner of the Schedule Property and M/s. Navavedam Ventures Pvt. Ltd., is also entitled to certain rights coupled with interest with respect to the Schedule Property by virtue of the Joint Development Agreement and General Power of Attorney, both dated 28-09-2022.

B.R. NETRAVATHI
Advocate
Bangalore.