

LEGAL SCRUTINY REPORT

Of

The Property bearing Site No. 20, Sy. No. 30/15, 30/16 & 30/17 totally measuring about 2 Acres 28.08 Guntas (1,18,256 Sq.Feet) situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk Bengaluru Urban District.

CLIENT

M/S. SAIVEN DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED

BANGALORE

PREPARED

BY

ROOPA SHETTY

ADVOCATE

Privileged & Confidential

Page | 1



Date: 12.05.2025

To,

**M/S. SAIVEN DEVELOPERS AND CONSTRUCTIONS
PRIVATE LIMITED,**

A Company incorporated under the
Companies Act 1956,
Having its registered office at,
No. 1664, 2ND Floor, 27TH Main,
2ND Sector, H.S.R Layout,
Bangalore-560 102.

LEGAL SCRUTINY REPORT

I have pursued the documents furnished for the title opinion and herewith furnish my
Legal Scrutiny Report in respect of all that piece and parcel of the Property bearing
Site No. 20, Sy. No. 30/15, 30/16 & 30/17 measuring about 2 Acres 28.08 Guntas
(1,18,256 Sq.Feet) situated at Kasavanahalli Village, Varthur Hobli, Bangalore
East Taluk Bengaluru Urban District.

**BUILDER/DEVELOPER: M/S. SAIVEN DEVELOPERS AND
CONSTRUCTIONS PRIVATE LIMITED;**

PROJECT : "SAIVEN SIX SENSES"

EXTENT/SBA : 2 ACRES 28.08 GUNTAS (1,18,256 Sq. Feet),



**For Lexsitus,
ROOPA SHETTY
Advocate**

Page | 2



I.DESCRPTION OF THE PROPERTY

Property No.	:	Site No. 20, Sy. No. 30/15, 30/16 & 30/17
BBMP Khatha No.	:	1154/1108/20, 30/15, 30/16, 30/17
Located at		Village : Kasavanahalli Hobli : Varthur Taluk : Bengaluru East District : Bengaluru Urban
Extent	:	2 Acres 28.08 Guntas (1,18,256 SQ. FEET)
Boundaries	:	East by : Layout by name Lakeshore Homes; West by : Tank Bed; North : Road; South by : Property bearing Sy.No.30/8B.
Type of Land	:	Freehold
Nature of usage	:	Residential use
Revenue Jurisdiction	:	Kasavanahalli Village BBMP Ward No. 150.
Planning Authority	:	Bruhat Bengaluru Mahanagara Palike(BBMP)
Zonal Area as per CDP of Planning Authority	:	Nil
Conversion Status	:	Nil
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of Building	:	Nil



DESCRIPTION OF THE PROPERTY

: SCHEDULE PROPERTY:

ITEM NO. I

All that piece and parcel of the residential converted land bearing Survey No. 30/17(old Sy. No. 30/8A) measuring 1 Acre, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Amalgamated Municipal Khatha No. 1154/1108/20, 30/15, 30/16, 30/17, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Converted vide, Official Memorandum No. ALN [V2P]SR 107/2021-22, dated: 23.12.2021 issued by Special Deputy Commissioner, Bangalore Urban District respectively and bounded as follows:

East by : Property bearing Sy.No.30/16;
West by : Tank Bed;
North by : Site No. 20 in the layout Lakeshore Homes;
South by : Property bearing Sy.No.30/8B.

ITEM NO. II

All that piece and parcel of the residential converted land bearing Survey No. 30/16(old Sy. No. 30/8A) measuring 37 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Amalgamated Municipal Khatha No. 1154/1108/20, 30/15, 30/16, 30/17, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Converted vide, Official Memorandum No. ALN [V2P]SR 106/2021-22, dated: 23.12.2021 issued by Special Deputy Commissioner, Bangalore Urban District respectively and bounded as follows:

East by : Property bearing Sy.No.30/15;
West by : Property bearing Sy.No.30/17;
North by : Site No. 20 in the layout Lakeshore Homes;
South by : Property bearing Sy.No.30/8B.



ITEM NO. III

All that piece and parcel of the residential converted land bearing Survey No. 30/15(old Sy. No. 30/8A) measuring 27 Guntas, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Amalgamated Municipal Khatha No. 1154/1108/20, 30/15, 30/16, 30/17, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Converted vide, Official Memorandum No. ALN [V2P]SR 108/2021-22, dated: 23.12.2021 issued by Special Deputy Commissioner, Bangalore Urban District respectively and bounded as follows:

East by : Layout Lakeshore Homes;
West by : Property bearing Sy.No.30/8A;
North by : Layout Lakeshore Homes;
South by : Property bearing Sy.No.30/16 and Sy. No. 30/8B.

ITEM NO. IV

All that piece and parcel of the residential Site bearing No. 20, measuring East to West 50 Feet and North to South 100 Feet totally measuring 5000 Sq. Feet, in the layout Lakeshore Homes, carved out of Sy. No. 30/6 and Sy. No. 30/7, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Amalgamated Municipal Khatha No. 1154/1108/20, 30/15, 30/16, 30/17, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District respectively and bounded as follows:

East by : Site No. 19 in the layout Lakeshore Homes;
West by : Private Property;
North by : Road;
South by : Property bearing Sy.No.30/16 and Sy. No. 30/17.

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the residential converted land bearing Survey No. 30/17(old Sy. No. 30/8A) measuring 1 Acre, converted vide, Official Memorandum No. ALN [V2P]SR 107/2021-22, dated: 23.12.2021 issued by Special Deputy Commissioner, Bangalore Urban District, Survey No. 30/16(old Sy. No. 30/8A) measuring 37 Guntas, Converted vide, Official Memorandum No. ALN [V2P]SR 106/2021-22, dated: 23.12.2021 issued by Special Deputy Commissioner, Bangalore Urban District, Survey No. 30/15(old Sy. No. 30/8A) measuring 27 Guntas, converted



vide, Official Memorandum No. ALN [V2P]SR 108/2021-22, dated: 23.12.2021 issued by Special Deputy Commissioner, Bangalore Urban District, residential Site bearing No. 20, measuring East to West 50 Feet and North to South 100 Feet totally measuring 5000 Sq. Feet, in the layout Lakeshore Homes, carved out of Sy. No. 30/6 and Sy. No. 30/7, presently bearing Amalgamated Bruhat Bangalore Mahanagara Palike (BBMP) Amalgamated Municipal Khatha No. 1154/1108/20, 30/15, 30/16, 30/17, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District respectively and bounded as follows:

East by : Layout by name Lakeshore Homes;
West by : Tank Bed;
North : Road;
South by : Property bearing Sy.No.30/8B.

II-DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED

SL.NO	DATE OF DOCUMENT	NAME OF DOCUMENT
<i>With respect to Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17</i>		
1.	06.02.1940	Partition Deed executed between 1. Sri. Muniyappa@ Annaiappa, 2. Sri. Papaiah, 3. Sri. Gulappa and 4. Sri. Marireddy all children of Kodathi Gurappa, registered as Document No. 2435/1940-41, of Book-I, Registered in the office of the Sub-registrar Bangalore Taluk, with respect to Sy. No. 38/8A, measuring to an extent of 9 Acres 12 Guntas and 8 Gunta of Kharab land.
2.	14.02.1949	Sale Deed executed by Sri. Papaiah S/o Kodathi Gurappa in favour of Sri. Muniyappa@ Annaiappa S/o Kodathi Gurappa, registered as Document No. 4774/1948-49, of Book-I, Volume No. 1044, in pages 45-47, registered in the office of the Sub-registrar Bangalore Taluk, at Bangalore, with respect to land bearing Sy. No. 30/8A measuring to an exten of 1 Acre 34 Guntas.
3.	14.02.1949	Sale Deed executed by Sri. Gullappa S/o Kodathi Gurappa in favour of Sri. Muniyappa@ Annaiappa S/o Kodathi Gurappa, registered as Document No. 4775/1948-49, of Book-I, Volume No. 1038, in pages 212-214, registered in the office of the Sub-registrar Bangalore Taluk, at Bangalore, with respect to land bearing Sy. No. 30/8A measuring to an extent of 1 Acre 30 Guntas.

Page | 6



4.		Plaint, Written Statement, Order sheet in Case bearing OS. No. 1081/1984, filed In The Court Of The City Civil Judge At Bangalore, filed by Sri. Gurappa Reddy against Sri. Lingappa and others.
5.	25.07.1986	Joint Compromise Memo filed in case bearing OS. No. 1081/1984, by Sri. Gurrappa Reddy against Sri. Lingappa and others.
6.		Mutation Register extract bearing MR No. 2/1986-87, showing Sri. Lingappa Reddy and Sri. Gurrappa Reddy both Son's of Late Muniyappa@ Annaiappa as the khathadhar with respect to Sy. No. 30/8A, measuring to an extent of 7 Acres 24 Guntas.
7.	25.06.2004	Sale Deed executed by 1. Sri. Lingappa S/o Late Muniyappa@ Annaiappa, 2. Smt. Parvathamma W/o Lingappa Reddy, 3. Sri. K.L. Nagaraj, 4. Smt. Munilakshamma, 5. Smt. K.L. Danalakshmi, 6. Sri. K.L. Venkatalakshmi, 7. Sri. K.L. Ravindra, 8. Sri. K.L. Nagesh (Parties at Sl. No. 3 to 8 are children of Sri. Lingappa Reddy), 9. Sri. Gurappa Reddy S/o Late Muniyappa@ Annaiappa, 10. Smt. Susheelamma W/o Gurappa Reddy, 11. Smt. G. Anitha, 12. Smt. G. Vidya (Parties al Sl. No. 11 to 12 are daughtes of Gurappa Reddy) in favour of Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty, registered as Document No. BAS-1-07432/2004-05, of Book-I, stored in CD No. BASD74, registered in the office of the Sub-registrar Bangalore South Taluk at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/17) measuring to an extent of 1 Acre.
8.	20.09.2004	Mutation Register extract bearing MR No. 1/2004-05, showing Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty as the khathadhar with respect to Sy. No. 30/8A, measuring to an extent of 1 Acre.
9.	13.09.2004	Sale Deed executed by 1. Sri. Lingappa S/o Late Muniyappa@ Annaiappa, 2. Smt. Parvathamma W/o Lingappa Reddy, 3. Sri. K.L. Nagaraj, 4. Smt. Munilakshamma, 5. Smt. K.L. Danalakshmi, 6. Sri. K.L. Venkatalakshmi, 7. Sri. K.L. Ravindra, 8. Sri. K.L. Nagesh (Parties at Sl. No. 3 to 8 are children of Sri. Lingappa Reddy), 9. Sri. Gurappa Reddy S/o Late Muniyappa@



		Annaiappa, 10. Smt. Susheelamma W/o Gurappa Reddy, 11. Smt. G. Anitha, 12. Smt. G. Vidya (Parties al Sl. No. 11 to 12 are daughtes of Gurappa Reddy) in favour of Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty, registered as Document No. BAS-1-15666/2004-05, of Book-I, stored in CD No. BASD95, registered in the office of the Sub-registrar Bangalore South Taluk at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/16) measuring to an extent of 37 Guntas.
10.	16.12.2004	Mutation Register extract bearing MR No. 9/2004-05, showing Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty as the khathadhar with respect to Sy. No. 30/8A, measuring to an extent of 37 Guntas.
11.	15.01.2021	Joint Development Agreement executed between 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 3. Smt. Usha W/o K.L. Nagaraj, 4. Master. N. Moneesh S/o K.L. Nagaraj, 5. Master. N. Adithya S/o K.L. Nagaraj, 6. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 7. Smt. M.K. Vani W/o K.L. Ravindra, 8. Miss. Kushi. R Reddy D/o K.L. Ravindra, 9. Miss. Deeksha. R. Reddy D/o K.L. Ravindra, 10. Sri. K.L. Nagesh S/o Late Lingappa Reddy, 11. Smt. Gowri W/o K.L. Nagesh, 12. Master. K.N. Sanjay S/o K.L. Nagesh, 13. Master. K.N. Likith S/o K.L. Nagesh, 14. Smt. K.L. Dhanalakshmi D/o Late Lingappa Reddy, 15. Smt. Munilakshamma D/o Late Lingappa Reddy, 16. Sri. K.L. Venkatalakshmi D/o Late Lingappa Reddy, 17. Smt. Susheelamma W/o Gurappa Reddy, 18. Smt. G. Anitha, 19. Smt. G. Vidya (Parties al Sl. No. 18 and 19]1 are daughters of Gurappa Reddy) and M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. INR-1-08302/2020-21, of Book-I, stored in CD No. INRD740, registered in the office of the Sub-registrar Indiranagar, at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas.



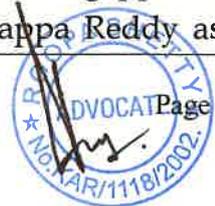
12.	15.01.2021	General Power of Attorney executed by 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 3. Smt. Usha W/o K.L. Nagaraj, J, 4. Master. N. Moneesh S/o K.L. Nagaraj, 5. Master. N. Adithya S/o K.L. Nagaraj, 6. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 7. Smt. M.K. Vani W/o K.L. Ravindra, 8. Miss. Kushi. R Reddy D/o K.L. Ravindra, 9. Miss. Deeksha. R. Reddy D/o K.L. Ravindra, 10. Sri. K.L. Nagesh S/o Late Lingappa Reddy, 11. Smt. Gowri W/o K.L. Nagesh, 12. Master. K.N. Sanjay S/o K.L. Nagesh, 13. Master. K.N. Likith S/o K.L. Nagesh, 14. Smt. K.L. Dhanalakshmi D/o Late Lingappa Reddy, 15. Smt. Munilakshamma D/o Late Lingappa Reddy, 16. Sri. K.L. Venkatalakshmi D/o Late Lingappa Reddy, 17. Smt. Susheelamma W/o Gurappa Reddy, 18. Smt. G. Anitha, 19. Smt. G. Vidya (Parties al Sl. No. 18 and 19] are daughters of Gurappa Reddy) in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. INR-1-00914/2020-21, of Book-IV, stored in CD No. INRD740, registered in the office of the Sub-registrar Indiranagar, at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas.
13.	06.05.2022	Joint Development Agreement executed between Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty and M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-01027-/2022-23, of Book-I, stored in CD No. VRTD1196, registered in the office of the Sub-registrar Varthur, at Bangalore, with respect to Sy. No. 30/16(Old Sy. No. 30/8A) measuring to an extent of 37 Guntas and Sy. No. 30/17(Old Sy. No. 30/8A) measuring to an extent of 1 Acre.
14.	03.05.2022	General Power of Attorney executed by Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty, in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document



		No. VRT-1-00040/2022-23, of Book-IV, stored in CD No. VRTD1196, registered in the office of the Sub-registrar Varthur, at Bangalore, with respect to Sy. No. 30/16(Old Sy. No. 30/8A) measuring to an extent of 37 Guntas and Sy. No. 30/17(Old Sy. No. 30/8A) measuring to an extent of 1 Acre.
15.	29.04.2022	Case bearing OS. No. 3654/2022, filed In The Court Of PRL. City Civil and Sessions Judge Bangalore by Smt. Jayamma D/o Late Muniyappa@ Annayappa against Smt. Parvathamma and others.
16.	19.01.2023	Conformation Deed executed by Smt. Jayamma W/o Krishna Reddy D/o Late Muniyappa@ Annayappa, in favour of 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Smt. Susheelamma W/o Gurappa Reddy, 3. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 4. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 5. Sri. K.L. Nagesh S/o Late Lingappa Reddy, registered as Document No. VRT-1-09624/2022-23, of Book-I, stored in CD No. VRTD1395, registered in the office of the Sub-registrar Varthur at Bangalore, with respect to Sy. No. 30/15(Old Sy. No. 30/8A) measuring to an extent of 27 Guntas.
17.	19.01.2023	Conformation Deed executed by Smt. Jayamma W/o Krishna Reddy D/o Late Muniyappa@ Annayappa, in favour of Sri. Prasanna Kumar Shetty S/o Late Manjiah Shetty, registered as Document No. VRT-1-09629/2022-23, of Book-I, stored in CD No. VRTD1395, registered in the office of the Sub-registrar Varthur at Bangalore, with respect to Sy. No. 30/16(Old Sy. No. 30/8A) measuring to an extent of 37 Guntas and Sy. No. 30/17(Old Sy. No. 30/8A) measuring to an extent of 1 Acre.
18.	23.12.2021	Official Memorandum bearing No. ALN [V2P]SR 108/2021-22, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No. 30/15(old Sy. No. 30/8A) measuring 27 Guntas from agricultural to non-agricultural residential purpose in the name of Smt. Parvathamma W/o Late Lingappa Reddy and Smt. Sushilamma W/o Late Gurappa Reddy.



19.	23.12.2021	Official Memorandum bearing No. ALN [V2P]SR 106/2021-22, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No. 30/16 (old Sy. No. 30/8A) measuring 37 Guntas from agricultural to non-agricultural residential purpose in the name of Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty.
20.	23.12.2021	Official Memorandum bearing No. ALN [V2P]SR 107/2021-22, issued by Deputy Commissioner, Bangalore District for Conversion of the Schedule Property bearing Sy.No. 30/17(old Sy. No. 30/8A) measuring 1 Acre out of 1 Acre 6 Guntas from agricultural to non-agricultural residential purpose in the name of Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty.
21.		Conversion Sketch with respect to Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17.
22.	14.06.2024	Letter bearing No. CLU-37/293/2023-24/559/2024-25, issued by the BDA as to conversion of land from Industrial to Residential purpose with respect to Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17.
23.		Record of Rights, Tenancy and Crop Inspection(RTC) for the period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 -94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22.
24.	11.11.2020	Mutation Register extract bearing MR No. H3/2020-2, showing Smt. Parvathamma W/o Late Lingappa Reddy and Smt. Sushilamma W/o Late Gurappa Reddy as the khathadhar with respect to Sy. No. 30/8A(New Sy. No. 30/15), measuring to an extent of 27 Guntas.
25.	10.11.2021	Mutation Register extract bearing MR No. T14/2021-22, showing Smt. Parvathamma W/o Late Lingappa Reddy and Smt. Sushilamma W/o Late Gurappa Reddy as the



		khathadhar with respect to Sy. No. 30/8A(New Sy. No. 30/15), measuring to an extent of 27 Guntas.
26.	10.11.2021	Mutation Register extract bearing MR No. T14/2021-22, showing Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty as the khathadhar with respect to Sy. No. 30/8A(New Sy. No. 30/1), measuring to an extent of 27 Guntas.
27.	10.11.2021	Mutation Register extract bearing MR No. T14/2021-22, showing Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty as the khathadhar with respect to Sy. No. 30/8A(New Sy. No. 30/17), measuring to an extent of 1 Acre.
28.		Index Of Lands with respect to Sy. No. 30/8.
29.		Kardha with respect to Sy. No. 30/8.
30.		Hissa survey Tippani with respect to Sy. No. 30/8A.
31.		Survey Original Pakka Book with respect to Sy. No. 30/8A.
32.		Akarbandh with respect to Sy. No. 30/8A(New Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17).
33.		Survey Sketch with respect to Sy. No. 30/8A(New Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17).
34.		Pakka Book with respect to Sy. No. 30/8A(New Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17).
35.		Endorsement issued by Tahasildar Office, Bangalore South Taluk, stating that Nil tenancy under section 48 (A) of Karnataka Land Reforms Act, 1961, with respect to Sy. No. 30/8A(New Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17).
36.	05.01.2022	Encumbrance Certificate from 01.04.11957to 31.03.2004, with respect to Sy. No. 30/8A.
37.	05.01.2022	Encumbrance Certificate from 01.04.2004 to 03.01.2022, with respect to Sy. No. Sy. No. 30/8A, 30/15, 30/16, 30/17.
38.	06.03.2025	Encumbrance Certificate from 11.11.2024 to 06.03.2025, with respect to Sy. No. Sy. No. 30/8A, 30/15, 30/16, 30/17



DOCUMENTS WITH RESEPECT TO SITE NO. 20, IN THE LAYOUT LAKESHORE HOMES.

39.	29.03.1995	Sale Deed executed by 1. Sri. K. Narayana Reddy S/o Krishna Reddy, 2. Sri. K. Srinivas Reddy S/o Krishna Reddy, 3. Sri. K.S. Suresh S/o K. Srinivas Reddy, 4. Sri. K.S. Jagadeesh S/o K. Srinivas Reddy, 5. Sri. Satish S/o Srinivas Reddy, 6. Sri. K. Chowda Reddy S/o K.Krishna Reddy, 7. C. Ragavendra Reddy S/o K. Chowda Reddy, 8. Sri. K. Gopalkrishna Reddy S/o K. Krishna Reddy and Sri. G. Vinay Reddy S/o Gopalkrishna Reddy in favour of 1. Sri. Samuel Joseph S/o Joseph Samuel and 2. Sri. Joseph Samuel S/o Late T.G. Sameul, registered as Document No. 10382, of Book I, Volume No. 4154, in pages 23 to 30, registered in the office of the Sub- registrar Bangalore South Taluk at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.
40.	08.12.2005	General Power of Attorney executed by Sri. Samuel Joseph S/o Joseph Samuel in favour of Sri. Joseph Samuel, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.
41.	20.09.2011	Gift Deed executed by 1. Sri. Samuel Joseph S/o Joseph Samuel and 2. Sri. Joseph Samuel S/o Late T.G. Sameul in favour of Sri. John Joseph S/o Joseph Samuel registered as Document No. VRT-1-05304/2011-12, of Book I, stored in CD No. VRTD132, registered in the office of the Sub-registrar Varthur at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.
42.	09.10.2014	General Power of Attorney executed by Sri. John Joseph S/o Joseph Samuel in favour of Sri. Joseph Samuel, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.



43.	02.02.2015	Sale Agreement executed by Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel in favour of Sri. Suresh. V Patil S/o Veerabasanagouda.v. Patil, registered as Document No. MDP-1-06385/2014-15, of Book I, stored in CD No. MDPD157, registered in the office of the Sub- registrar Mahadevapura, at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.
44.	24.06.2015	Cancellation of Sale Agreement executed by Sri. Suresh. V Patil S/o Veerabasanagouda.v. Patil in favour of Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel, registered as Document No. BNS-1-04596/2015-16, of Book I, stored in CD No. BNSD379, registered in the office of the Sub- registrar Banaswadi at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.
45.	12.10.2018	Sale Agreement executed by Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel in favour of 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.
46.	15.10.2018	Sale Deed executed by Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel in favour of 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy, registered as Document No. MDP-1-07503/2018-19, of Book I, stored in CD No. MDPD250, registered in the office of the Sub- registrar Mahadevapura, at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes.



47.	13.02.2014	BBMP Khatha certificate and bearing Khatha No. 1154/1108/20, issued in the name of Sri. John Joseph S/o Joseph Samuel, with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.
48.	09.11.2018	BBMP Khatha certificate and bearing Khatha No. 1154/1108/20, issued in the name of 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.
49.	06.05.2022	Joint Development Agreement executed between 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy and M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-01030-/2022-23, of Book-I, stored in CD No. VRTD1196, registered in the office of the Sub-registrar Varthur, at Bangalore, with respect to with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.
50.	06.05.2022	General Power of Attorney executed by 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy, in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-00041/2022-23, of Book-IV, stored in CD No. VRTD1196, registered in the office of the Sub-registrar Varthur, at Bangalore, with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.



51.		Encumbrance Certificate from 01.04.1990 to 31.03.2004, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.
52.		Encumbrance Certificate from 01.04.2004 to 25.03.2025, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.
COMMON DOCUMENTS WITH RESEPCT TO THE PROJECT SAIVEN SIX SENSES		
53.	20.03.2025	Building License No. BBMP/ Addl/Dir/JDNORTH/0038/24-25 and Plan issued by the Bangalore Development Authority.
54.	19.01.2023	NOC issued by Karnataka State Pollution Control Board(KSPCB)
55.	27.03.2.23	NOC issued by Airport Authority of India (AAI) bearing No. HOSU/SOUTH/B/012723/739031.
56.	04.03.2023	NOC issued by the Airport Services Centre(HAL)
57.	27.07.2023	NOC issued by Bangalore Water Supply and Sewerage Board (BWSSB)
58.	19.06.2023	NOC issued by Karnataka State Fire and Emergency Services.
59.	16.05.2023	NOC issued by Ministry of Environmental, Forest and Climate Change issued by the SEIAA.
60.	11.07.2022	NOC issued by Bharat Sanchar Nigam Limited (BSNL)
61.	28.02.2023	NOC issued by BESCOM.
62.		Village Map of Gunjur Village.
63.	20.05.2025	Building Plan issued by the Bruhat Bengaluru Mahanagara Palike bearing No. BBMP/ Addl/Dir/JDNORTH/0038/24-25.
64.	01.07.2022	Amalgamation Deed executed by Sri. Prasanna Kumar Shetty and 22 Others represented by their GPA holder M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-02921/2022-23, stored in CD No. VRTD1240 registered in the office of the Sub-registrar Varthur, at Bangalore.



65.	03.07.2024	Khatha extract and certificate bearing Amalgamated Khatha No. 1154/1108/20, 30/15, 30/16, 30/17 issued in the name of 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, 4. Prasanna Kumar Shetty, 5. Parvathamma, 6. Sushilamma, with respect Site No. 20, Sy. No. 30/15, 30/16 and 30/17.
66.		Tax Paid for the year 2024-25 with respect to respect Site No. 20, Sy. No. 30/15, 30/16 and 30/17, issued by BBMP in the name of Sri. Darshan Krishna Reddy Sudha and others.
67.	26.06.2014	Certificate of Incorporation in the name M/S. SAIVEN DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED.
68.		AOA and MOA of M/S. SAIVEN DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED.
69.		Encumbrance Certificate from 01.04.2004 to 25.03.2025, with respect to Site No. 20, Sy. No. 30/15, 30/16 & 30/17.(Verified Online)
70.	24.4.2025	Allocation Agreement entered into between (1)Smt. Parvathamma W/o late Lingappa Reddy and others and M/s Saiven Developers and Constructions Private Limited for allocation of flats fallen to their respective shares.
71.	30.4.2025	Allocation Agreement entered into between Sri Prasanna Kumar Shetty and M/s Saiven Developers and Constructions Private Limited for allocation of flats fallen to their respective shares.
72.	24.4.2025	Allocation Agreement entered into between Mr. Darshan Krishna Reddy Sudha and 02 others and M/s Saiven Developers and Constructions Private Limited for allocation of flats fallen to their respective shares.

III. GLOSSARY (indicative)

1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarbandh	A Register showing the area and rate of assessment of holdings.
3.	Atlas	A Survey document which shows a sketch of the land with hissas/ survey sub-numbers assigned after the phodi/ sub-division of the survey number;



4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 Square Feet;
6.	Hissa	Portions formed in Survey numbers after phodi / partition;
7.	Hissadar	Co-owner / Co-sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a Taluk;
10.	Khatha	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited.
11.	Khathedar	Owner/Occupant of the land in the revenue records of the Government.
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/PanchayathParikath	Customary oral partition effected amongst the co-owners/family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phodi along with the extent of the land.
15.	Phodi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub dividing of fields;
16.	PhutKharab/Kharab	A piece or pieces of land classified as non-arable and included in a survey number;



17.	RTC/Pahani Record of Rights, Tenancy and Crop Inspection	A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants or agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number sub-ordinate to that of the Survey Number of which it is a portion.

TRACING OF TITLE

Upon perusal of provided documents, it is observed that the property bearing Sy. No. 30/8 measuring to an extent of 9 Acres 12 Guntas and 08 Guntas of Kharab Land, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, was originally belonged to the family of Sri. Kodathi Gurappa, which is evident from the Index of Land Records, as owners and the same is available for perusal at **Document No. 27** in the list of documents scrutinized.

Thereafter, the family members of Sri. Kodathi Gurappa that is 1. Sri. Muniyappa@ Annaiappa, 2. Sri. Papaiah, 3. Sri. Gulappa and 4. Sri. Marireddy all children of Kodathi Gurappa, had entered in to a family partition deed and the said Partition Deed has been registered as Document No. 2435/1940-41, of Book-I, Registered in the office of the Sub-registrar Bangalore Taluk, with respect to Sy. No. 38/8A, measuring to an extent of 9 Acres 12 Guntas and 8 Guntas of Kharab land, and as per the said partition the shares had been allotted as stated below:

1. Sri. Muniyappa@ Annaiappa, has been allotted with a share of 3 Acres 38 Guntas of land in Sy. No. 30/8.
2. Sri. Papaiah, has been allotted with a share of 1 Acres 34 Guntas of land in Sy. No. 30/8.
3. Sri. Gulappa has been allotted with a share of 1 Acres 30 Guntas of land in Sy. No. 30/8.
4. Sri. Marireddy has been allotted with a share of 1 Acres 30 Guntas of land in Sy. No. 30/8.

The same is available for perusal at **Document No. 1** in the list of documents scrutinized.



Further, the aforesaid 1. Sri. Muniyappa@ Annaiappa, 2. Sri. Papaiah, 3. Sri. Gulappa and 4. Sri. Marireddy all children of Kodathi Gurappa, were in possession and enjoyment of the said land bearing Sy. No. 30/8 as per the said partition.

Thereafter the aforesaid Sri. Papaiah S/o Kodathi Gurappa being the absolute owner of the land bearing Sy. No. 30/8 measuring to an extent of 1 Acre 34 Guntas had executed a Sale Deed dated: 14.02.1949, in favour of his brother Sri. Muniyappa@ Annaiappa, registered as Document No. 4774/1948-49, of Book-I, Volume No. 1044, in pages 45-47, registered in the office of the Sub-registrar Bangalore Taluk, at Bangalore, with respect to land bearing Sy. No. 30/8A, measuring to an extent of 1 Acre 34 Guntas and the same is available for perusal at **Document No. 2** in the list of documents scrutinized.

Further the aforesaid Sri. Gulappa S/o Kodathi Gurappa being the absolute owner of the land bearing Sy. No. 30/8 measuring to an extent of 1 Acre 30 Guntas had executed a Sale Deed dated: 14.02.1949, in favour of his brother Sri. Muniyappa@ Annaiappa, registered as Document No. 4775/1948-49, of Book-I, Volume No. 1044, in pages 45-47, registered in the office of the Sub-registrar Bangalore Taluk, at Bangalore, with respect to land bearing Sy. No. 30/8A, measuring to an extent of 1 Acre 30 Guntas and the same is available for perusal at **Document No. 3** in the list of documents scrutinized.

From the above said transaction Sri. Muniyappa@ Annaiappa, became the absolute owner of the said land bearing Sy. No. 30/8, measuring to an extent of 3 Acres 38 Guntas which he had acquired through partition, 1 Acre 34 Guntas acquired from his brother Sri. Papaiah and 1 Acre 30 Guntas acquired from his another brother Sri. Gullappa, therefore Sri. Muniyappa@ Annaiappa, became the absolute owner of total extent of 7 Acres 24 Guntas and the said khatha with respect to the said Sy. No. 30/8, measuring to an extent of 7 Acres 22 Guntas got transferred in the name of Sri. Muniyappa@ Annaiappa.

It has been observed that, Sri. Muniyappa@ Annaiappa, being the owner of the land bearing Sy. No. 30/8, had requested the survey department to conduct the survey of his portion of land and to bifurcate his portion of land by initiating phodi proceedings and when the said phodi proceedings took place it has been observed that Sri. Muniyappa@ Annaiappa was in possession of 7 Acres 24 Guntas of land in Sy. No. 30/8 and Sri. M. H. Ramiah Reddy@ Mari Reddy was in possession of 1 Acre 28 Guntas instead of 1 Acre 30 Guntas, hence in the said phodi proceedings the survey was conducted as per the possession and enjoyment of land by the owners and in the



same manner the said Sri. Muniyappa@ Annaiappa was been declared as the owner of 7 Acres 24 Guntas of land instead of 7 Acres 22 Guntas and in the same manner the aforesaid Sri. H. Ramaiah@ Mari Reddy has been declared as the owner of 1 Acre 28 Guntas of land instead of 1 Acre 30 Guntas and in the same manner the phodi has been conducted and the said Sy. No. 30/8 measuring 9 Acres 12 Gunntas has been phoded into two parts and the land belonging to Sri. Muniyappa@ Annaiappa has been re-numbered as 30/8A measuring to an extent of 7 Acres 24 Guntas and the portion belonging to Sri. H. Ramaiah@ Mari Reddy has been re-numbered as 30/8B, measuring to an extent of 1 Acre 28 Guntas.

Thereafter the aforesaid Sri. Muniyappa@ Annaiappa, died interstate leaving behind his children 1. Sri. Lingappa Reddy, 2. Sri. Gurappa Reddy, 3. Smt. Chinnamma, 4. Smt. Muniyamma, 5. Smt. Gowramma, 6. Smt. Guramma and 7. Smt. Jayamma, and the Khatha and the revenue records has been transferred in the name of Sri. Lingappa Reddy S/o Muniyappa@ Annaiappa.

Thereafter it has been observed that Sri. Gurappa Reddy had filed a Suit for partition bearing OS. N o. 1081/1984, which was filed in The Court Of The City Civil Judge At Bangalore, against his family members Sri. Lingappa and others and the same is available for perusal at **Document No. 4** in the list of documents scrutinized.

Subsequently, the said suit bearing OS. No. 1081/1984, was compromised and in the same manner a Joint Compromise Memo dated: 25.07.1986, was filed in case bearing OS. No. 1081/1984, and as per the said compromise the land bearing Sy. No. 30/8, has been distributed between Sri. Lingappa Reddy and Sri. Gurrappa Reddy and as per the said partition Sri. Lingappa Reddy has been allotted an extent of 4 Acres 10 Guntas including 6 Guntas of kharab Land and Sri. Gurappa Reddy has been allotted an extent of 3 Acres 6 Guntas in the said Sy. No. 30/8 and the aforesaid daughters of Sri. Muniyappa@ Annaiappa i.e. 1. Smt. Chinnamma, 2. Smt. Muniyamma, 3. Smt. Gowramma, 4. Smt. Guramma had relinquished their rights over the said land bearing Sy. No. 30/8, and the same has been stated in the Joint Compromise Memo and the same is available for perusal at **Document No. 5** in the list of documents scrutinized.

Subsequently the khatha and the revenue records with respect to the said Sy. No. 30/8 has been mutated in the name of Sri. Lingappa Reddy and Sri.Gurappa Reddy by way of a Mutation Registrar bearing MR. No. 2/1986-87 and the same is available for perusal at **Document No. 6** in the list of documents scrutinized.



Further it has been observed that even though the aforesaid Sri. Lingappa Reddy and Sri. Gurappa Reddy had partitioned the said land bearing Sy. No. 30/8, but they were enjoying the said land jointly and the aforesaid Sri. Lingappa Reddy and Sri. Gurappa Reddy along with their family had executed a Sale Agreement dated: 24.05.1995 bearing Document No. 1943/1995-96, along with a unregistered GPA in favour of Sri. Aston Roche, with respect to Sy. No. 30/8 measuring to an extent of 5 Acres and the remaining portion of 2 Acres 24 Guntas has been retained by the said family of Sri. Lingappa Reddy and Sri. Gurappa Reddy jointly.

Further, Sale Deed dated: 25.06.2004 has been executed by aforesaid land owners i.e. 1. Sri. Lingappa S/o Late Muniyappa@ Annaiappa, 2. Smt. Parvathamma W/o Lingappa Reddy, 3. Sri. K.L. Nagaraj, 4. Smt. Munilakshamma, 5. Smt. K.L. Danalakshmi, 6. Sri. K.L. Venkatalakshmi, 7. Sri. K.L. Ravindra, 8. Sri. K.L. Nagesh (Parties at Sl. No. 3 to 8 are children of Sri. Lingappa Reddy), 9. Sri. Gurappa Reddy S/o Late Muniyappa@ Annaiappa, 10. Smt. Susheelamma W/o Gurappa Reddy, 11. Smt. G. Anitha, 12. Smt. G. Vidya (Parties at Sl. No. 11 to 12 are daughters of Gurappa Reddy) in favour of Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty, registered as Document No. BAS-1-07432/2004-05, of Book-I, stored in CD No. BASD74, registered in the office of the Sub-registrar Bangalore South Taluk at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/17) measuring to an extent of 1 Acre and the same is available for perusal at **Document No. 7** in the list of documents scrutinized.

Subsequently the khatha and the revenue records with respect to the said Sy. No. 30/8A measuring 1 Acre was been mutated in the name of Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty by way of a Mutation Registrar bearing MR. No. 1/2004-05 and the same is available for perusal at **Document No. 6** in the list of documents scrutinized and the same is available for perusal at **Document No. 9** in the list of documents scrutinized.

Further, Sale Deed dated: 13.09.2004 has been executed by the aforesaid 1. Sri. Lingappa S/o Late Muniyappa@ Annaiappa, 2. Smt. Parvathamma W/o Lingappa Reddy, 3. Sri. K.L. Nagaraj, 4. Smt. Munilakshamma, 5. Smt. K.L. Danalakshmi, 6. Sri. K.L. Venkatalakshmi, 7. Sri. K.L. Ravindra, 8. Sri. K.L. Nagesh (Parties at Sl. No. 3 to 8 are children of Sri. Lingappa Reddy), 9. Sri. Gurappa Reddy S/o Late Muniyappa@ Annaiappa, 10. Smt. Susheelamma W/o Gurappa Reddy, 11. Smt. G. Anitha, 12. Smt. G. Vidya (Parties at Sl. No. 11 to 12 are daughters of Gurappa Reddy) in favour of Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty, registered as Document No. BAS-1-07432/2004-05, of Book-I, stored in CD No. BASD74, registered in the office of the Sub-registrar Bangalore South Taluk at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/16) measuring to an extent of 37 Guntas and the same is



available for perusal at **Document No. 9** in the list of documents scrutinized.

Subsequently the khatha and the revenue records with respect to the said Sy. No. 30/8A measuring 37 Guntas got mutated in the name of Sri. Prasanna Kumar Shetty S/o Manjaiah Shetty by way of a Mutation Registrar bearing MR. No. 9/2004-05 and the same is available for perusal at **Document No. 6** in the list of documents scrutinized and the same is available for perusal at **Document No. 10** in the list of documents scrutinized.

It has been observed that the aforesaid Sri. Lingappa Reddy and Gurappa Reddy along with their family had executed two separate sale deeds in favour of Sri. Prasanna Kumar Shetty measuring to an extent of 1 Acre and 37 Guntas and had retained the remaining portion of 27 Guntas in the said Sy. No. 30/8A(New Sy. No. 30/15) and they were in possession and enjoyment of the said land jointly.

Further it has been observed that the aforesaid Sri. Lingappa Reddy and Sri. Gurappa Reddy died interstate leaving behind their legal heirs and the aforesaid khatha with respect to the said land bearing Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas got mutated in the name of Smt. Parvathamma W/o Late Lingappa Reddy and Smt. Sushilamma W/o Late Gurappa Reddy jointly as joint khathadhars by way of a mutation registrar bearing MR. No. H3/2020-21 and the same is available for perusal at **Document No. 24** in the list of documents scrutinized.

Thereafter it has been observed that the land bearing Sy. No. 30/8A, measuring to an extent of 7 Acres 24 Guntas was been phoded and as per the phodi proceedings that said Sy. No. 30/8A was been divided into three parts as mentioned below:

1. Sy. No. 30/15 measuring to an extent of 27 Guntas belonging to Smt. Parvathamma W/o Late Lingappa Reddy and Smt. Sushilamma W/o Late Gurappa Reddy.
2. Sy. No. 30/16 measuring to an extent of 37 Guntas belonging to Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty.
3. Sy. No. 30/16 measuring to an extent of 1 Acre belonging to Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty.



Further it has been observed that the said khatha and revenue records got mutated in the name of the above mentioned khathadhars by way of mutation registrar bearing MR No. T14/2021-22 and the same is available for perusal at **Document No. 25** in the list of documents scrutinized.

Thereafter the aforesaid Smt. Parvathamma W/o Late Lingappa Reddy and Smt. Sushilamma W/o Late Gurappa Reddy jointly made an application to the Special Deputy Commissioner, Bangalore District for conversion of land bearing Sy.No.30/15(old Sy. No. 30/8A) measuring 27 Guntas from agricultural to non-agricultural residential purpose. After the survey, the Special Deputy Commissioner, Bangalore District has issued an Official Memorandum, dated: 23.12.2021 bearing No. ALN [V2P]SR 108/2021-22, according to which the property bearing Sy.No.30/15(old Sy. No. 30/8A) measuring 27 Guntas, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes and the same along with conversion sketch & is available for perusal at **Document No. 18** in the list of documents scrutinized.

Thereafter a Joint Development Agreement dated: 15.01.2021 has been executed between 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 3. Smt. Usha W/o K.L. Nagaraj, J, 4. Master. N. Moneesh S/o K.L. Nagaraj, 5. Master. N. Adithya S/o K.L. Nagaraj, 6. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 7. Smt. M.K. Vani W/o K.L. Ravindra, 8. Miss. Kushi. R Reddy D/o K.L. Ravindra, 9. Miss. Deeksha. R. Reddy D/o K.L. Ravindra, 10. Sri. K.L. Nagesh S/o Late Lingappa Reddy, 11. Smt. Gowri W/o K.L. Nagesh, 12. Master. K.N. Sanjay S/o K.L. Nagesh, 13. Master. K.N. Likith S/o K.L. Nagesh, 14. Smt. K.L. Dhanalakshmi D/o Late Lingappa Reddy, 15. Smt. Munilakshamma D/o Late Lingappa Reddy, 16. Sri. K.L. Venkatalakshmi D/o Late Lingappa Reddy, 17. Smt. Susheelamma W/o Gurappa Reddy, 18. Smt. G. Anitha, 19. Smt. G. Vidya (Parties at Sl. No. 18 and 19] are daughters of Gurappa Reddy) and M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. INR-1-08302/2020-21, of Book-I, stored in CD No. INRD740, registered in the office of the Sub-registrar Indiranagar, at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas and as per the terms of the said Joint Development Agreement the afore said land would be developed into a residential apartment and the said developed area will be shared in the ratio of 42:58, i.e., the developed area of 42% will be given to the owners and the remaining 58% will be the share of the developers and the same is available for perusal at **Document No. 11** in the list of documents scrutinized.



Subsequently a General Power of Attorney dated: 15.01.2021 has been executed by 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 3. Smt. Usha W/o K.L. Nagaraj, 4. Master. N. Moneesh S/o K.L. Nagaraj, 5. Master. N. Adithya S/o K.L. Nagaraj, 6. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 7. Smt. M.K. Vani W/o K.L. Ravindra, 8. Miss. Kushi. R Reddy D/o K.L. Ravindra, 9. Miss. Deeksha. R. Reddy D/o K.L. Ravindra, 10. Sri. K.L. Nagesh S/o Late Lingappa Reddy, 11. Smt. Gowri W/o K.L. Nagesh, 12. Master. K.N. Sanjay S/o K.L. Nagesh, 13. Master. K.N. Likith S/o K.L. Nagesh, 14. Smt. K.L. Dhanalakshmi D/o Late Lingappa Reddy, 15. Smt. Munilakshamma D/o Late Lingappa Reddy, 16. Sri. K.L. Venkatalakshmi D/o Late Lingappa Reddy, 17. Smt. Susheelamma W/o Gurappa Reddy, 18. Smt. G. Anitha, 19. Smt. G. Vidya (Parties al Sl. No. 18 and 19] are daughters of Gurappa Reddy) in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. INR-1-00914/2020-21, of Book-IV, stored in CD No. INRD740, registered in the office of the Sub-registrar Indiranagar, at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas to carry out all the acts and deeds with respect to develop the said land into a residential and also empowering the developer to sell his share of 58% of the developed area and the same is available for perusal at **Document No. 12** in the list of documents scrutinized.

Thereafter the aforesaid Sri. Prasanna Kumar Shetty S/o Late Manjaiah Shetty has made an application to the Special Deputy Commissioner, Bangalore District for conversion of land bearing Sy.No.30/16(old Sy. No. 30/8A) measuring 37 Guntas and Sy.No.30/17(old Sy. No. 30/8A) measuring 1 Acre from agricultural to non-agricultural residential purpose. After the survey, the Special Deputy Commissioner, Bangalore District has issued an Official Memorandum, dated: 23.12.2.21 bearing No. ALN [V2P]SR 106/2021-22, with respect property bearing Sy.No.30/16(old Sy. No. 30/8A) measuring 37 Guntas and an Official Memorandum, dated: 23.12.2.21 bearing No. ALN [V2P]SR 107/2021-22, with respect property bearing Sy.No.30/17(old Sy. No. 30/8A) measuring 1 Acre both situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk has been converted from agricultural to non-agricultural residential purposes and the same along with conversion sketch is available for perusal at **Document No. 19 and 20** in the list of documents scrutinized.



Further a Joint Development Agreement dated: 06.05.2022 has been executed between Sri. Prasanna Kumar Shetty S/o Late Manjajiah Shetty and M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. INR-1-08302/2020-21, of Book-I, stored in CD No. INRD740, registered in the office of the Sub-registrar Indiranagar, at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas and as per the terms of the said Joint Development Agreement the afore said land would be developed into a residential apartment and the said developed area will be shared in the ratio of 40:60, i.e., the developed area of 40% will be given to the owners and the remaining 60% will be the share of the developers and the same is available for perusal at **Document No. 13** in the list of documents scrutinized.

Subsequently a General Power of Attorney dated: 06.05.2022 has also been executed by 1 Sri. Prasanna Kumar Shetty S/o Late Manjajiah Shetty, in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. INR-1-00914/2020-21, of Book-IV, stored in CD No. INRD740, registered in the office of the Sub-registrar Indiranagar, at Bangalore, with respect to Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas to carry out all the acts and deeds with respect to develop the said land into a residential and also empowering the developer to sell his share of 60% of the developed area and the same is available for perusal at **Document No. 14** in the list of documents scrutinized.

It has also been observed that a case bearing OS. No. 3654/2022, was been filed by the daughter of the erstwhile owner Sri. Muniyappa@ Annayappa, i.e., Smt. Jayamma W/o Krishna Reddy, seeking her 1/6 share in the said land bearing old Sy. No. 30/8A, new Sy. No's 30/15, 30/16 and 30/17, wherein the contention of the plaintiff in the above-mentioned suit was that she was not been given her legitimate share in the property of her father Sri. Muniyappa@ Annayapa, hence she was demanding her 1/6 share as her right over the said property and the said suit has been compromised and a memo has been filed seeking the hon'ble Court to withdraw the said suit as settled out of court and the same is available for perusal at **Document No. 15** in the list of documents scrutinized.



Further the aforesaid Smt. Jayamma W/o Krishna Reddy D/o Late Muniyappa@ Annayappa, has executed a Confirmation Deed dated: 19.01.2023 in favour of 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Smt. Susheelamma W/o Gurappa Reddy, 3. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 4. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 5. Sri. K.L. Nagesh S/o Late Lingappa Reddy, registered as Document No. VRT-1-09624/2022-23, of Book-I, stored in CD No. VRTD1395, registered in the office of the Sub-registrar Varthur at Bangalore, with respect to Sy. No. 30/15(Old Sy. No. 30/8A) measuring to an extent of 27 Guntas, by releasing her rights over the said land and the same is available for perusal at **Document No. 16** in the list of documents scrutinized.

Further the aforesaid Smt. Jayamma W/o Krishna Reddy D/o Late Muniyappa@ Annayappa, has executed a Confirmation Deed dated: 19.01.2023 in favour of Sri. Prasanna Kumar Shetty S/o Late Manjiah Shetty, registered as Document No. VRT-1-09629/2022-23, of Book-I, stored in CD No. VRTD1395, registered in the office of the Sub-registrar Varthur at Bangalore, with respect to Sy. No. 30/15(Old Sy. No. 30/8A) measuring to an extent of 27 Guntas, by releasing her rights over the said land and the same is available for perusal at **Document No. 17** in the list of documents scrutinized.

FLOW OF TITLE WITH RESEPCT TO SITE NO. 20, IN THE LAYOUT LAKESHORE HOMES.

Upon perusal of provided documents, it is observed that the property bearing Site No. 20, measuring to an extent of 5000 Sq. Feet, in the layout by name Lakeshore Homes, situated at Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, was originally belonging to the 1. Sri. Samuel Joseph S/o Joseph Samuel and 2. Sri. Joseph Samuel S/o Late T.G. Sameul who had acquired the title over the said site from its erstwhile owners 1. Sri. K. Narayana Reddy S/o Krishna Reddy, 2. Sri. K. Srinivas Reddy S/o Krishna Reddy, 3. Sri. K.S. Suresh S/o K. Srinivas Reddy, 4. Sri. K.S. Jagadeesh S/o K. Srinivas Reddy, 5. Sri. Satish S/o Srinivas Reddy, 6. Sri. K. Chowda Reddy S/o K.Krishna Reddy, 7. C. Ragavendra Reddy S/o K. Chowda Reddy, 8. Sri. K. Gopalkrishna Reddy S/o K. Krishna Reddy and Sri. G. Vinay Reddy S/o Gopalkrishna Reddy, which is evident from the Sale Deed dated: 29.03.1995, registered as Document No. 10382, of Book I, Volume No. 4154, in pages 23 to 30, registered in the office of the Sub- registrar Bangalore South Taluk at Bangalore as owners and the same is available for perusal at **Document No. 39** in the list of documents scrutinized.



Thereafter, the aforesaid Sri. Samuel Joseph S/o Joseph Samuel not been able to look after the said site due to his busy schedules had executed a General Power of Attorney dated: 08.12.2005 in favour of his father Sri. Joseph Samuel, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes and the same is available for perusal at **Document No. 40** in the list of documents scrutinized.

Further the aforesaid 1. Sri. Samuel Joseph S/o Joseph Samuel and 2. Sri. Joseph Samuel S/o Late T.G. Sameul who were the owners of the said site had executed a Gift Deed dated: 20.09.2011 in favour of Sri. John Joseph S/o Joseph Samuel who is non other than the brother of Samule Joseph and the son of Joseph Samuel, which as been registered as Document No. VRT-1-05304/2011-12, of Book I, stored in CD No. VRTD132, registered in the office of the Sub- registrar Varthur at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes and the same is available for perusal at **Document No. 41** in the list of documents scrutinized.

In the same manner the khata with respect to the said site was been transferred in the name of Sri. John Joseph S/o Joseph Samuel, with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes, bearing khatah No. 1154/1108/20, issued by the BBMP and the same is available for perusal at **Document No. 47** in the list of documents scrutinized.

Further, the aforesaid Sri. John Joseph S/o Joseph Samuel not able to look after the property as he was been staying abroad had executed a General Power of Attorney dated: 09.10.2014 in favour of Sri. Joseph Samuel, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes, empowering him to look after the property and to do all acts and deeds as mentioned in the GPA which deems fit by the attorney holder and the same is available for perusal at **Document No. 42** in the list of documents scrutinized.

Thereafter a Sale Agreement dated: 02.02.2015 was been executed by Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel in favour of Sri. Suresh. V Patil S/o Veerabasanagouda.v. Patil, registered as Document No. MDP-1-06385/2014-15, of Book I, stored in CD No. MDPD157, registered in the office of the Sub- registrar Mahadevapura, at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes and the same is available for perusal at **Document No. 43** in the list of documents scrutinized.



Further due to unavoidable circumstances the said Sale Agreement had to be cancelled hence a Cancellation of Sale Agreement dated: 24.06.2015 was been executed by Sri. Suresh. V Patil S/o Veerabasanagouda.v. Patil in favour of Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel, registered as Document No. BNS-1-04596/2015-16, of Book I, stored in CD No. BNSD379, registered in the office of the Sub- registrar Banaswadi at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes and the same is available for perusal at Document No. 44 in the list of documents scrutinized.

Thereafter a Sale Agreement dated: 12.10.2018 was been executed by Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel in favour of 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes and the same is available for perusal at Document No. 45 in the list of documents scrutinized.

Further a Sale Deed dated: 15.10.2015 was been executed by Sri. John Joseph S/o Joseph Samuel represented by his GPA holder Joseph Samuel in favour of 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy, registered as Document No. MDP-1-07503/2018-19, of Book I, stored in CD No. MDPD250, registered in the office of the Sub- registrar Mahadevapura, at Bangalore, with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the layout Lakeshore Homes and the same is available for perusal at Document No. 46 in the list of documents scrutinized.

In the same manner the khatha with respect to the said site was been transferred in the name of 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes, bearing khatah No. 1154/1108/20, issued by the BBMP and the same is available for perusal at Document No. 48 in the list of documents scrutinized.

From the above said transactions 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, became the absolute owners of the said Site bearing No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes.



Further the aforesaid 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy had executed a Joint Development Agreement dated: 06.05.2022, in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-01030-/2022-23, of Book-I, stored in CD No. VRTD1196, registered in the office of the Sub-registrar Varthur, at Bangalore, with respect to with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes and as per the Joint Development Agreement the said developed portion would be shared in the ratio 40:60, i.e., 40% of the developed area would be the share of the owners and the remaining 60% developed area would be the share would be the developer and the same is available for perusal at **Document No. 49** in the list of documents scrutinized.

Subsequently a General Power of Attorney dated: 06.05.2022 was been executed by 1. Sri. Darshan Krishna Reddy Sudha S/o Late K.N. Krishna Reddy, 2. Smt. Soumya. S. Reddy W/o Darshan Krishna Reddy Sudha, 3. Sri. S. Gopal Reddy S/o Late Sidda Reddy, in favour of M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-00041/2022-23, of Book-IV, stored in CD No. VRTD1196, registered in the office of the Sub-registrar Varthur, at Bangalore, with respect Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes, to do all the acts and deeds with respect to the development of the said project and also empowering the developer to sell his portion of share and the same is available for perusal at **Document No. 50** in the list of documents scrutinized.

M/s. Saiven Developers and Constructions Private Limited is incorporated under the Companies Act of 1956 and the same has been Registered on dated: 26.06.2014 and the same is available for perusal at **Document No. 158** in the list of documents scrutinized.

Further the Builder/ Developer pursuant to the above formulated a scheme of Residential Development consisting of Residential Apartment Building and secured Building Construction Plan sanctioned by the Joint Director Town Planning (JDTP), BBMP vide No. BBMP/Addl. Dir/JDNORTH/ LP/0038/2024-25 dated: 20.03.2025, for construction of residential apartment buildings consisting of Basement and Ten Upper floors along with Terrace' along with the necessary NOC's as mentioned below:



1.	19.01.2023	NOC issued by Karnataka State Pollution Control Board(KSPCB)
2.	27.03.2.23	NOC issued by Airport Authority of India (AAI) bearing No. HOSU/SOUTH/B/012723/739031.
3.	04.03.2023	NOC issued by the Airport Services Centre(HAL)
4.	27.07.2023	NOC issued by Bangalore Water Supply and Sewerage Board (BWSSB)
5.	19.06.2023	NOC issued by Karnataka State Fire and Emergency Services.
6.	16.05.2023	NOC issued by Ministry of Environmental, Forest and Climate Change issued by the SEIAA.
7.	11.07.2022	NOC issued by Bharat Sanchar Nigam Limited (BSNL)
8.	28.02.2023	NOC issued by BESCO.
9.	19.01.2023	NOC issued by Karnataka State Pollution Control Board(KSPCB)
10.	27.03.2023	NOC issued by Airport Authority of India (AAI) bearing No. HOSU/SOUTH/B/012723/739031.

Further, the building consists of Basement, Ground and Ten Upper Floors as per approved plan and the entire development is identified as "SAIVEN SIX SENSES" and the same is available for perusal at Document No. 53 to 63 in the list of documents scrutinized.

Further it has been observed that the property bearing Site No. 20, Sy. No. 30/15, 30/16 and 30/17, combining forms a larger portion of the property measuring 2 Acres 28.08 Guntas i.e., 1,18,256 Sq.Feet, as mentioned in the composite schedule above has been amalgamated by way of a Amalgamation Deed dated: 01.07.2022, executed by Sri. Prasanna Kumar Shetty and 22 Others represented by their GPA holder M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy, registered as Document No. VRT-1-02921/2022-23, stored in CD No. VRTD1240 registered in the office of the Sub-registrar Varthur, at Bangalore, at Bengaluru and the same is available for perusal at Document No. 6 in the list of documents scrutinized.



In the same manner the Property on coming within the limits of Bruhat Bangalore Mahanagara Palike (BBMP) was assigned with the Amalgamated Municipal Khatha No. 1154/1108/20, 30/15, 30/16, 30/17, issued by the ward bearing Municipal No.150 and the details of the joint Khatha was registered in the records maintained by Bruhat Bangalore Mahanagara Palike.

It has been observed that, subsequent to the sanction plan, land owners and Developer entered into three separate Supplemental/Sharing Agreement/s, dated all dated 24.4.2025 wherein both the parties identified the flats in the project 'SAIVEN SIX SENSES' constructed in the schedule A property falling to their respective shares and is available for perusal at Documents No's. 70 To 72 in the list of Documents scrutinized as follows:

(1) Supplemental/Sharing Agreement, dated 24.4.2025 has been executed by and between 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 3. Smt. Usha W/o K.L. Nagaraj, J, 4. Master. N. Moneesh S/o K.L. Nagaraj, 5. Master. N. Adithya S/o K.L. Nagaraj, 6. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 7. Smt. M.K. Vani W/o K.L. Ravindra, 8. Miss. Kushi. R Reddy D/o K.L. Ravindra, 9. Miss. Deeksha. R. Reddy D/o K.L. Ravindra, 10. Sri. K.L. Nagesh S/o Late Lingappa Reddy, 11. Smt. Gowri W/o K.L. Nagesh, 12. Master. K.N. Sanjay S/o K.L. Nagesh, 13. Master. K.N. Likith S/o K.L. Nagesh, 14. Smt. K.L. Dhanalakshmi D/o Late Lingappa Reddy, 15. Smt. Munilakshamma D/o Late Lingappa Reddy, 16. Sri. K.L. Venkatalakshmi D/o Late Lingappa Reddy, 17. Smt. Susheelamma W/o Gurappa Reddy, 18. Smt. G. Anitha, 19. Smt. G. Vidhya both daughters of Gurappa Reddy (land owners) with M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy (Developer) wherein both the parties identified the flats in the project 'SAIVEN SIX SENSES' constructed in the schedule A property falling to their respective shares.

- *Description of flats along with proportionate undivided share of land fallen to the share of Smt. Parvathamma and others, the land owners herein and M/s. Saiven Developers and Constructions Private Limited, the Developers herein as follows:*

Apartments fallen to the Share of Smt. Parvathamma and others (First Party No. 1 to 16).

SL NO.	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks



1	B1-401	FOURTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
2	B1-702	SEVENTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
3	B1-703	SEVENTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
4	B1-707	SEVENTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
5	B1-408	FOURTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
6	B2-401	FOURTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
7	B2-302	THIRD FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1
8	B2-802	EIGHTH FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1
9	B2-303	THIRD FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
10	B3-403	FOURTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
11	B3-405	FOURTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
12	B3-G06	GROUND FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,219.56	874.12	2

Apartments fallen in the Share of Late Sri. Gurrappa Reddy and Family (First Party No. 17 to 19),

SL NO	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
1	B2-701	SEVENTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
2	B2-202	SECOND FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1
3	B2-402	FOURTH FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1



4	B2-702	SEVENTH FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1
5	B2-203	SECOND FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
6	B2-403	FOURTH FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
7	B2-703	SEVENTH FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1

Apartment fallen to the share of Developer: M/s. Saiven Developers and Constructions Private Limited

SL NO	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
1	B1-G01	GROUND FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,859.06	732.15	1
2	B1-201	SECOND FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
3	B1-301	THIRD FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
4	B1-501	FIFTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
5	B1-601	SIXTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
6	B1-701	SEVENTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
7	B1-901	NINTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
8	B1-1001	TENTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
9	B1-G02	GROUND FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,735.29	683.40	1
10	B1-202	SECOND FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
11	B1-302	THIRD FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
12	B1-402	FOURTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
13	B1-502	FIFTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
14	B1-602	SIXTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
15	B1-902	NINTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
16	B1-1002	TENTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1



17	B1-G03	GROUND FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
18	B1-203	SECOND FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
19	B1-303	THIRD FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
20	B1-403	FOURTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
21	B1-503	FIFTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
22	B1-603	SIXTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
23	B1-903	NINTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
24	B1-1003	TENTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
25	B1-G04	GROUND FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,773.52	698.46	1
26	B1-204	SECOND FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
27	B1-304	THIRD FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
28	B1-404	FOURTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
29	B1-504	FIFTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
30	B1-604	SIXTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
31	B1-G05	GROUND FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,727.62	680.38	1
32	B1-205	SECOND FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
33	B1-305	THIRD FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
34	B1-405	FOURTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
35	B1-505	FIFTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
36	B1-605	SIXTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
37	B1-805	EIGHTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
38	B1-G06	GROUND FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,723.07	678.59	1
39	B1-206	SECOND FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
40	B1-306	THIRD FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
41	B1-406	FOURTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
42	B1-506	FIFTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
43	B1-606	SIXTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1



44	B1-706	SEVENTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
45	B1-806	EIGHTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
46	B1-1006	TENTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,729.33	681.05	1
47	B1-G07	GROUND FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,723.64	678.82	1
48	B1-207	SECOND FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
49	B1-307	THIRD FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
50	B1-407	FOURTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
51	B1-507	FIFTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
52	B1-607	SIXTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
53	B1-807	EIGHTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
54	B1-1007	TENTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
55	B1-G08	GROUND FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,221.84	875.02	2
56	B1-308	THIRD FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
57	B1-508	FIFTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
58	B1-608	SIXTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
59	B1-708	SEVENTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
60	B1-808	EIGHTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
61	B1-1008	TENTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
62	B2-201	SECOND FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
63	B2-301	THIRD FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
64	B2-601	SIXTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
65	B2-801	EIGHTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
66	B3-201	SECOND FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
67	B3-301	THIRD FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
68	B3-401	FOURTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
69	B3-501	FIFTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
70	B3-601	SIXTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1



71	B3-1001	TENTH FLOOR	BLOCK 3 UNIT 1	3 BHK	100.17	1,855.79	730.86	1
72	B3-202	SECOND FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
73	B3-302	THIRD FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
74	B3-402	FOURTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
75	B3-502	FIFTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
76	B3-602	SIXTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
77	B3-1002	TENTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
78	B3-203	SECOND FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
79	B3-303	THIRD FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
80	B3-503	FIFTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
81	B3-603	SIXTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
82	B3-G04	GROUND FLOOR	BLOCK 3 UNIT 4	3 BHK	99.30	1,636.96	644.68	1
83	B3-204	SECOND FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
84	B3-304	THIRD FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
85	B3-404	FOURTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
86	B3-504	FIFTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
87	B3-604	SIXTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
88	B3-305	THIRD FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
89	B3-505	FIFTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
90	B3-605	SIXTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
91	B3-905	NINTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,630.43	642.11	1
92	B3-206	SECOND FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
93	B3-306	THIRD FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
94	B3-406	FOURTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
95	B3-506	FIFTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
96	B3-606	SIXTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
97	B3-906	NINTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
98	B3-1006	TENTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2



(2) Supplemental/Sharing Agreement, dated 30.4.2025 has been executed by and between Sri Prasanna Kumar Shetty S/o late Manjaiah Shetty (land owner) with M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy (Developer) wherein both the parties identified the flats in the project 'SAIVEN SIX SENSES' constructed in the schedule A property falling to their respective shares.

- *Description of flats along with proportionate undivided share of land fallen to the share of Sri Prasanna Kumar Shetty, the land owners herein and M/s. Saiven Developers and Constructions Private Limited, the Developers herein as follows:*

Apartments fallen in the Share of land owner herein

SL NO	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
1	B1-101	FIRST FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
2	B1-801	EIGHTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
3	B1-102	FIRST FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
4	B1-802	EIGHTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
5	B1-103	FIRST FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
6	B1-803	EIGHTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
7	B1-104	FIRST FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
8	B1-704	SEVENTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
9	B1-804	EIGHTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
10	B1-105	FIRST FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1



11	B1-705	SEVENTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
12	B1-905	NINTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
13	B1-106	FIRST FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
14	B1-906	NINTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
15	B1-107	FIRST FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
16	B1-907	NINTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
17	B1-108	FIRST FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
18	B1-908	NINTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
19	B2-101	FIRST FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
20	B2-501	FIFTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
21	B2-102	FIRST FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1
22	B2-502	FIFTH FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1
23	B2-103	FIRST FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
24	B2-503	FIFTH FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
25	B2-803	EIGHTH FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
26	B3-G01	GROUND FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,854.80	730.47	1
27	B3-101	FIRST FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
28	B3-701	SEVENTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1

ROOPA SHETTY
ADVOCATE
No.KAR/1118/2002
Page | 39



29	B3-801	EIGHTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
30	B3-901	NINTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,855.79	730.86	1
31	B3-G02	GROUND FLOOR	BLOCK 3 UNIT 2	3 BHK	100.70	1,676.75	660.35	1
32	B3-102	FIRST FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
33	B3-702	SEVENTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
34	B3-802	EIGHTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
35	B3-902	NINTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
36	B3-G03	GROUND FLOOR	BLOCK 3 UNIT 3	3 BHK	97.50	1,653.02	651.00	1
37	B3-103	FIRST FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
38	B3-703	SEVENTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
39	B3-803	EIGHTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
40	B3-104	FIRST FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
41	B3-704	SEVENTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
42	B3-804	EIGHTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
43	B3-105	FIRST FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
44	B3-205	SECOND FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
45	B3-705	SEVENTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
46	B3-805	EIGHTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1



47	B3-106	FIRST FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
48	B3-706	SEVENTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
49	B3-806	EIGHTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2

Apartment fallen to the share of Developer i.e. M/s. Saiven Developers and Constructions Private Limited.

SL NO.	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
1	B1-G01	GROUND FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,859.06	732.15	1
2	B1-201	SECOND FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
3	B1-301	THIRD FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
4	B1-501	FIFTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
5	B1-601	SIXTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
6	B1-701	SEVENTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
7	B1-901	NINTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
8	B1-1001	TENTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
9	B1-G02	GROUND FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,735.29	683.40	1
10	B1-202	SECOND FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
11	B1-302	THIRD FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
12	B1-402	FOURTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1



13	B1-502	FIFTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
14	B1-602	SIXTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
15	B1-902	NINTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
16	B1-1002	TENTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
17	B1-G03	GROUND FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
18	B1-203	SECOND FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
19	B1-303	THIRD FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
20	B1-403	FOURTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
21	B1-503	FIFTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
22	B1-603	SIXTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
23	B1-903	NINTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
24	B1-1003	TENTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
25	B1-G04	GROUND FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,773.52	698.46	1
26	B1-204	SECOND FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
27	B1-304	THIRD FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
28	B1-404	FOURTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
29	B1-504	FIFTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
30	B1-604	SIXTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1



31	B1-G05	GROUND FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,727.62	680.38	1
32	B1-205	SECOND FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
33	B1-305	THIRD FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
34	B1-405	FOURTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
35	B1-505	FIFTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
36	B1-605	SIXTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
37	B1-805	EIGHTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
38	B1-G06	GROUND FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,723.07	678.59	1
39	B1-206	SECOND FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
40	B1-306	THIRD FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
41	B1-406	FOURTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
42	B1-506	FIFTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
43	B1-606	SIXTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
44	B1-706	SEVENTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
45	B1-806	EIGHTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
46	B1-1006	TENTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,729.33	681.05	1
47	B1-G07	GROUND FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,723.64	678.82	1
48	B1-207	SECOND FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1

ROOPA SHETTY
ADVOCATE
No.KAR/1118/2002
Page | 43

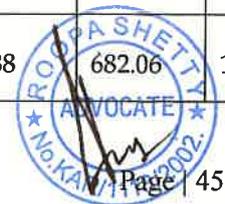


49	B1-307	THIRD FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
50	B1-407	FOURTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
51	B1-507	FIFTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
52	B1-607	SIXTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
53	B1-807	EIGHTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
54	B1-1007	TENTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
55	B1-G08	GROUND FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,221.84	875.02	2
56	B1-308	THIRD FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
57	B1-508	FIFTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
58	B1-608	SIXTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
59	B1-708	SEVENTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
60	B1-808	EIGHTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
61	B1-1008	TENTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
62	B2-201	SECOND FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
63	B2-301	THIRD FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
64	B2-601	SIXTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
65	B2-801	EIGHTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
66	B3-201	SECOND FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1

ROOPA SHETTY
ADVOCATE
No. KR/1118/2002.

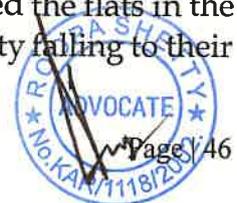


67	B3-301	THIRD FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
68	B3-401	FOURTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
69	B3-501	FIFTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
70	B3-601	SIXTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
71	B3-1001	TENTH FLOOR	BLOCK 3 UNIT 1	3 BHK	100.17	1,855.79	730.86	1
72	B3-202	SECOND FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
73	B3-302	THIRD FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
74	B3-402	FOURTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
75	B3-502	FIFTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
76	B3-602	SIXTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
77	B3-1002	TENTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
78	B3-203	SECOND FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
79	B3-303	THIRD FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
80	B3-503	FIFTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
81	B3-603	SIXTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
82	B3-G04	GROUND FLOOR	BLOCK 3 UNIT 4	3 BHK	99.30	1,636.96	644.68	1
83	B3-204	SECOND FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
84	B3-304	THIRD FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1



85	B3-404	FOURTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
86	B3-504	FIFTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
87	B3-604	SIXTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
88	B3-305	THIRD FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
89	B3-505	FIFTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
90	B3-605	SIXTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
91	B3-905	NINTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,630.43	642.11	1
92	B3-206	SECOND FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
93	B3-306	THIRD FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
94	B3-406	FOURTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
95	B3-506	FIFTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
96	B3-606	SIXTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
97	B3-906	NINTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
98	B3-1006	TENTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2

(3) Supplemental/Sharing Agreement, dated 24.4.2025 has been executed by and between (1) Mr. Darshan Krishna Reddy Sudha S/o late K N Krishna Reddy (2) Mrs. Soumya S Reddy W/o Mr. Darshan Krishna Reddy Sudha (3) Mr. S Gopal Reddy S/o late Sidda Reddy (land owners) with M/s. Saiven Developers and Constructions Private Limited represented by its Directors Mr. Darshan Krishna Reddy Sudha and Mrs. Soumya S. Reddy (Developer) wherein both the parties identified the flats in the project 'SAIVEN SIX SENSES' constructed in the schedule A property falling to their respective shares.



- *Description of flats along with proportionate undivided share of land fallen to the share of Mr. Darshan Krishna Reddy Sudha and 02 others, the land owners herein and M/s. Saiven Developers and Constructions Private Limited, the Developers herein as follows:*

Apartments allotted to the share of Mr. DARSHAN KRISHNA REDDY SUDHA & Mrs. SOUMYA S REDDY

SL NO.	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
01	B1-208	SECOND FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2

Apartments allotted to the share of Mr. S. GOPAL REDDY

SL NO.	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
01	B2-603	SIXTH FLOOR	BLOCK 2 UNIT 3	2 BHK	82.75	1,365.98	537.96	1
02	B2-602	SIXTH FLOOR	BLOCK 2 UNIT 2	2 BHK	89.43	1,472.56	579.93	1

Apartments allotted to Second Party (Builder/Developer Share)

SL NO.	Apartment Number	Floor Level	Block Number with Unit Number	Type	RERA CARPET AREA in Square Meter	Super Built Up Area in Square Feet	Undivided Share of Land in Square Feet	No of Car Parks
1	B1-G01	GROUND FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,859.06	732.15	1
2	B1-201	SECOND FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
3	B1-301	THIRD FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1



4	B1-501	FIFTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
5	B1-601	SIXTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
6	B1-701	SEVENTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
7	B1-901	NINTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
8	B1-1001	TENTH FLOOR	BLOCK 1 UNIT 1	3 BHK	103.24	1,856.65	731.20	1
9	B1-G02	GROUND FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,735.29	683.40	1
10	B1-202	SECOND FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
11	B1-302	THIRD FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
12	B1-402	FOURTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
13	B1-502	FIFTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
14	B1-602	SIXTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
15	B1-902	NINTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
16	B1-1002	TENTH FLOOR	BLOCK 1 UNIT 2	3 BHK	103.24	1,727.48	680.33	1
17	B1-G03	GROUND FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
18	B1-203	SECOND FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
19	B1-303	THIRD FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
20	B1-403	FOURTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
21	B1-503	FIFTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
22	B1-603	SIXTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
23	B1-903	NINTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
24	B1-1003	TENTH FLOOR	BLOCK 1 UNIT 3	3 BHK	101.17	1,695.51	667.74	1
25	B1-G04	GROUND FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,773.52	698.46	1



26	B1-204	SECOND FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
27	B1-304	THIRD FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
28	B1-404	FOURTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
29	B1-504	FIFTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
30	B1-604	SIXTH FLOOR	BLOCK 1 UNIT 4	3 BHK	106.95	1,826.52	719.33	1
31	B1-G05	GROUND FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,727.62	680.38	1
32	B1-205	SECOND FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
33	B1-305	THIRD FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
34	B1-405	FOURTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
35	B1-505	FIFTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
36	B1-605	SIXTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
37	B1-805	EIGHTH FLOOR	BLOCK 1 UNIT 5	3 BHK	100.40	1,728.19	680.61	1
38	B1-G06	GROUND FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,723.07	678.59	1
39	B1-206	SECOND FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
40	B1-306	THIRD FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
41	B1-406	FOURTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
42	B1-506	FIFTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
43	B1-606	SIXTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
44	B1-706	SEVENTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
45	B1-806	EIGHTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,721.37	677.92	1
46	B1-1006	TENTH FLOOR	BLOCK 1 UNIT 6	3 BHK	100.17	1,729.33	681.05	1
47	B1-G07	GROUND FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,723.64	678.82	1



48	B1-207	SECOND FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
49	B1-307	THIRD FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
50	B1-407	FOURTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
51	B1-507	FIFTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
52	B1-607	SIXTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
53	B1-807	EIGHTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
54	B1-1007	TENTH FLOOR	BLOCK 1 UNIT 7	3 BHK	100.17	1,724.07	678.98	1
55	B1-G08	GROUND FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,221.84	875.02	2
56	B1-308	THIRD FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
57	B1-508	FIFTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
58	B1-608	SIXTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
59	B1-708	SEVENTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
60	B1-808	EIGHTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
61	B1-1008	TENTH FLOOR	BLOCK 1 UNIT 8	4 BHK	131.24	2,220.42	874.46	2
62	B2-201	SECOND FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
63	B2-301	THIRD FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
64	B2-601	SIXTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
65	B2-801	EIGHTH FLOOR	BLOCK 2 UNIT 1	3 BHK	113.33	1,856.93	731.31	1
66	B3-201	SECOND FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
67	B3-301	THIRD FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
68	B3-401	FOURTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
69	B3-501	FIFTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1



70	B3-601	SIXTH FLOOR	BLOCK 3 UNIT 1	3 BHK	103.24	1,857.07	731.36	1
71	B3-1001	TENTH FLOOR	BLOCK 3 UNIT 1	3 BHK	100.17	1,855.79	730.86	1
72	B3-202	SECOND FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
73	B3-302	THIRD FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
74	B3-402	FOURTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
75	B3-502	FIFTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
76	B3-602	SIXTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
77	B3-1002	TENTH FLOOR	BLOCK 3 UNIT 2	3 BHK	102.40	1,700.34	669.64	1
78	B3-203	SECOND FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
79	B3-303	THIRD FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
80	B3-503	FIFTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
81	B3-603	SIXTH FLOOR	BLOCK 3 UNIT 3	3 BHK	98.28	1,667.66	656.77	1
82	B3-G04	GROUND FLOOR	BLOCK 3 UNIT 4	3 BHK	99.30	1,636.96	644.68	1
83	B3-204	SECOND FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
84	B3-304	THIRD FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
85	B3-404	FOURTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
86	B3-504	FIFTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
87	B3-604	SIXTH FLOOR	BLOCK 3 UNIT 4	3 BHK	105.27	1,731.88	682.06	1
88	B3-305	THIRD FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
89	B3-505	FIFTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
90	B3-605	SIXTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,618.63	637.46	1
91	B3-905	NINTH FLOOR	BLOCK 3 UNIT 5	3 BHK	98.14	1,630.43	642.11	1



92	B3-206	SECOND FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
93	B3-306	THIRD FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
94	B3-406	FOURTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
95	B3-506	FIFTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
96	B3-606	SIXTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
97	B3-906	NINTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2
98	B3-1006	TENTH FLOOR	BLOCK 3 UNIT 6	4 BHK	131.24	2,223.40	875.63	2

REVENUE DOCUMENTS SCRUTINIZED:

Record of Rights, Tenancy and Crop Inspection (RTC) for the period from period 1967-68 to 1971-72, 1972-73 to 1976-77, 1993 -94 to 1997-898, 1998-99 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2020-21, 2021-22, for Sy. No. 30/8A, 30/15, 30/16 and 30/17, 215/7, collectively available for perusal at Document No. 23 in the list of Documents Scrutinized. Perusal of Record of Rights, Tenancy and Crop Inspection (RTC) extracts make it clear that the name of the aforesaid person is forthcoming in both ownership column and possessory column as the owners and person in possession.

KHATHA:

As the aforesaid, Schedule Property viz Site No. 20, Sy. No. 30/15, 30/16 and 30/17, measuring 2 Acers 29.08 Guntas, i.e., 1,13,256 Sq.Feet, situated at Kasavanahalli Village Varthuru Hobli, Bangalore East, on coming within the limits of Bruhat Bengaluru Mahanagara Palike, got the property amalgamated to obtain signal khatha number, assigned with the Amalgamated Khatha No: 1154/1108/20, 30/15, 30/16, 30/17, and the name of 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, 4. Prasanna Kumar Shetty, 5. Parvathamma, 6. Sushilamma, are registered as owners in the records maintained by BBMP as evidenced from Khatha Certificate and Khatha Extract both Dated: 03.07.2024 and is available for perusal as Document No 65.



TAX PAID RECEIPT:

I am provided with Tax Paid Receipt which shows that tax is also paid for the year of 2024-25, issued by BBMP, with respect to Land bearing Site No. 20, Sy. No. 30/15, 30/16 and 30/17, and is available for perusal at **Document No 66**.

ENCUMBRANCE CERTIFICATES:

SY. NO. 30/8A:

The Encumbrance Certificates produced from 01.04.1957 to 31.03.2004 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No. 30/8A, and the same are available for perusal from **Document No. 36**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificates produced from 01.04.2004 to 03.01.2022 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No. 30/8A, and the same are available for perusal from **Document No. 37**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

SY. NO. 30/15, 30/16 & 30/17:

The Encumbrance Certificates produced from 11.11.2024 to 06.03.2025 and also verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No. 30/15, Sy. No. 30/16 and Sy. No. 30/17 and the same are available for perusal from **Document No. 38**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificates produced from 01.04.2004 to 25.03.2025 verified the subsequent Encumbrance Certificate through online portal with respect to Sy.No. 30/15, Sy. No. 30/16 and Sy. No. 30/17 and the same are available for perusal from **Document No. 38**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.



SITE NO. 20 IN THE LAYOUY LAKESHORE HOMES:

The Encumbrance Certificate produced from 01.04.1990 to 31.03.2004, and also verified the subsequent Encumbrance Certificate through online portal with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes and the same are available for perusal from **Document No. 51**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificate produced from 01.04.2004 to 25.03.2025, verified the subsequent Encumbrance Certificate through online portal with respect to Site No. 20, measuring to an extent of 5000 Sq.Feet, in the Layout Lakeshore Homes and the same are available for perusal from **Document No. 52**, which do not show any encumbrances in respect of the Schedule Property and the same appears to be free from all encumbrances.

The Encumbrance Certificate searched on online portal from 01.04.2004 to till date, do not show any encumbrances except what has been stated above in respect of the Sy. No. 30/15, Sy. No. 30/16 and Sy. No. 30/17, and the same appears to be free from all encumbrances.

CERTIFICATE OF TITLE

From the above referred Documents and observations made, I certify that (1) 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, 4. Prasanna Kumar Shetty, 5. Parvathamma, 6. Sushilamma are holding good, valid & marketable title of Site No. 20, measuring to an extent of 5000 Sq.Feet. (2) Sri. Prasanna Kumar Shetty S/o Late Manjiaiah Shetty is holding good, valid & marketable title to the land bearing Sy.No.30/16(old Sy. No. 30/8A) measuring 37 Guntas and Sy.No.30/17(old Sy. No. 30/8A) measuring 1 Acre (3) Smt. Parvathamma W/o Late Lingappa Reddy and others are holding good, valid & marketable title to the land bearing Sy. No. 30/8A(New Sy. No. 30/15) measuring to an extent of 27 Guntas.

Further aforesaid 1. Sri. Darshan Krishna Reddy Sudha, 2. Smt. Soumya. S. Reddy, 3. Gopal Reddy, 4. Prasanna Kumar Shetty, and 1. Smt. Parvathamma W/o Late Lingappa Reddy, 2. Sri. K.L. Nagaraj S/o Late Lingappa Reddy, 3. Smt. Usha W/o K.L. Nagaraj. J, 4. Master. N. Moneesh S/o K.L. Nagaraj, 5. Master. N. Adithya S/o K.L. Nagaraj, 6. Sri. K.L. Ravindra S/o Late Lingappa Reddy, 7. Smt. M.K. Vani W/o K.L. Ravindra, 8. Miss. Kushi. R Reddy D/o K.L. Ravindra, 9. Miss. Deeksha. R.



Reddy D/o K.L. Ravindra, 10. Sri. K.L. Nagesh S/o Late Lingappa Reddy, 11. Smt. Gowri W/o K.L. Nagesh, 12. Master. K.N. Sanjay S/o K.L. Nagesh, 13. Master. K.N. Likith S/o K.L. Nagesh, 14. Smt. K.L. Dhanalakshmi D/o Late Lingappa Reddy, 15. Smt. Munilakshamma D/o Late Lingappa Reddy, 16. Sri. K.L. Venkatalakshmi D/o Late Lingappa Reddy, 17. Smt. Susheelamma W/o Gurappa Reddy, 18. Smt. G. Anitha, 19. Smt. G. Vidya (Parties al Sl. No. 18 and 19] are daughters of Gurappa Reddy) entered into separate Joint Development Agreements with M/s. Saiven Developers and Constructions Private Limited in respect of the Schedule Property. The Builder - M/s. Saiven Developers and Constructions Private Limited, have propounded a scheme of Apartments Development by amalgamating the lands of aforesaid Land Owners by forming the composite Block & in terms of which, any person interested in acquiring Apartments/flats in the Project known as "SAIVEN SIX SENSES" constructed over the Schedule Property will have to purchase corresponding UDS and have to get constructed specific Flat/s for themselves by the BUILDER/ DEVELOPER. Subsequently, aforesaid land owners entered into three separate Sharing Agreement/ Allocation Agreements with M/s. Saiven Developers and Constructions Private Limited for allocation of flats into their respective shares.

I hereby certify that, the prospective purchaser/s who intends to purchase flats put upon legally over the Schedule Property known as "SAIVEN SIX SENSES" would get an absolute, clear and marketable title over the same after the registration of the respective identified flat/s in their favour.

Qualification: This Legal Due Diligence Exercise/Report is only based on the copies of documents and information that have been made available to me by the client from time to time. In rendering this report, I have clarifications furnished to me. The information included in this report is not meant to be published or is it intended to be a substitute for the representations and warranties that the client may wish to seek from any person. The decision whether to proceed with and consummate the proposed transaction lies solely with the client and my work and findings shall not in any way constitute a recommendation as to whether the client should or should not consummate the aforesaid transaction. This report is addressed to and is solely for the benefit of the client and no other person shall, save with my consent in writing, rely on this report or any part thereof.

For Lex Situs,
ROOPA SHETTY
Advocate

