

SURENDRANATH BENARJY

B.Com., BL.,

ADVOCATE

To

M/s DISHAHABITAT SHELTERS LLP,

43/2, 2nd Floor, Above Axis Bank,
Whitefield Main Road, Whitefield,
Bangalore-560066.

Dear Sir

Sub: Scrutiny and title report with respect to residentially Converted land bearing old Sy No. 76, New Sy No. 76/2 measuring 1 Acre 10 Guntas situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

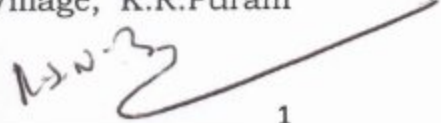
DESCRIPTION OF PROPERTY

All that piece and parcel of the residentially Converted land bearing old Sy No. 76, New Sy No. 76/2 measuring 1 Acre 10 Guntas (Converted for non-agricultural residential purpose vide. B.Dis ALN (E) SR (KH) 67/2007-08 dated 21-11-2008 issued by the Special Deputy Commissioner, Bangalore) situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore bounded on the:

East by : Land bearing Survey No. 77.
West by : Land bearing Survey No. 75.
North by : Gubbi Village Boundary,
South by : Road

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore .
2. Tippani, Pakka Book, Karda and Akarbandh, in respect of land bearing Sy No. 76, Hissa Survey Tippani, Atlas in respect of Sy No.76/1, Sy No. 76/2 situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
3. Mysore Settlement Register, in respect of land bearing Sy No. 76, situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
4. Record of Rights and Tenancy crops Register Extract for the period 1966-67 to 1970-71 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.



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5. Record of Rights and Tenancy crops Register Extract for the period 1971-72 to 1975-76 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

6. Record of Rights and Tenancy crops Register Extract for the period 1976-77 to 1981-82 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

7. Record of Rights and Tenancy crops Register Extract for the period 1982-83 to 1987-88 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

8. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1993-94 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

9. Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1998-99 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

10. Record of Rights and Tenancy crops Register Extract for the period 1999-2000 to 2001-02 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

11. Computerised Record of Rights and Tenancy crops Register Extract for the period 2001-02 to -2014-15 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

12. Computerised Record of Rights and Tenancy crops Register Extract for the period 2015-16 to 2023-24 issued by the Tahasildar office K.R.Puram, Bangalore East Taluk, for land bearing Sy No: 76/2, of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

13. Endorsement bearing No. RK:CR/43/2011-12 dated 11-04-2011 issued by Taluk issued by the Tahasildar office K.R.Puram,, Bangalore stating that RR and MR No. 2/1965-66 in respect of land bearing Sy No. 76 are not available. Hence could not issue the same.

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14. Mutation Register extract M.R. No. 10/2001-02, in respect of land bearing SyNo. 76 measuring 1Acre 10Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

15. Sale Agreement dated 29-11-2001 in respect of land bearing Sy No. 76 measuring 1 Acres 10 Gunta of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Smt. Lakshamma W/o late Chikkaveerappa Reddy in favour of Sri.Javeed Haroon

16. Absolute Sale deed in respect of land bearing Sy No. 76 measuring 1 Acres 10 Gunta of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Sri. Thirumalappa and others in favour of Sri.Javeed Haroon registered as Document No. 12056/2001-02 Dated 11-01-2002, registered before office of the sub-Registrar, Krishnarajapura, Bangalore.

17. Joint Development Agreement in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Regency Property & Management Services, Registered as Document No. 5108/2012-13 Dated 27-12-2012 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.

18. General Power of Attorney in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Regency Property & Management Services, Registered as Document No.826/2012-13 Dated 27-12-2012 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.

19. Cancellation of Joint Development Agreement in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed between Mr. Javeed Haroon and M/s Regency Property & Management Services, Registered as Document No. 16671/2023-24 Dated 24-11-2023 before the sub-Registrar, Banaswadi Bangalore.

20. Revocation of Power of Attorney in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed between Mr. Javeed Haroon and M/s Regency Property & Management Services, Registered as Document No. 916/2023-24 Dated 24-11-2023 before the sub-Registrar, Banaswadi Bangalore.

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21. Supplemental Agreement in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed between Mr. Javeed Haroon and M/s Regency Property & Management Services.
22. Joint Development Agreement in respect of land bearing New Sy No. 76/2 (old Sy No. 76) measuring 1Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Rep. by its Designated Partners Mr. Raja Sekhar Kamisetty Registered as Document No. 566/2024-25 Dated 15.04.2024 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.
23. General Power of Attorney in respect of land bearing Sy No. 76/2 (old Sy No. 76) measuring 1Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Rep. by its Designated Partners Mr. Raja Sekhar Kamisetty Registered as Document No. 66/2024-25 Dated 15.04.2024 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.
24. Supplementary Agreement Registered as Document No. 7275/2024-24 Dated 29.10.2024 to the Joint Development Agreement executed by Mr. Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Rep. by its Designated Partners Mr. Raja Sekhar Kamisetty in respect of land bearing Sy No. 76/2 (old Sy No. 76) measuring 1Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.
25. Supplementary General Power of Attorney Registered as Document No. 405/2024-25 Dated 29.10.2024 to the General Power of Attorney executed by Mr. Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Rep. by its Designated Partners Mr. Raja Sekhar Kamisetty in respect of land bearing Sy No. 76/2 (old Sy No. 76) measuring 1Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.
26. Family Tree of Late Nanjundappa issued by Rajaswa Niriksharu Hebbala Circle, Bangalore North.
27. Family Tree of Late Biddappa issued VAO , K.Narayanapura, Circle K.R.Pura Hobli, Bangalore East Taluk,
28. Official Memorandum B Dis.ALN(HO) SR (K Ho) 67/07-08 dated Dt. 21-11-2008 issued by the Deputy Commissioner converting Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli,

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- Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose.
29. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No: PTCL/CR/415/2011-12 dated 15-6-2011 stating that the provisions of PTCL Act are not applicable for land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
30. Nil Tenancy Endorsement dated 13-04-2011 issued by Tahasildar that no application under form 1,7,7A was filed in respect of land bearing Sy No. 76, measuring 1 Acre 3 Acre 39 Guntas, Situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
31. B.B.M.P. Katha Certificate Dated 12-09-2012 in the name of Javeed Haroon to the converted land bearing Sy. No. 76 and 77/1.
32. B.B.M.P. Assessment Register for the period 2012-13 in respect of converted land bearing Sy. No: 76 and 77/1, measuring 1 Acre 39 guntas in the name of Javeed Haroon.
33. B.B.M.P. Katha Certificate Dated 27-05-2013 in the name of Javeed Haroon Assigning Khata no: 15 to the converted land bearing Sy. No. 76 and 77/1.
34. B.B.M.P. Assessment Register for the period 2013-14 in respect of converted land bearing Sy. No: 76 and 77/1, measuring 1 Acre 39 guntas in the name of Javeed Haroon.
35. Tax paid Receipt for the year 1989-90.
36. Tax paid Receipt for the year 2008-09 to 2012-13.
37. Encumbrance Certificate for land bearing Sy No. 76 for the period 15-02-1957 to 31-05-1989.
38. Encumbrance Certificate for land bearing Sy No. 76 for the period 1-06-1989 to 31-03-2004.
39. Encumbrance Certificate for land bearing Sy No. 76 for the period 1-04-2004 to 25-3-2011 issued by Sub Registrar, Banaswadi, Bengaluru.
40. Encumbrance Certificate for land bearing Sy No. 76/2 for the period 14-06-2011 to 18-06-2024.



Position Regarding Titles:

Land bearing Sy. No. 76 measuring 3 Acres 39 Guntas and 3 Guntas Kharab situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore originally belongs to Thirumalappa S/o Biddappa. It appears from the records that Thirumalappa S/o Biddappa acquired the above property by way of inheritance and Mysore Settlement register reflects the name of Thirumalappa S/o Biddappa in respect of land bearing Sy No. 76 measuring 4Aces 2 Guntas. It appears from the records that B.Thirumalappa S/o Biddappa being the karta of the joint family the property was in his name.

RTC for the period 1966-67 to 1969-70, 1971-72 to 1975-76, 1976-77, 1981-82 and 1982-83 to 1987-88 reflects the name of Thirumalappa at column 9 and 12(2) of RTC as Khatedar and Anubhavdar.

It is evident from the records that after sale of a portion of land the remaining land measuring 1Acre was retained in the name of Thirumalappa and computerised RTC for the period 2001-2002 reflects the name of Thirumalappa and RTC for the period 2001-2002 reflects the name of Thirumalappa at column 9 and column 12(2) of RTC as Khatedhar and Anubhavdhar.

It appears from the records that Smt. Lakshamma W/o Chikkaveerappa Reddy entered into agreement with Thirumalappa and she acquired rights in the said property and claims in possession of the property entered into agreement dated 16-7-2001 with Javeed Haroon to sell the said property.

It is evident from the records that under oral family arrangement between Smt. Lakshamma W/o late ChikkaVeerappa Reddy and Dodda Veerappa Reddy (Brother of Chikka Veerappa Reddy) the said land was allotted to the share of Dodda Veerappa Reddy brother of Chikka Veerappa Reddy.

Biddappa is having six children and out of the six children Dasappa, B.Narayanappa, Munithirumalappa and MuniKrishnappa died and the remaining legal heirs of Biddappa and Agreement holders namely 1) Thirumalappa S/o Biddappa, 2) Indiramma W/o late Munithirumalappa, 3) Nagamma W/o MuniKrishnappa, 4) Narayanaswamy S/o MuniKrishnappa 5) Muniswamappa S/o Thirumalappa, 6) Muniswamappa S/o Biddappa, 7) Lakshamma W/o late Chikkaveerappa Reddy 8) Smt. Jayamma W/o Late Doddaveerappa Reddy, 9) Mohan Reddy S/o Doddaveerappa Reddy, 10) Gowramma D/o Doddaveerappa Reddy.11) Smt. Meenakshi D/o Doddaveerappa Reddy, 12) Smt.Kanthamma W/o Sri Ram Reddy, 13) Sri.Anil Kumar S/o Sri Ram Reddy, sold the property land measuring 1Acre 10 gutnas in Sy No. 76 to Mr. Javeed Haroon under a sale Deed registered as Document No.12056/2001-2002



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Thus, Javeed Harron acquired absolute right, title and interest in the said property and got converted the said property from agricultural to non agricultural purpose vide orders of Deputy Commissioner ALN(E)SR (KH) 67/07-08 dated 21-11-2008.

Mr. Javeed Haroon entered into Joint Development Agreement registered as document No.5108/2012-13 dated 27-12-2012 with M/s Regency Property and Management Services to develop the said property along with land bearing Sy No.77/1 measuring 29 guntas situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk. Bangalore by constructing an apartment building. Mr. Javeed Haroon also executed a GPA registered as document No. 826/12-13 dated 27-12-2012 authorising the developer to obtain plan sanction and also to sell the developer share of super built up area along with undivided interest in the land.

It is evident from the records that the above said JDA entered between Mr.Javeed Haroon and M/s Regency Property & Management Services, cancelled under the deed of Cancellation registered as document No. 16671/2023-24 dated 24-11-2023.

Mr. Javeed Haroon also revoked Power of Attorney with M/s Regency Property & Management Services and the Revoked Power of Attorney registered as document No., 916/23-24 dt. 24-11-2023.

It is evident from the records that the above said Javeed Harron applied for BBMP Khatha in respect of the land bearing Sy No. 76 and Sy No. 77/1 measuring 1Acre 39 Guntas and obtained an amalgamated khatha in respect of the said land totally measuring 1Acre 39 guntas and paid taxes in respect of the said property.

It is evident from the records that the above said owner Javeed entered into JDA with M/s Dishahabitat Shelters registered as document No. 566/24-25 dated 15-4-2024 a Limited Liability Partnership firm represented by its designated partner Mr. Raja Sekhar Kamisetty to develop land bearing Sy No.76/2 measuring 1acre 10 guntas along with land bearing Sy No.77/1 measuring 29 guntas both are situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

The above said owner also executed GPA registered as document No. 66/24-25 dated 15-4-2024 in favor of M/s Dishahabitat Shelters LLP authorizing the developers to develop the said property by constructing an apartment building to sell 70% of developers share of super built up area along with

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undivided interest in the land. The owners also authorized the developer to enter into an agreement in respect of owners share of 30 % also.

The Village map, Tippani and Akarbandh shows the location and extent of land bearing Sy.No. 76/2 measuring 1 Acres 10 guntas and it is also evident from the records that there is no kharab in the said property.

Endorsement issued by Deputy Commissioner vide PTCL/CR/415/2011-12 dated 15-6-2011 show that the provisions of PTCL Act are not applicable for the land bearing Sy.No. 76/2 measuring 1 Acres 10 guntas situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

Nil Tenancy Endorsement dated 13-4-2011 issued by Tahasildar that no application under forms 7,7A was filed in respect of land bearing Sy.No. 76/2 measuring 1 Acres 10 guntas.

ENCUMBRANCES:

Encumbrance Certificate in respect of land bearing Sy No. 76 measuring 1Acre 10 guntas for the period 15-2-1957 to 31-5-1989 shows that there was no encumbrances in respect of the said property for that period.

Encumbrance Certificate for the period 1-6-1989 to 31-3-2004 which reflects the sale deed executed by Thirumalappa and others registered as document No.12056/2001-02 dated 29-11-2001 and there were no other encumbrance except the said sale deed.

Encumbrance Certificate for the period 1-4-2004 to 25-3-2011 which shows that there were no encumbrances for the said property for the said period.

Encumbrance Certificate for the period 14-6-2011 to 18-6-2024 reflects the Joint Development Agreement registered as Document No. 566/2024-25 dated 15-4-2024 executed by Mr.Javeed Haroon in favour of M/s Dishahabitat Shelters LLP in respect of land bearing Sy No.76/2 measuring 1Acre 10 Guntas. I advice the Developers to obtain the Encumbrances certificate for the remaining periods.

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EVIDENCE OF POSSESSION:

It is evident from the records that the property belongs to Thirumalappa S/o Bidappa and all the Revenue records like Mysore Settlement Register and RTC for the period 1966-67 to 1987-88 reflects the name of Thirumalappa in respect of the land bearing Sy No. 76 totally measuring 3Acres 39 guntas and 3 guntas kharab and subsequently after the sale of portion of land remaining land measuring 1Acre 20 guntas was retained by Thirumalappa S/o Bidappa. RTC for the period 1988-89 to 1992-93, 1993-94 to 1998-99, 1999-2000 to 2001-02 and computerized RTC for the period 2001-2002 reflects the name of Thirumalappa S/o Bidappa as Khatedar and Anubhavdhar in respect of land bearing Sy No. 76 measuring 1acre 20 Guntas. Thirumalappa S/o Bidappa was in possession and enjoyment of the said property for more than 30 years subsequently the land was mutated in the name of Mr.Javeed Haroon who purchased the property under sale deed registered as document No.12056/2001-02 dated 11-1-2002 and the said owner Javeed Haroon is in possession and enjoyment of the said property to till date and given for Joint development. Javeed Haroon is in possession and enjoyment of the said property for more than 20 years.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy.No. 76/2 measuring 1 Acres 10 guntas situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No

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personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION :

On perusal of the above documents I am of the opinion that Mr. Javeed Haroon acquired good and marketable titles in respect of converted land bearing Sy.No. 76/2 measuring 1 Acres 10 guntas *under the Sale Deed* registered as 12056/2001-02 Dated 11-01-2002, registered before office of the sub-Registrar, Krishnarajapura, Bangalore and M/s Disha Habitat Shelters LLP acquired rights to develop the said property by virtue of Joint Development Agreement registered as Document No.566/2024-25 dated.15-4-2024 and General Power of Attorney registered as document No.66/2024-25 dated 15-4-2024 to construct apartment building and to sell Developers share of super built up area along with undivided interest in the land.

By virtue of Supplementary Agreement to Joint Development Agreement dated 29-10-2024 registered as document No. 7275/2024-25 and Supplementary General Power of Attorney document 29-10-2024 registered as document No.405/2024-25 executed by Javeed Haroon the Developers M/s Disha Habitat Shelters LLP acquired rights to enter into Agreement in respect of owners share of super built up area along with undivided interest in the land and also to sell/ execute Sale Deeds in respect of owners share of super built up area along with undivided interest in the land as per the terms and conditions agreed under the above said supplementary Agreement.



Date: 26-05-2025

Place: Bangalore

(R. S. N. Benarjy)
Advocate

SURENDRANATH BENARJY

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ADVOCATE

To

M/s DISHAHABITAT SHELTERS LLP,

43/2, 2nd Floor, Above Axis Bank,
Whitefield Main Road, Whitefield,
Bangalore-560066.

Dear Sir

Sub: Scrutiny and title report with respect to undeveloped Converted land bearing old Sy.No. 77, New Sy No. 77/1 measuring 29Guntas(Converted from agricultural to non agricultural residential purpose vide. B.Dis ALN (HO) SR (Kruho) 68/2007-08 dated 21-11-2008 issued by the Special Deputy Commissioner, Bangalore) situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

DESCRIPTION OF PROPERTY

All that piece and parcel of the Converted land bearing old Sy.No. 77, New Sy No. 77/1 measuring 29 Guntas (Converted from agricultural to non agricultural residential purpose vide. B.Dis ALN (HO) SR (Kruho) 68/2007-08 dated 21-11-2008 issued by the Special Deputy Commissioner, Bangalore) situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore bounded on the:

East by : Land bearing Sy No. 78.
West by : Land bearing Sy No. 76,
North by : Gubbi village boundary,
South by : Road.

PHOTOCOPIES OF THE DOCUMENTS PROVIDED FOR SCRUTINY:

1. Village Map of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore .

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2. Tippani, Hissa Survey Tippani Akarabandh, Pakka Book, Re-Survey in respect of land bearing Old Sy.No. 77, New Sy No. 77/1 situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
3. Record of Rights and Tenancy crops Register Extract for the period 1966-67 to 1970-71 issued by the Taluk Shirastedhar for land bearing Sy No: 77, measuring 4Acres 1Gunta of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
4. Record of Rights and Tenancy crops Register Extract for the period 1971-72 to 1975-76 issued by the Taluk Shirastedhar for land bearing Sy No: 77, measuring 4Acres 1Gunta of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
5. Record of Rights and Tenancy crops Register Extract for the period 1976-77 to 1981-82 issued by the Taluk Shirastedhar for land bearing Sy No: 77, measuring 4Acres 1Gunta of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
6. Record of Rights and Tenancy crops Register Extract for the period 1982-83 to 1987-88 issued by the Taluk Shirastedhar, for land bearing Sy. No: 77 measuring 4 Acres 1Gunta - 3Guntas Kharab = 3Acres 38Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
7. Record of Rights and Tenancy crops Register Extract for the period 1988-89 to 1993-94 issued by the Taluk Shirastedhar, for land bearing Sy. No: 77 measuring 4 Acres 1Gunta - 3Guntas Kharab = 3Acres 38Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
8. Record of Rights and Tenancy crops Register Extract for the period 1994-95 to 1997-98 issued by the Taluk Shirastedhar, for land bearing Sy. No: 77 measuring 4 Acres 1Gunta - 3Guntas Kharab = 3Acres 38Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.
9. Record of Rights and Tenancy crops Register Extract for the period 1999-2000 to 2001-02 issued by the Taluk Shirastedhar, for land bearing Sy. No: 77 /1 measuring 2 Acres 2Gunta - 3Guntas Kharab = 1Acre 39 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

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10. Computerized Record of Rights and Tenancy crops Register Extract for the period 2002-03 to 2007-08 and 2009-10 to 2023-24 issued by the Tahasildar Office, land bearing Sy. No: 77 /1 measuring 2 Acres 2Gunta – 3Guntas Kharab = 1Acre 39 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

11. Endorsement bearing No. RK:CR/942/10-11 dated 8-10-2010 issued by Taluk Shirastedhar, K.R.Puram, Bangalore stating that MR No. 13/1966—97 and IHC 1/1977-78 in respect of land bearing 77/1 is not available. Hence could not issue the same.

12. Mutation Register extract M.R. No. 6/1985-86 in respect of land bearing Sy. No: 77 measuring 4 Acres 1Gunta – 3Guntas Kharab = 3Acres 38Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

13. Mutation Register extract M.R. No. 8/1992-93 in respect of land bearing Sy. No: 77 measuring 4 Acres 1Gunta – 3Guntas Kharab = 3Acres 38Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

14. Mutation Register extract M.R. No. 10/1997-98 in respect of land bearing Sy. No: 77 measuring 1 Acres 10Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

15. Mutation Register extract M.R. No. 2/2000-01 in respect of land bearing Sy. No: 77/1 measuring 1 Acres 10Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

16. Mutation Register extract M.R. No. 7/2001-02 in respect of land bearing Sy. No: 77/1 measuring 1 Acres 10Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

17. Mutation Register extract M.R. No. 23/2002-03 in respect of land bearing Sy. No: 77/1 measuring 0.30 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

18. Mutation Register extract M.R. No. 31/2008-09 in respect of land bearing Sy. No: 77/1 measuring 0.29 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

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CONTINUATION SHEET.....

19. Panchayath Parikath /Family Partition dated 28-05-1992 in respect of Land bearing Sy.No. 77 measuring 4Acres situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore. executed between Dodda Veerappa Reddy and Smt. Laxmamma W/o Late Chikkaveerappa Reddy under which land measuring 30 Guntas allotted to the share of Dodda Veerappa reddy under 'A' Schedule and land measuring 3Acres 10 Guntas allotted to the share of Smt. Laxmamma & others under 'B' Schedule.

20. Absolute Sale deed in respect of land bearing Sy No. 77/1 (Formerly forming a part of Sy No.77), measuring 30Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Jayamma and Kanthamma in favour of Javeed Haroon registered as Document No. 15148/2002-2003 Dated 8.01.2003 before the sub-Registrar, Krishnarajapura, Bangalore.

21. Confirmation deed in respect of land bearing Sy No. 77(old) and forming a part of Sy No.77/1), measuring 30 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by
1) Sri.E.Mohan Reddy 2) Smt.Gowramma 3) Smt. Meenakshi 4) Sri. Anil Kumar in favour of Mr. Javeed Haroon as Document No. 1951/2011-12 Dated 31.12.2011 before the sub-Registrar, Shivajinagar, Bangalore.

22. Family Tree of Doddaveerappa Reddy issued by Revenue Officer, Hebbal Circle.

23. Joint Development Agreement in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Regency Property & Management Services, Registered as Document No. 5108/2012-13 Dated 27-12-2012 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.

24. General Power of Attorney in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Regency Property & Management Services, Registered as Document No.826/2012-13 Dated 27-12-2012 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.



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CONTINUATION SHEET.....

25. Cancellation of Joint Development Agreement in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed between Mr. Javeed Haroon and M/s Regency Property & Management Services, Registered as Document No. 16671/2023-24 Dated 24-11-2023 before the sub-Registrar, Banaswadi Bangalore.

26. Revocation of Power of Attorney in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed between Mr. Javeed Haroon and M/s Regency Property & Management Services, Registered as Document No. 916/2023-24 Dated 24-11-2023 before the sub-Registrar, Banaswadi Bangalore.

27. Supplemental Agreement in respect of land bearing Sy No. 76 measuring 1 Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed between Mr. Javeed Haroon and M/s Regency Property & Management Services.

28. Joint Development Agreement in respect of land bearing Sy No. 77/1 measuring 29 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Represented by its Designated Partner Mr.Raja Sekhar Kamisetty Registered as Document No.566/2024-25 Dated 12-04-2024 before the sub-Registrar, Varthur, Bangalore.

29. General Power of Attorney in respect of land bearing Sy No. 77/1 measuring 29 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Mr. Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Rep. by its Designated Partners Mr. Raja Sekhar Kamisetty Registered as Document No. 66/2024-25 Dated 15.04.2024 before the sub-Registrar, Shivajinagar, (Indiranagar) Bangalore.

30. Supplementary Agreement Registered as Document No.7275/2024-25 Dated 29-10-2024 before the sub-Registrar, Varthur, Bangalore to the Joint Development Agreement in respect of land bearing Sy No. 77/1 measuring 29 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Represented by its Designated Partner Mr.Raja Sekhar Kamisetty.

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CONTINUATION SHEET.....

31. Supplementary General Power of Attorney Registered as Document No.405/2024-25 Dated 29-10-2024 before the sub-Registrar, Varthur, Bangalore to the General Power of Attorney in respect of land bearing Sy No. 77/1 measuring 29 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore executed by Javeed Haroon in favour of M/s Dishahabitat Shelters LLP Represented by its Designated Partner Mr.Raja Sekhar Kamisetty.
32. Official Memorandum B Dis.ALN(HO) SR (Kruho) 68/07-08 dated Dt. 21-11-2008 issued by the Deputy Commissioner converting Sy No. 77/1 measuring 29 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore from agricultural to non-agricultural residential purpose.
33. Endorsement issued by the Deputy Commissioner, Bengaluru North, Bengaluru No: PTCL/CR/415/2011-12 dated 15-06-2011 stating that the provisions of PTCL Act are not applicable for land bearing Sy No. 77/1 measuring 1Acre 39 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore
34. Endorsement issued by the Tahsildar, Bangalore East Taluk, Bangalore No: RD0038115408907 dated 7-11-2023. stating that form 2,7,7,A in respect Sy No. 77/1 measuring 1Acre 39 Guntas situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore were not filed by any persons and there were no Tenancy claims.
35. Letter from BBMP CR/520/10-11 dated 27-1-2011 stating that Improvement charges of Rs. 19,98,862/-, to be paid in respect of land bearing Sy No. 77/1 measuring 29 Guntas and Sy No. 76 measuring 1Acre 10 Guntas totally measuring 1Acre 39 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore
36. Khatha Certificate KTR 162 & 163/2009-10 Dated 12-9-2012 and Assessment Register 2012-13 in respect of land bearing Sy No. 77/1 and Sy No. 77/2 totally measuring 3Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore .
37. Khatha Certificate Dated 18-3-2014 and 2023-24 in respect of land bearing Sy No. 77/1 and Sy No. 77/2 totally measuring 3Acre 10 Guntas of Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

15.02

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CONTINUATION SHEET.....

38. Improvement charges of Rs. 20,00,000/- (Rupees Twenty lakhs only) . paid receipt Dated 18th March 2024.

39. Tax paid Receipt for the period 2022-23 for Rs. 28,532/- dated 6-4-2012 issued by BBMP in respect of property bearing Khatha No. 15 Sy No. 76, 77/1.

40. Tax paid Receipt for the period 2023-24 for Rs. 30,133/- issued by BBMP in respect of property bearing Khatha No. 15 Sy No. 76, 77/1.

41. Paper publication issued in Kannada Prabha and the New Indian Express dated 11-11-2023

42. Encumbrance Certificate for land bearing Sy No. 15/3 for the period 15-02-1957 to 31-05-1989 issued by Sub Registrar, Bommanahalli , Bengaluru.

43. Encumbrance Certificate for land bearing old Sy No. 15 New SyNo. 77/1 for the period 1-06-1989 to 19-04-2000 issued by Sub Registrar, K.R.Puram, Bengaluru.

44. Encumbrance Certificate for land bearing SyNo. 77/1 for the period 16-09-1999 to 31-03-2004 issued by Sub Registrar, K.R.Puram, Bengaluru.

45. Encumbrance Certificate for land bearing SyNo. 77/1 for the period 1-04-2004 to 23-11-2023 issued by Sub Registrar, Banaswadi Bengaluru.

POSITION REGARDING TITLE:

Land bearing Sy No.77 old Sy No :15 measuring 3Acres 38 guntas situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore, originally belongs to Ramaiah who sold the property to Venkateshappa. The said Venkateshappa under a sale Deed registered as Document No. 5400/1959-60 Dated 03-03-1960 sold the said property to Ahmed Saheb.

It is evident from the records that Chikka Veerappa Reddy S/o Nanjappa acquired Land bearing Sy No.77 old Sy No :15 measuring 3Acres 38 guntas from Ahmed Saheb under a Sale Deed registered as Document No. 2775 dated 2-9-1963. It is evident from the survey Record original pakka book that Sy No.77 is part of old Survey number 15. Hence in all the above sale deeds old Survey Number : 15 was mentioned.

11.11.23

It appears from the records that mutation entries were also passed in the name of the said Chikka Veerappa Reddy S/o Nanjappa vide MR No. 13/1966-67. The said mutation was not available for scrutiny and Taluk Shirestedhar vide its endorsement RR CR.942/2010-11 dated 8-10-2010 stated that the said Mutation is not available and not able to give the copy of the said MR.

I have examined RTC for the period 1966-67 to 1970-71, 1971-72 to 1975-76 and 1976-77 to 1981-82 which reflects the name of Ramaiah as katedhar and Chikka Veerappa Reddy as Anubhavdhar at Column 12(2) of RTC (ie., Ramaiah was the previous owner who sold the property to Venkateshappa and it appears from the records that mutation entries were directly passed in the name of Chikka Veerappa Reddy).

It appears from the Records that after the Death of Chikka Veerappa Reddy Mutation entries were passed in the name of Lakshmamma W/o late Chikka Veerappa Reddy vide MR 6/1985-86. I have examined the said mutation record MR 6/1985-86 which clearly shows that Chikka Veerappa Reddy died 10 years back leaving behind his wife Lakshmamma and children. RTC for the period 1982-83 to 1987-88 reflects the name of Lakshmamma W/o Chikka Veerappa Reddy at col.9 and 12 (2) as khatedar and Anubhavdar.

It was also mentioned in mutation record that at the request of other family members(i.e., children of Lakshmamma) Khatha was made in the name of Lakshmamma W/o Chikka Veerappa Reddy. It appears from the records that after the death of Chikka Veerappa Reddy there was a partition in the joint family consisting of Dodda Veerappa Reddy brother of Chikka Veerappa Reddy and Smt. Lakshmamma W/o Chikka Veerappa Reddy (i.e., Lakshmamma and her children)on 28-5-1992.

Under the Deed of Memorandum of Partition dated 28-5-1992 it was stated that as per oral Partition among the members of the Joint family before the Panchayathdars the properties were partitioned and accordingly all the properties in 'A' Schedule were allotted to the share of Dodda Veerappa Reddy and all the properties in the 'B' Schedule were allotted to the share of Lakshmamma W/o Chikka Veerappa Reddy (i.e., Lakshmamma and her children).

It was evident from the records that under the above said Memorandum of Partition dated 28-5-1992 land bearing Sy No. 77 measuring 3Acres 10 Guntas out of 4Acres in land bearing Sy No. 77 were allotted to the share of Lakshmamma and her children and land 77 measuring 30 Guntas was allotted to the share of Dodda Veerappa Reddy.

P.S.N. 22

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It is evident from records that the above said Dodda Veerappa Reddy died intestate leaving behind his wife Jayamma and children Gowramma, E.Rama Reddy, Meenakshi and Mohan Reddy. E.Rama Reddy S/o Dodda Veerappa Reddy also died leaving behind his wife Kanthamma and son Anil Kumar as his legal heirs.

The above said Jayamma W/o Dodda Veerappa Reddy and Kanthamma W/o E.Rama Reddy conveyed the said property to Javeed Haroon under a sale Deed registered as Document No.15148/2002-03 dated 8-1-2003.

It was observed during my scrutiny that Gowramma daughter of Dodda Veerappa Reddy and Anil Kumar S/o Rama Reddy, Meenakashi D/o Dodda Veerappa Reddy and E.Mohan Reddy S/o Dodda Veerappa Reddy were not parties to the sale Deed and it was observed that subsequently they have executed a Confirmation deed registered as document No. 1951/2011-12 dated 31-12-2011. Thus, Javeed Haroon acquired good and marketable titles in respect of the said land.

It was observed during my scrutiny that the above said owner Javeed Haroon applied for conversion of land bearing Sy No.77/1 measuring 29 guntas out of 30Guntas leaving one gunta kharab and the Deputy Commissioner vide Official Memorandum B Dis.ALN(HO) SR (Kruho) 68/07-08 dated Dt. 21-11-2008 converted the land from agricultural to residential purpose.

Mr. Javeed Haroon entered into Joint Development Agreement registered as document No.5108/2012-13 dated 27-12-2012 with M/s Regency Property and Management Services to develop the said property (Sy No.77/1 measuring 29 guntas) along with Converted land bearing Sy No.76/2 measuring 1acre10guntas both are situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk. Bangalore by constructing an apartment building. Mr. Javeed Haroon also executed a GPA registered as document No. 826/12-13 dated 27-7-2012 authorising the developer to obtain plan sanction and also to sell the developer share of super built up area along with undivided interest in the land.

It is evident from the records that the above said JDA entered between Mr.Javeed Haroon and M/s Regency Property & Management Services, cancelled under the deed of Cancellation registered as document No. 16671/2023-24 dated 24-11-2023.

1.1.2. 02

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CONTINUATION SHEET.....

Mr. Javeed Haroon also revoked Power of Attorney with M/s Regency Property & Management Services and the GPA was revoked under a Deed of Revocation No., 916/23-24 dt. 24-11-2023.

It is evident from the records that the above said Javeed Haroon applied for BBMP Khatha in respect of the land bearing Sy No. 76/2 and Sy No. 77/1 measuring 1Acre 39 Guntas and obtained an amalgamated khatha in respect of the said land totally measuring 1Acre 39 guntas and paid taxes in respect of the said property.

It is evident from the records that the above said owner Javeed entered into JDA with M/s Dishahabitat Shelters registered as document No. 566/24-25 dated 15-4-2024 a Limited Liability Partnership firm represented by its designated partner Mr. Raja Sekhar Kamisetty to develop land bearing Sy No.76/2 measuring 1acre 10 guntas along with land bearing Sy No.77/1 measuring 29 guntas both are situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

The above said owner also executed GPA registered as document No. 66/24-25 dated 15-4-2024 in favor of M/s Dishahabitat Shelters LLP authorizing the developers to develop the said property by constructing an apartment building to sell 70% of developers share of super built up area along with undivided interest in the land. The owners also authorized the developer to enter into an agreement in respect of owners share of 30 % also.

The Village map, Tippani and Akarbandh shows the location and extent of land bearing Sy No.77/1 measuring 29 guntas and land bearing Sy No.76/2 measuring 1acre 10 guntas is the adjacent property both constitute one single plot with common boundary.

Endorsement issued by Deputy Commissioner vide PTCL/CR/415/2011-12 Dated 15-6-2011 show that the provisions of PTCL Act are not applicable for the land bearing Sy.No. 77/1 measuring 1 Acres 39 guntas situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

Nil Tenancy Endorsement RD 0038115408907 dated 7-11-2023 issued by Tahasildar that no application under form 2,7,7A was filed in respect of land bearing Sy.No. 77/1 measuring 1 Acres 39 guntas.

A. S. A2

ENCUMBRANCES:

Encumbrance Certificate in respect of land bearing Sy No. 15 measuring 4Acres for the period 15-02-1957 to 31-05-1989 reflects the sale deed doc. No: 5400/1959-60 under which Ahmad saheb acquired titles and sale deed doc. no:2775/1963-64 under which Chikka Veerappa Reddy acquired titles and except that there were no encumbrances in respect of the said property for that period.

Encumbrance Certificate in respect of land bearing Sy No. 15 measuring 4Acres for the period 1-6-1989 to 19-4-2000 shows that there were no encumbrance for the said property for the said period..

Encumbrance Certificate in respect of land bearing Sy No. 77/1 for the period 16-9-1999 to 31-3-2004 reflects the sale deed doc. no:1091/2000-01 executed by C.Raghu Reddy in favour of Syed Ali (land measuring 1Acre 10guntas) and Sale deed doc. no:15148/2002-03 executed by Jayamma in favour of Javeed Haroon (land measuring 30guntas) and except that there were no encumbrances in respect of the said property for that period.

Encumbrance Certificate for the period 1-4-2004 to 2311-2023 in respect of land bearing Sy No. 77/1 shows that there were no encumbrances for the said property for the said period.

I Suggest the Developers to obtain Fresh EC in respect of Sy No. 77/1 measuring 1Acre 09 Guntas from 01-04-2000 to till date reflecting all entries.

EVIDENCE OF POSSESSION:

It is evident from the records that Land bearing Sy No. 77 measuring 3Acre 38 Guntas and 3 Guntas Kharab situated at Kyalasanahalli Village, K.R.Puram Hobli, Bangalore East Taluk, originally belongs to Chikka Veerappa Reddy who acquired the same under a Sale Deed registered as Document. No :2775/1963-64.

15.5.22

It appears from the records that after the death of Chikka Veerappa Reddy there was a partition in the Joint Family consisting of DoddaVeerappa Reddy brother of Chikka Veerappa Reddy and Smt. Lakshamma W/o Chikka Veerappa Reddy and C. Nanjappa Reddy, C.Raghu, C.Sridhar on 28-5-1992. Under the above said Memorandum of Partition dated 28-5-1992 land bearing Sy No. 77 measuring 3Acres 10 Guntas out of 4Acres in land bearing Sy No. 77 were allotted to the share of Lakshamma and her children and land 77 measuring 30 Guntas was allotted to the share of Dodda Veerappa Reddybrother of Chikka veerappa reddy. It is evident from records that the above said Dodda Veerappa Reddy died intestate leaving behind his wife Jayamma and children Gowramma, E.Rama Reddy, Meenakshi and Mohan Reddy. E.Rama Reddy S/o Dodda Veerappa Reddy also died leaving behind his wife Kanthamma and son Anil Kumar as his legal heirs.

The above said Jayamma W/o Dodda Veerappa Reddy and Kanthamma W/o E.Rama Reddy conveyed the said property to Javeed Haroon under a sale Deed registered as Document No.15148/2002-03 dated 8-1-2003. Thus the above property was in possession and enjoyment of the same family for more than 30 years and subsequently the land was mutated in the name of Mr.Javeed Haroon and the said owner Javeed Haroon is in possession and enjoyment of the said property to till date and given for Joint development. Javeed Haroon is in possession and enjoyment of the said property for more than 20 years.

DISCLAIMERS

This Report was prepared basing on the photo copies provided by client in respect of converted land bearing Sy.No. 77/1 measuring 29guntas situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore exclusively for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations

stated herein and at the appropriate places in the Report. We relied upon the statements made by our clients and the information provided by them

and we must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

This Report has been prepared pursuant to a diligence exercise carried out basing on the photo copies of the documents provided by clients. No personal verification or Independent verification was done by us with any Government office authority in respect of the correctness of the photo copies provided by clients or correctness of the documents or statements made by our clients. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.

PRELIMINARY OPINION:

On perusal of the above documents I am of the opinion that Mr. Javeed Haroon acquired good and marketable titles in respect of converted land bearing Sy.No. 77/1 measuring 2.9 guntas situated at Kyalasanahalli village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore under the Sale Deed registered as Doc.no: 15148/2002-2003 Dated 8.01.2003, registered before office of the sub-Registrar, Krishnarajapura, Bangalore and M/s Disha Habitat Shelters LLP by virtue of Joint Development Agreement registered as Doc. No. 566/24-25 dated 15-4-2024 acquired rights to develop the said property along with other properties by constructing apartment building and to sell Developers share of super built up area along with undivided interest in the land.

By Virtue of Supplementary Agreement to Joint Development Agreement dated 29-10-2024 registered as document No. 7275/2024-25 and Supplementary General Power of Attorney document 29-10-2024 registered as document No.405/2024-25 executed by Javeed Haroon the Developers

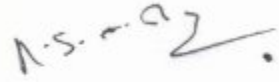
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CONTINUATION SHEET.....

M/s Disha Habitat Shelters LLP acquired rights to enter into Agreement in respect of owners share of super built up area along with undivided interest in the land and also to sell/ execute Sale Deeds in respect of owners share after payment of revenue share as agreed under the above said supplementary Agreement.

Date: 26-05-2025
Place: Bangalore


(R. S. N. Benarjy)
Advocate

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