

**Kusuma R. Muniraju • Kusuma Kaushik**

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • Geetha H. G. • B. N. Dileep Kumar  
 Basavaraj. B.R. • N.L. Maheshwara Prasad • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • Rashmi. R • Sunandeni. R

Bangalore,  
 Date: 19/10/2023.

**M/s SBR HEIGHTS,**  
 No.24/5, SBR Horizon,  
 Seegehalli,  
 Kadugodi - Hoskote Road,  
 Whitefield,  
 BANGALORE - 560 067.

Sirs,

Sub: Title Opinion in respect of Properties measuring (i) 01 Acre 08 Guntas in Sy.No.78/1, (ii) 00 Acre 32 Guntas in Sy.No.78/2 and (iii) 00 Acre 34 Guntas in Sy.No.78/3, situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Rural District duly converted for Non-Agricultural Residential purposes vide Conversion Orders bearing Nos.BDS.ALN(E)/VB/SR/487/2004-05, No.BDS.ALN(E)/VB/SR/ 486/2004-05 and No.BDS.ALN(E)/VB/SR/ 485/2004-05 respectively, all dated 18/03/2005, issued by The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore.

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I am furnished with photocopies of the following documents and my opinion is as follows:

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	27/07/1959	Sale Deed executed by Sri. Munishamappa in favour of Sri.Venkataappa, registered as Document No.1396/1959-60 in Book-I, Volume - 940 at Pages 163 and 164, in the Office of the Sub-Registrar, Hoskote, in respect of Property in Sy.No.78/1 of Seegehalli Village.
2.	30/09/1965	Sale Deed executed by Sri.Venkataappa in favour of Sri.Pilianna, registered as Document No.2458/1965-66 in Book-I, Volume - 1134 at Pages 44 and 45, in the Office of the Sub-Registrar, Hoskote, in respect of Property in Sy.No.78/1 of Seegehalli Village.
3.	27/07/1993	Partition Deed between (1) Sri. Nanjundappa and heirs of Sri.Pilianna, (2) Smt. Lakshamma, (3) Sri.Chinnappa and (4) Smt. Sharadamma in respect of Property measuring 01 Acre 08 Guntas in Sy.No.78/1 of Seegehalli Village.
4.		Family Tree of Sri.Karapa Shetty and his wife Smt.Lakshamma.
5.		Mutation Register Extract bearingM.R.No.4/1993-94 disclosing Smt.Lakshamma as Owner of Property measuring 01 Acre 08 Guntas in Sy.No.78/1 of Seegehalli Village.
6.		Mutation Register Extract bearing M.R.No.32/94-95, disclosing the discharge of loan from VSSSN Bank.

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1 of 16

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7.	18/03/2005	Official Memorandum bearing No. BDS: ALN(E)VB: SR:487/2004-05 issued by the Deputy Commissioner Bangalore, granting permission to Smt.Lakshamma for conversion of the Property Property measuring 01 Acre 08 Guntas in Sy.No.78/1 of Seegehalli Village, from agricultural to non-agricultural residential purposes.
8.		Mutation Register Extract bearing No.M.R.No.7/ 2007-08 disclosing conversion of Land measuring 01 Acre 08 Guntas in Sy.No.78/1, measuring 00 Acre 32 Guntas in Sy.No.78/2 and measuring 00 Acre 34 Guntas in Sy.No.78/3 of Seegehalli Village.
9.	16/04/2005	Sale Deed executed by Smt.Lakshamma in favour of Sri.N.Vijay Kumar, registered as Document No.1502/2005-2006 in Book-I and stored in C.D.No.KRID132, in the Office of the Senior Sub-Registrar, K.R. Puram, Bangalore, in respect of Property measuring 01 Acre 08 Guntas in Sy.No.78/1 of Seegehalli Village,
10.	08/08/2007	Declaration of Sri.N.Vijay Kumar stating that he sold the entire property measuring measuring 2 Acres 34 Guntas (124146 Sq. Ft.) in Sy.Nos. 78/1, 78/2 & 78/3 of Seegehalli Village, in favour of Mr. Hussain Sahrfiff vide Sale Deed dated 08/08/2007 registered as Document No.1536/2007-08 in Book-1, stored in C. D. No.BDHD5, in the Office of the Sub-Registrar, Bidarahalli, Bangalore and the said Mr. Hussain Shariff became the absolute owner.
11.	24/08/2007	Copy of Plaint in O.S.1887/2007, filed by Sri.Chowdappa in the Court of the Civil Judge (Senior Division), Bangalore Rural at Bangalore, against (wife and children of Sri.Karapa Shetty) namely (1)Smt. Lakshamma and Others, (2) Sri.Nanjundappa, (3) Sri.Byanna, and (4) Smt. Lakshamma, seeking his 1/7 <sup>th</sup> share in the Suit Schedule properties including the Property in Sy.No.78/1.
12.	14/12/2011	Order Sheet in O.S. No.1887/2007 issued by the Addl. Civil Judge (SR.Dvn.), Bangalore Rural District,
13.	13/03/1962	Certified copy of the Release Deed executed by Sri.Byanna in favour of Sri.Muniyappa, registered as Document No.3634/1961-62 in Book-I, Volume 1019 at Pages 168 to 171, in the Office of the Sub-Registrar, Hosakote, in respect of Property in Sy.No.78/2.
14.	04/08/1962	Mortgage Deed executed by Sri.Muniyappa and his children, (i) Sri.Muniyappa (ii) Sri.Chikkapappanna (iii) Sri.Anjanappa, in favour of Hoskote Taluk Land Development Bank Co-operative Society Ltd, registered as Document No.1676 in Book-I Volume-998 at Pages 168 to 171, in the Office of the Sub-Registrar, Hoskote, in respect of Property in Sy.No.78/2 of Seegehalli Village.

*K. Anand*



15.	12/12/1962	Certified copy of Sale Deed executed by Sri.Shamanna Reddy in favour of Smt.Venkatamma registered as Document No.2978/1962-63 in Book-I, Volume-1046 at Pages 216 to 217, in the Office of the Sub-Registrar, Hosakote, Bangalore Rural District. With respect to House Property.
16.	11/09/1967	Deed of Discharge executed by The Secretary, Hoskote Taluk Land Development Bank Co-operative Society Ltd, in favour of Sri.Muniyappa and his children, (i) Sri.Muniyappa (ii) Sri.Chikkapappanna (iii) Sri.Anjanappa, registered as Document No.2330 in Book-I Volume-146 at Pages 67 to 68, in the Office of the Sub-Registrar, Hoskote, in respect of Property in Sy.No.78/2 of Seegehalli Village.
17.	11/02/1972	Certified copy of Sale Deed executed by Smt.Ramakka and others in favour of Sri.Narayanappa registered as Document No.3938/71-72, in Book-I, Volume-1321, from pages 129 to 130, in the Office of the Sub-Registrar, Hosakote, in respect of Property in Sy.No.78/2 of Seegehalli Village.
18.	26/09/1974	Certified copy of Absolute Sale Deed executed by Sri.Ramabhadrappa (son of Sri. Narayanappa) in favour of Sri.Muniyappa registered as Document No.3441/1974-75 in Book-I Volume 1412 at Pages 103 to 105, in the Office of the Sub-Registrar, Hosakote, in respect of Property in Sy.No.78/2 of Seegehalli Village.
19.	14/09/1967	Certified copy of Gift Deed executed by Sri.Muniyappa and his wife (1) Smt.Ramakka and as guardian of his children namely (2) Sri.Muniyappa, (3) Sri. Chikkapappanna, (4) Sri. Anjinappa, (5) Sri. Muniraju and (6) Sri. Ramamurthy, in favour of his wife Smt.Ramakka, registered as Document No.2332/1967-68 in Book-I, Volume - 1196 at Pages 190 to 197, in the Office of the Sub-Registrar, Hosakote, in respect of Property in Sy.Nos.78/2 and 78/3 of Seegehalli Village.
20.		Family Tree of Sri.Muniyappa and Smt.Ramakka
21.	13/07/1971	Certified copy of Sale deed executed by Smt.Ramakka in favour of Pillamma, registered as document No.1324/71-72, in Book-1, Volume-1307, at pages 76 to 77, in the Office of the Sub-Registrar, Hoskote, in respect of Property in Sy.No.78/3 of Seegehalli Village.
22.	17/02/1972	Certified copy of Sale Deed executed by Smt.Pillamma in favour of Sri.Muniyappa registered as Document No.3976/1971-72 at Pages 239-240 in Book-I Volume No.1319 in the Office of the Sub-Registrar, Hosakote in respect of Property in Sy.No.78/3 of Seegehalli Village.

*House & Property*

23.	02/02/1988	Memorandum of Partition entered into between sons of Sri.Muniyappa, (i) Sri.M.Muniyappa, (ii) Sri.M.Chikkapappanna (iii) Sri.M.Anjanappa (iv) Sri.M.Muniraju, (v) Sri.M.Ramamurthy, (vi) Sri.M. Amaranarayanaswamy, with respect to Sy.Nos. 78/2 and 78/3.
24.		Mutation Register Extract bearing M.R.No.25/2000-01.
25.	18/03/2005	Official Memorandum bearing No.B.DIS. A.L.N. (E).S.R.486/2004-2005 issued by the Special Deputy Commissioner, Bangalore, to Sri.M.Chikkapappanna and Sri. M. Ramamurthy for granting permission to convert the Property measuring 01 Acre (20 Guntas each) in Sy.No.78/2 from agricultural purposes to non-agricultural residential purposes.
26.	18/03/2005	Official Memorandum bearing No.B.DIS. A.L.N. (E).S.R.485/2004-2005 issued by the Special Deputy Commissioner, Bangalore, to Sri.M.Muniyappa & Sri.M.Amaranarayanaswamy, granting permission for conversion of the Property measuring 01 Acre 03 Guntas (21 ½ Guntas each) in Sy.No.78/3 from Agricultural purposes to Non-Agricultural Residential purposes.
27.	25/04/2005	Deed of Sale executed by (1) Sri. M. Muniyappa, (2) Sri. Chikkapappanna, (3) Sri.M.Muniraju, (4) Sri.M.Ramaswamy and (5) Sri.M. Amaranarayanaswamy in favour of Sri. N. Vijay Kumar with respect to (i) Property measuring 32 Guntas out of 01 Acre 5 Guntas in Sy.No. 78/2, the Property in Item No. 2, (ii) Property measuring 34 Guntas (including 01 Gunta kharab) out of 01 Acre 3 Guntas in Sy.No. 78/3, the Property in Item No. 3, and another property in Sy.No.79/3, registered as Document No.2984/2005-06 in Book-I and stored in C.D.No.KRID136, in the Office of the Sub-Registrar, K.R.Puram, Bangalore.
28.	25/04/2005	Joint Development Agreement executed by Sri.N.Vijay Kumar in favour of M/s.Samruddhi Realty Pvt. Ltd., registered as Document No.3436/2005-2006 in Book-I and stored in C.D.No. KRID137 in the Office of the Sub-Registrar, K.R.Puram, Bangalore.
29.	25/04/2005	Power of Attorney executed by Sri.N.Vijay Kumar in favour of M/s.Samruddhi Realty Pvt. Ltd., registered as Document No.75/2005-2006 in Book-IV and stored in C.D.No.KRID137 in the Office of the Senior Sub-Registrar, K.R.Puram, Bangalore.
30.	08/08/2007	Cancellation of Joint Development Agreement between M/s.Samruddhi Realty Pvt. Ltd., and Sri.N.Vijay Kumar, registered as Document No.1535/2007-2008 in the Office of the Senior Sub-Registrar, Bidarahalli, Bangalore.

*K. R. Puram*



31.	08/08/2007	Cancellation of Power of Attorney, by Sri.N.Vijay Kumar and M/s.Samuddhi Realty Pvt. Ltd., registered as Document No.41/2007-2008 in Book-IV and stored in C.D.No.BDHD5 in the Office of the Senior Sub-Registrar, Bidarahalli, Bangalore.
32.		Panchayath Khatha No.990-78/1-78/2-78/3. House/ Land Tax Assessment Register issued by the Seegehalli Village Panchayath for years 1993-94 & 2007-08.
33.	08/08/2007	Absolute Sale Deed executed by Sri.N.Vijay Kumar in favour of Mr.Hussain Shariff, registered as Document No.1536/2007-2008 in Book-I and stored in C.D.No.BDHD5 in the Office of the Senior Sub-Registrar, Bidarahalli, Bangalore.
34.		Mutation Register Extract bearing M.R.No.2/2007-08 disclosing the name of Sri.Hussain Shariff.
35.	08/12/2011	Confirmation Deed executed by Smt.Nagamamma, Sri.C.Nagaraj, Smt.Pushpa, Sri.Srikanta, Sri.C.Mohan Raju and Sri.Byanna in favour of Mr.Hussain Shariff registered as Document No.1728/2011-12 in Book-I and stored in C.D. No. SHVD134, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, confining the Sale Deed dated 08/08/2007 in favour of Mr. Hussain Sahriff.
36.	27/12/2011	Sale Deed executed by Sri.Hussain Shariff in favour of M/s.DSR Infrastructure Private Limited, and M/s.Green Wall Constructions, registered as Document No.8746/2011-12 in Book-I and stored in C.D.No.BNSD142, in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore, in respect of Property in Sy.No.78/3 of Seegehalli Village.
37.	13/09/2019.	Agreement of Sale executed by M/s.DSR Infrastructure Private Limited and M/s.Green Wall Constructions in favour of (1) Sri. G.C. Jagan Mohan and (2) Sri.Gonuguntla Sesha Rao, with respect to the Schedule Property.
38.	13/10/2020	Cancellation of Sale Agreement executed by M/s. DSR Infrastructure Private Limited, and M/s.Green Wall Constructions, with (i)Sri.G.C.Jagan Mohan and (ii) Sri.Gonuguntla Sesha Rao, with respect to the Schedule Property.
39.	20/12/2022	Sale Deed executed by M/s.DSR Infrastructure Pvt. Ltd., and M/s.Green Wall Constructions, in favour of M/s.SBR HEIGHTS, registered as Document No.17448/2022-23 in Book-I and stored in C.D.No.BNSD1696 in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore.

*Praveen K. Praveen*

40.	07/01/2023	Joint Development Agreement executed between M/s.SBR Heights, A registered Partnership firm, represented by its Managing Partner, Sri.T.Venugopal and M/s.SBR INFRA, represented by its Partner Sri.T.Venkatramana and registered as Document No.17905/2022-23 in Book-I and stored in C.D.No.BNSD1702 in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore.
41.	07/01/2023	General Power of Attorney executed by M/s.SBR HEIGHTS, and M/s.SBR INFRA, registered as Document No.1065/2022-23 in Book-IV and stored in C.D.No.BNSD1702 in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore.
42.		Index of Lands and Records of Rights issued by the Revenue Authorities records the name of Sri. Chavudappa as owner and Khatedar of the Schedule Property during the relevant period of time.
43.		Tippani issued by the Revenue Authorities.
44.		Hissa Survey Tippani and RR Balabagada Nakalu issued by the Revenue Authorities confirms the phodi of the Schedule Property records the name of Sri. Chavudappa as owner and Khatedar.
45.		Atlas issued by the Revenue Authorities shows the shape of the Larger Property and also confirms the phodi of the same.
46.		Pahanies in respect of Property in Sy.No. 78/1 for the period from 1974-75 to 1984-85, from 1990-91 to 2014-15 issued by the Revenue Authorities disclose the names of Sri.Munishamappa, Sri. Karapa Shetty, Sri. Chinnappa, Smt. Lakshamma as owners during relevant period of time. The Pahanies does not disclose any tenancy or other claims in respect of the said Property during the said period.
47.		Pahanies in respect of Property in Sy.No.78/2 for the period from 1974-75 to 1984-85, from 1990-91 to 2014-15 issued by the Revenue Authorities discloses the names of Sri.MMuniyappa, Smt. Pillamma, Sri.Nanjundappa,Sri.M.Chikkapapanna, Sri.M.Ramamurthy as owners during relevant period of time.
48.		Pahanies in respect of Property in Sy.No.78/3 for the period from 1974-75 to 1984-85, from 1990-91 to 2014-15 issued by the Revenue Authorities discloses the names of Sri.Nanjundappa, Sri. M. Muniyappa, Sri. M. Amaranarayanswamy.
49.	18/06/2011	Endorsement issued by the Taluk Shirastedar, Bangalore East Taluk, Bangalore stating that the pahanies in respect of Property in Sy. No. 78/1, 78/2, 78/3 for the period from 1960 to 1973 and from 1985 to 1989 are not available.

*Prasad Murthy*



50.	11/11/2015	Endorsement issued by the Tahsildar, Bangalore East Taluk, stating that the Paharies for Sy.No.78/1, 78/2, & 78/3 for the period from 1985 to 1990 are not available in his office records.
51.		Endorsement issued by Office of the Tahsildar, Bangalore East Taluk states that IHC No.376/1980-81 is not available in their records.
52.		Village Map of Seegehalli.
53.		E-Khata for Sy.No.78/1 bearing No.1502004017700526558 issued by the Seegehalli Grama Panchyath, Bangalore North Taluk and the same reflects the names of M/s.DSR Infrastructure Pvt. Ltd. and M/s.Green Wall Constructions
54.		E-Khata for Sy.No.78/2 bearing No.150200401700526562 issued by the Seegehalli Grama Panchyath, Bangalore North Taluk and the same reflects the names of M/s.DSR Infrastructure Pvt. Ltd. and M/s.Green Wall Constructions.
55.		E-Khata for Sy.No.78/3 bearing No.150200401700526559 issued by the Seegehalli Grama Panchyath, Bangalore North Taluk and the same reflects the names of M/s.DSR Infrastructure Pvt. Ltd. and M/s.Green Wall Constructions.
56.		No Due Certificate dated 02/03/1995 issued by M/s.Agricultural Co-Operative Society Bank in respect of Property measuring 01 Acre 10 Guntas in Sy.No.78/1 of Seegehalli Village.
57.		No Due Certificate dated 04/06/2004 issued by the M/s.Agricultural Co-Operative Society Bank in respect of Property measuring 01 Acre 10 Guntas in Sy.No.78/2 of Seegehalli Village.
58.		No Objection Certificate dated 22/08/1991 issued by M/s.Agricultural Co-Operative Society Bank in the name of Sri.Kareppa.
59.		Order dated 12/08/2022 passed by Deputy Commissioner Bangalore for re-alignment of Nala Kharab in respect of Sy.No.78/1 and 78/2 of Seegehalli Village.
60.		E-Khata bearing No.150200401700526558 in respect of Sy.No.78/1 issued by the Seegehalli Grama Panchayath, Bangalore North Taluk and the same reflects the names of M/s. SBR Heights represented by its Managing Partner Mr. T. Venugopal.
61.		E-Khata bearing No.150200401700526562 in respect of Sy.No.78/2 issued by the Seegehalli Grama Panchayath, Bangalore North Taluk and the same reflects the names of M/s. SBR Heights represented by its Managing Partner Mr. T. Venugopal.

*Prime P. Pruthi*

62.		E-Khata bearing No.150200401700526559 for Sy.No.78/3 issued by the Seegehalli Grama Panchayath, Bangalore North Taluk and the same reflects the names of M/s. SBR Heights represented by its Managing Partner Mr. T. Vennugopal.
63.		Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the period from 01/04/1960 to 31/07/1986, from 01/06/1989 to 31/03/2004, from 01/08/1986 to 31/05/2019 and from 01/04/2004 to 21/09/2015 in respect of Property in Sy.No.78/1 of Seegehalli Village.
64.		Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the periods from 01/04/1960 to 31/07/1986, 01/06/1989 to 31/05/1989, 01/04/2004 to 12/04/2023, and 01/06/1989 to 31/03/2004, 01/01/2004 to 09/10/2023, 07/07/2022 to 09/10/2023 and, in respect of Properties in Sy.Nos.78/1, 78/2 and 78/3 of Seegehalli Village.
65.		Encumbrance Certificates issued by the Jurisdictional Sub-Registrar for the period from 01/04/2004 to 22/08/2007 and 22/08/2007 to 30/05/2011 in respect of Properties in Sy.No.78/1, 78/2 and 78/3 of Seegehalli Village.
66.		Nil Encumbrance Certificate for the period from 21/09/2015 to 12/10/2020 in respect of Sy.No.78/1, 78/2 & 78/3 of Seegehalli Village.
67.		Nil Encumbrance Certificates for the period from 01/08/1986 to 31/05.1989 and 01/06/1989 to 31/03/2004 in respect of Sy.Nos.78/1, 78/2 and 78/3 of Seegehalli Village, Bidarahalli Hobli,

**DESCRIPTION OF THE PROPERTIES:-**

**ITEM No.1:**

All that Property available within four boundaries detailed below and measuring 01 Acre 08 Guntas in Sy.No.78/1 situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted for Non-Agricultural Residential purposes vide Conversion Order bearing No.BDS.ALN(E)/VB/SR/487/2004-05 dated 18/03/2005 issued by The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and bounded by:

East : Property bearing Sy.Nos.78/2 and 78/3 (Item Nos.2 & 3 below);  
 West : Property bearing Sy.No.81;  
 North : Private Property and Gramatana; and  
 South : Property bearing Sy.No.79.



**ITEM No.2:**

All that Property available within four boundaries detailed below and measuring 00 Acre 32 Guntas in Sy.No.78/2 situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted for Non-Agricultural Residential purposes vide Conversion Order bearing No.BDS.ALN(E)VB/SR/486/2004-05 dated 18/03/2005 issued by The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and bounded by:

East : Private Property;  
West : Property bearing Sy.No.78/1 (Item No.1 above) ;  
North : Private Property and Gramathana; and  
South : Property bearing Sy.No.78/3 (Item No.3 below).

**ITEM No.3:**

All that Property available within four boundaries detailed below and measuring 00 Acre 34 Guntas in Sy.No.78/3 situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted for Non-Agricultural Residential purposes vide Conversion Order bearing No.BDS.ALN(E)VB/SR/485/2004-05 dated 18/03/2005 issued by The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore and bounded by:

East : Private Property;  
West : Property bearing Sy.No.78/1 (Item No.1 above);  
North : Property bearing Sy.No.78/2 (Item No.2 above);  
South : Property bearing Sy.No.79

**:CONSOLIDATED SCHEDULE:**

All that Property measuring 02 Acres 34 Guntas (1,24,146 Sq.Ft.) in Sy.Nos. 78/1, 78/2, 78/3 and all are situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore Urban District, presently bearing Panchayath Khata No.990-78/1-78/2-78/2 of Seegehalli Village Panchayath, and bounded by :

East : Private Property in Sy.No.75;  
West : Property bearing Sy.No.81;  
North : Road and Gramathana; and  
South : Property in Sy.No.79.

**The properties in Item Nos.1 to 3 are hereinafter collectively referred to as Schedule Property for convenience.**

**SOURCE OF TITLE:-**

**PROPERTY IN ITEM NO. 1 IN SY.NO. 78/1:**

The Property in Item No.1 measures 01 Acre 05 Guntas of Cultivable land and 03 Guntas of 'A' Kharab (regularized for residential use) and 02 Guntas of 'B' Kharab land, in all measuring 01 Acre 10 Guntas.

The Property in Item No.1 was originally owned and possessed by one Sri.Munishamappa, he sold the said property in favour of one Sri.Venkatappa in terms of a Sale Deed dated 27/07/1959 registered as Document No.1396/1959-60 in Book-I, Volume 940 at Pages 163 and 164 in the Office of the Sub-Registrar, Hoskote who later sold the said property in favour of Sri.Pillanna, son of Sri.Karappa Shetty in terms of a Sale Deed dated 30/09/1965 registered as Document No.2458/1965-66 in Book- I, Volume 1134 at Pages 44 and 45 in the Office of the Sub-Registrar, Hoskote.



The Property in Item No. 1 was treated as joint family property of Sri.Karappa Shetty (father of the aforesaid Sri. Pillanna). The said Sri.Karappa Shetty had three sons namely (1) Sri.Chowdappa, (2) Sri.Muniwenkatappa and (3) Sri. Pillanna. The first son of Sri.Karappa Shetty namely Sri.Chowdappa died as a bachelor. The second son Sri.Muniwenkatappa had two daughters and three sons namely (1)Smt. Chowdamma, (2) Sri. Chowdappa, (3) Sri. Nanjundappa, (4) Sri. Byanna and (5) Smt. Lakshamma.

The said Sri.Pilianna had three children namely (1)Sri.Karappa Setty, (2) Sri. Chinnappa and (3) Smt. Sharadamma. Amongst the children of Sri.Pillanna, Sri.Karappa Shetty died intestate leaving behind him, his wife Smt. Lakshamma and five children namely (1) Sri. Subramani, (2) Sri.S.K. Nagaraju, (3) Sri. K. Shivappa, (4) Smt. K. Bhagyalakshmi and (5) Sri. K. Somashekar which fact is evident from the Family Tree of Sri.Karappa Shetty (son of Sri.Pilianna) issued by the Village Accountant, Bidarahalli Hobli, Seegehalli Circle Bangalore East Taluk.

Subsequently, the aforesaid (1)Sri.Nanjundappa (son of Sri.Muniwenkatappa) and heirs of Sri.Pilianna namely (2) Smt.Lakshamma (wife of Sri. Karappa Shetty), (3) Sri. Chinnappa and (4)Smt.Sharadamma partitioned all their family properties including the Property in Item No.1 in terms of a Memorandum of Partition dated 27/07/1993, wherein property in Item No.1, came to be allotted to the share of Smt.Lakshamma along with other properties. The other parties to the partition deed were allotted certain other properties. Thus Smt.Lakshamma started enjoying the Property in Item No. 1 as owner and her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R. No. 4/1993-94 as owner.

Mutation Register Extract M.R.No.32/1993-94 discloses a Mortgage dated 13/09/1976 executed in favour of Vyavasaya Sahakara Sangha Niyamitha Bank Kadugodi was discharged on 22/08/1991.

Smt.Lakshamma later secured conversion of the Property in Item No.1 from agricultural to Non-agricultural Residential purposes vide Conversion Order bearing No.B.D/S.A.L.N.(E).S.R.487/2004-2005 dated 18/03/2005 issued by The Special Deputy Commissioner, Bangalore and thereby the said property ceased to be an agricultural land and became fit for Residential Use and the same is disclosed in the Mutation Register Extract bearing M.R.No.7/2007-08.

Smt.Lakshamma sold Property in Item No.1, in favour of Sri.N.Vijay Kumar in terms of a Sale Deed dated 16/04/2005, registered as Document No.1502/2005-2006 in Book-I and stored in C.D.No.KRID132 in the Office of the Senior Sub-Registrar, K.R.Puram, Bangalore and all the children of Smt.Lakshamma have joined the Sale Deed as Consenting Witnesses. From the date of sale made in favour of Sri.N.Vijay Kumar, he started enjoying the Property in Item No. 1 as owner thereof.

Sri.Chowdappa (Son of Sri.Muniwenkatappa) filed a suit for partition in O.S. No. 1887/2007 on the file of the Civil Judge (Senior Division), Bangalore Rural at Bangalore, against the wife and children of Sri. Karappa Shetty namely (1) Smt. Lakshamma, (2) Sri. Subbalah, (3) Sri. Nagaraju, (4) Sri. Shivappa, (5) Sri. Suresh, (6) Sri. Somashekar and children of Sri.Pilianna namely (7) Sri. Chinnappa and (8)Smt.Sharadamma and other heirs of aforesaid Sri.Muniwenkatappa namely (9) Smt. Nanjamma (granddaughter of Sri.Muniwenkatappa and daughter of Smt.Chowdamma), (10) Sri.Nanjundappa, (11) Sri. Byanna, (12) Smt. Lakshamma seeking his 1/7<sup>th</sup> share in the suit Schedule properties including the Property in Sy.No.78/1. During the pendency of the said suit, the matter between the parties came to be settled out of court which is evident from the Order sheet. A Memo was filed before the Hon'ble Court and reported settlement. The Hon'ble Court permitted to delete Item No. 2 of the suit schedule property which is the Property in Sy.No.78/1 and suit continued in respect of other properties.

*Kume A. Shetty*



**PROPERTY IN ITEM NO. 2 - SY.NO. 78/2:**

The Property measuring 01 Acre 02 Guntas in Sy.No.78/2, (wherein property in Item No.2 is a portion) was originally owned and possessed by one Sri. Byanna and he executed a Release Deed dated 13/03/1962 in favour of Sri.Muniyappa registered as Document No.3634/1962-63 in Book-I, Volume-1019 at Pages 168 to 171, in the Office of the Sub-Registrar, Hosakote, wherein he released and relinquished his right, title, interest and ownership over the Property in Sy.No.78/2 of Seegehalli Village.

It is further seen that Sri.Muniyappa and his children had mortgaged the Property in Sy.No.78/2 in favour of Hoskote Taluk Land Development Bank Co-Operative Society Ltd., in terms of a Mortgage Deed dated 04/08/1962, registered as Document No.1676 in Book-I, Volume-998 at Pages 168 to 171, in the Office of the Sub-Registrar, Hosakote and later the said mortgage, came to be discharged in terms of a Deed of Discharge dated 14/09/1967, registered as Document No.2330 in Book-I, Volume-1196 at Pages 195 to 196, in the Office of the Sub-Registrar, Hosakote, which fact is evident from the Encumbrance Certificates produced.

Thereafter, Sri.Muniyappa along with his children Sri.Chikkapapanna, Sri.Anjinappa, Sri.Muniraju and Sri.Ramamurthy gifted Item No.2 and Item No.3 of Schedule Property in favour of his wife Smt.Ramakka, in terms of a Gift Deed dated 14/09/1967, registered as Document No.2332/1967-68, in Book-I, volume 1196, from pages 195 to 197, in the office of the Sub-Registrar Hosakote and thus in the manner stated above Smt.Ramakka started enjoying the property in Item No.2 and 3 as absolute owner.

Smt.Ramakka for herself and on behalf of her children sold the Property in Item No.2 in favour of Sri.Narayanappa, in terms of a Sale Deed dated 11/02/1972, registered as Document No.3938/71-72, in Book-I, Volume-1321, at Pages 129 to 130 in the Office of the Sub-Registrar, Hoskote. Later, Sri.Ramabhadrapa (son of Sri.Narayanappa) sold the property in Item No.2 in favour of Sri.Muniyappa in terms of a Sale deed dated 26/09/1974, registered as Document No.3441/74-75, in Book-I, Volume-1412, at Pages 103 to 105 in the office of the Sub-Registrar, Hoskote.

And in a Partition Deed dated 02/02/1988, entered into between Sri.Muniyappa and his children namely Sri.M.Muniyappa, Sri.M.Chikkapapanna, Sri.M.Anjinappa, Sri.M.Muniraju, Sri.M.Ramamurthy and Sri.M.Amaranarayanawamy, an extent of 00 Acres 21 Guntas out of the total extent of 01 Acre 05 Guntas was allotted to the share of Sri.M.Ramamurthy and an extent of 00 Acres 21 Guntas was allotted to the share of Sri.M.Chikkapapanna. The Katha of property in Item No.2 was mutated in the name of Sri.M.Ramamurthy as evident from the Mutation Register Extract bearing M.R.No.25/2000. The said Sri.M.Ramamurthy started enjoying the Property in Item No.2 as owner which fact is evident from the Pahanies issued by the Revenue authorities during the relevant periods.

Sri.M.Ramamurthy and Sri.Chikkapapanna secured Conversion of property bearing Sy.No.78/2 measuring 01 Acre 05 Guntas from agricultural purposes to Non-agricultural Residential purposes vide Conversion Order bearing No.BDS:ALN(E)VB:SR:486/2004-05 dated 18/03/2005 issued by the Deputy Commissioner, Bangalore and thereby the property in Item No.2, ceased to be an Agricultural land and became fit for Residential Use.

Subsequently, Sri.M.Ramamurthy and Sri.Chikkapapanna along with their brothers Sri.M.Muniyappa, Sri.M.Muniraju, and Sri.M.Amaranarayanawamy, sold 00 Acres 32 Guntas out 01 Acre 05 Guntas in Sy.No.78/2 i.e. property in Item No.2 along with property in Item No.3 in favour of Sri.N.Vijayakumar, in terms of a Sale Deed dated 25/04/2005, registered as Document No.2984/2005-06 in Book-I and stored in C.D.No.KRID 136, in the office of the Sub-Registrar, K.R.Puram, Bangalore., wherein all the family members of all the Sellers, joined as Consenting Witnesses and Sri.N.Vijay Kumar thus started enjoying the Property in Item No.2 as owner and the said fact is evident from the Pahanies issued by the revenue authorities during the relevant periods.



**PROPERTY IN ITEM NO. 3 - SY.NO. 78/3:**

It is seen from the records that the Property measuring 01 Acre 03 Guntas in Sy.No.78/3 (in which the Property in Item No.3 is a portion) was originally owned and possessed by (1) Smt.Muniyamma, (2) Sri.Muniyappa, (3) Sri.Chikkapapanna, (4) Sri.Anjinappa and (5) Sri.Munishamappa and all of them, had mortgaged the said Property in favour of Hoskote Taluk Land Development Bank Co-Operative Society Ltd., in terms of a Mortgage Deed dated 04/08/1962, registered as Document No.1676 in Book-I, Volume-998 at pages 169 to 171, in the Office of the Sub-Registrar, Hosakote, which later came to be discharged in terms of a Deed of Discharge dated 14/09/1967, registered as Document No.2330 in Book-I, Volume-1196 at Pages 195 to 196, in the Office of the Sub-Registrar, Hosakote, which fact is evident from the Encumbrance Certificates produced.

Later, property bearing Sy.No.78/3 came to be owned and possessed by Sri.Muniyappa and he gifted the same in favour of his wife Smt.Ramakka and his children namely (1) Sri.Muniyappa, (2) Sri.Chikkapapanna, (3) Sri.Anjinappa, (4) Sri.Muniraju and (5) Sri.Rammurthy in terms of a Gift Deed dated 14/09/1967, registered as Document No.2332/1967-68 in Book-I, Volume-1196 at Pages 190 to 197, in the Office of the Sub-Registrar, Hosakote.

Smt.Ramakka later sold the Property in Sy.No.78/3 in favour of Smt.Pillamma in terms of a Sale Deed dated 13/07/1971, registered as Document No.1324 in Book-I, Volume 1307 at Pages 76 and 77, in the Office of the Sub-Registrar, Hosakote and thus in the manner stated above Smt.Pillamma started enjoying the Property in Sy.No. 78/3 as owner. Except the first son of Smt.Ramakka, others were minors at the time of execution of the Sale Deed dated 13/07/1971 in favour of Smt.Pillamma they were not made parties to the Sale Deed. However later they became parties in the Partition Deed dated 02/02/1988 referred to below.

Further, Smt.Pillamma sold the Property in Sy.No.78/3 in favour of Sri.Muniyappa, (husband of Smt.Ramakka) in terms of a Sale Deed dated 17/02/1972, registered as Document No.3976 in Book-I, Volume No.1322 in the Office of the Sub-Registrar, Hosakote and he started enjoying the Property in Sy.No.78/3 as owner.

Sri.Muniyappa died intestate leaving behind him, his six children namely (1) Sri. M. Muniyappa, (2) Sri. M.Chikkapapanna, (3) Sri. M.Anjinappa, (4) Sri. M. Muniraju, (5) Sri. M. Rammurthy and (6) Sri. M. Amaranarayanawamy as his legal heirs to succeed to his estate including the larger extent in Sy.Nos., 78/2 and 78/3.

Upon the demise of Sri. Muniyappa, all his children inherited the said properties as owners and they effected a Partition of all the Family properties including the Larger extent in Sy.Nos.78/2 and 78/3 in terms of a Memorandum of Partition dated 02/02/1988, wherein Properties in Sy.Nos. 78/2 and 78/3 were partitioned in the manner stated below:

1. Property measuring 21 Guntas in Sy.No. 78/2 was allotted to the share of Sri. M. Chikkapapanna;
2. Property measuring 21 Guntas in Sy.No. 78/2 was allotted to the share of Sri. M. Rammurthy;
3. Property measuring 21  $\frac{1}{2}$  Guntas in Sy.No.78/3 was allotted to the share of Sri.M.Muniyappa; and
4. Property measuring 21  $\frac{1}{2}$  Guntas in Sy.No. 78/3 was allotted to the share of Sri. M. Amaranarayanawamy.

and from the date of partition each of the allottees started enjoying their respective portions in Sy.Nos.78/2 and 78/3 as owners and their names came to be mutated as owners in the revenue records vide Mutation Register Extract bearing M.R. No.25/2000-01.



The aforesaid Sri.M.Chikkapapanna and Sri.M.Ramamurthy secured conversion of the Property measuring 01 Acre (20 Guntas each) in Sy.No.78/2 from Agricultural purposes to Non-Agricultural Residential purposes vide Conversion Order bearing No.B.DIS.A.L.N.(E).S.R.486/2004-2005 dated 18/03/2005 issued by the Special Deputy Commissioner, Bangalore and thereby the said property ceased to be an Agricultural land and became fit for Residential Use.

Further, Sri.M.Muniyappa and Sri.M.Amaranarayanawamy also secured conversion of the Property measuring 01 Acre 03 Guntas (21 ½ Guntas each) in Sy.No.78/3 from Agricultural purposes to Non-Agricultural Residential purposes vide Conversion Order bearing No.B.DIS.A.L.N.(E).S.R.485/2004-2005 dated 18/03/2005 issued by the Special Deputy Commissioner, Bangalore and thereby the said property ceased to be Agricultural land and became fit for Residential Use.

(1) Sri.M.Muniyappa, (2) Sri.Chikkapapanna, (3) Sri.M.Muniraju, (4) Sri.M. Ramaswamy and (5) Sri.M.Amaranarayanawamy together sold (i) Property measuring 32 Guntas out of 01 Acre 5 Guntas in Sy.No. 78/2, **the Property in Item No. 2**, (ii) Property measuring 34 Guntas (including 01 Gunta kharab) out of 01 Acre 3 Guntas in Sy.No.78/3, **the Property in Item No. 3**, and another property in Sy.No.79/3 in favour of Sri.N.Vijay Kumar in terms of a Sale Deed dated 25/04/2005, registered as Document No.2984/2005-06 in Book-I and stored in C.D.No. KRID136, in the Office of the Sub-Registrar, K.R. Puram, Bangalore and since then Sri.N.Vijay Kumar started enjoying the Properties in Item Nos. 2 and 3 as owner.

Thus in the manner stated above, Sri.N.Vijay Kumar became the owner in respect of **Properties in Item Nos., 1, 2 and 3** which is together hereinafter referred to as “**Schedule Property**”.

The said Sri.N.Vijay Kumar entrusted the Schedule Property in favour of M/s.Samruddhi Realty Private Limited, in terms of a Joint Development Agreement dated 25/04/2005 registered as Document No.3436/2005-2006 in Book-I and stored in C.D.No.KRID137 in the Office of the Sub-Registrar, K.R.Puram, Bangalore to develop the Schedule Property and also executed a Power of Attorney dated 25/04/2005 empowering M/s.Samruddhi Realty Pvt.Ltd as his attorney in respect of the Schedule Property, registered as Document No.75/2005-2006 in Book-IV and stored in C.D.No.KRID137 in the Office of the Senior Sub-Registrar, K.R.Puram, Bangalore, which later came to be cancelled in terms of Cancellation of Joint Development Agreement dated 08/08/2007 registered as Document No.1535/2007-2008 in the Office of the Senior Sub-Registrar, Bidarahalli, Bangalore and Cancellation of Power of Attorney dated 08/08/2007 registered as Document No.41/2007-2008 in Book-IV and stored in C.D.No.BDHD5 in the Office of the Senior Sub-Registrar, Bidarahalli, Bangalore and thereby possession of the property came to be vested in favour of Sri.N.Vijay Kumar.

The Schedule Property was assessed for panchayath property taxes by Seegehalli Village Panchayath and was assigned with Panchayath Khata No.990-78/1-78/2-78/3. The House/Land Tax Assessment Register is also issued by the Seegehalli Village Panchayath.

Subsequently, Sri.N.Vijay Kumar sold the Schedule Property in favour of Sri.Hussain Shariff in terms of a Sale Deed dated 08/08/2007 registered as Document No.1536/2007-2008 in Book-I and stored in C.D.No.BDHD5 in the Office of the Senior Sub-Registrar, Bidarahalli, Bangalore and thereby Sri.Hussain Shariff started enjoying the Schedule Property as owner and the khata of the same stands transferred in his name as evident from Demand Register Extract issued by the Seegehalli Village Panchayath.



The aforesaid wife and children of Late Sri.Chowdappa referred to above namely (1) Smt.Nagamma, (2) Sri.C.Nagappa, (3) Smt.Pushpa Srikanta, (4) Sri.C.Mohan Raju and (5) Sri.Byanna later executed a Confirmation Deed dated 08/12/2011 in favour of Mr.Hussain Shariff registered as Document No.1728/2011-12 in Book-I and stored in C.D.No.SHVD134, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, wherein all of them confirmed the Sale Deed dated 08/08/2007.

Sri.Hussain Shariff sold the Schedule Property in favour of M/s.DSR Infrastructure Private Limited, a registered Company and M/s.Green Wall Constructions, a Partnership Firm, in terms of a Sale Deed dated 27/12/2011 registered as Document No.8746/2011-12 in Book-I and stored in C.D.No.BNSD142, in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore and from the date of sale made in their favour M/s.DSR Infrastructure Private Limited and M/s.Green Wall Constructions became the owners of the Schedule Property.

M/s.DSR Infrastructure Private Limited and (2) M/s.Green Wall Constructions later agreed to sell the Schedule Property in favour of (1) Sri.G.C.Jagan Mohan and (2) Sri.Gonuguntla Sessa Rao in terms of an Agreement to Sell dated 13/09/2019. Subsequently, the Agreement to Sell dated 13/09/2019 came to be cancelled in terms of a Cancellation of Sale Agreement dated 13/10/2020 and thereby M/s.DSR Infrastructure Private Limited and (2) M/s.Green Wall Constructions continued to own and possess the Schedule Property as owners.

The aforesaid M/s.DSR Infrastructure Private Limited and M/s.Green Wall Constructions sold the Schedule Property in favour of M/s.SBR Heights, in terms of a Sale Deed dated 20/12/2022 registered as Document No.17448/2022-22 in Book-I and stored in C.D.No.BNSD1696, in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore and from the date of sale made in their favour M/s.SBR Heights became the owners of the Schedule Property.

Subsequently, M/s.SBR Heights, entrusted the Schedule Property in favour of M/s.SBR INFRA in terms of a Joint Development Agreement dated 07/01/2023 registered as Document No.17905/2022-2023 in Book-I and stored in C.D.No. BNSD1702 in the Office of the Sub-Registrar, Banaswadi, Bangalore to develop the Schedule Property and also executed a Power of Attorney dated 07/01/2023 empowering M/s.SBR INFRA as his Attorney in respect of Schedule Property, registered as Document No.1065/2022-2023 in Book-IV and stored in C.D.No.BNSD1702 in the Office of the Senior Sub-Registrar, Banaswadi, Bangalore.

Regarding Revenue Documents, the Index of Lands and Records of Rights issued by the Revenue Authorities records the name of Sri.Chavudappa as owner and Khatedar of the Schedule Property during the relevant period of time.

Pahanies in respect of Property in Sy.No. 78/1 for the period from 1974-75 to 1984-85, from 1990-91 to 2014-15 issued by the Revenue Authorities discloses the names of Sri.Munishamappa, Sri. Karapa Shetty, Sri. Chinnappa and Smt. Lakshamma as owners during relevant period of time. The Pahanies does not disclose any tenancy or other claims in respect of the said Property during the said period.

Pahanies in respect of Property in Sy.No.78/2 for the period from 1974-75 to 1984-85, from 1990-91 to 2014-15 issued by the Revenue Authorities discloses the names of Sri.MMuniyappa, Smt. Pilamma, Sri.Nanjundappa, Sri. M. Chikkapapanna, Sri. M. Ramamurthy as owners during relevant period of time. The Pahanies does not disclose any tenancy or other claims in respect of the said Property during the said period.

Pahanies in respect of Property in Sy.No.78/3 for the period from 1974-75 to 1984-85, from 1990-91 to 2014-15 issued by the Revenue Authorities discloses the names of Sri.Nanjundappa, Sri. M. Muniyappa, Sri. M. Amaranarayanswamy as owners during relevant period of time. The Pahanies does not disclose any tenancy or other claims in respect of the said Property during the said period.



Endorsement dated 18/06/2011 issued by the Taluk Shirastedar, Bangalore East Taluk, Bangalore stating that the pahanies in respect of Property in Sy. No. 78/1, 78/2, 78/3 for the period from 1960 to 1973 and from 1985 to 1989 are not available in his office records.

Tippani issued by the Revenue Authorities shows the shape of the Larger Property.

Hissa Survey Tippani and RR Balabagada Nakalu issued by the Revenue Authorities confirms the phodi of the Schedule Property records the name of Sri. Chavudappa as owner and Khatedar.

Atlas issued by the Revenue Authorities shows the shape of the Larger Property and also confirms the phodi of the same.

Village Map of Seegehalli confirms the location of the property in the said Village. Order dated 12/08/2022 passed by Deputy Commissioner Bangalore for re-alignment of Nala Kharab in respect of Sy.No.78/1 and 78/2 of Seegehalli Village.

Endorsement dated 06/08/2022 issued by Office of the Tahsildar Bangalore East Taluk states that IHC No.376/1980-81 is not available in their records.

No Objection Certificate dated 02/03/1995 is issued by M/s.Agricultural Co-Operative Society Bank in the name of Sri.Karapa Shetty stating that loan in respect of Property in Sy.No.78/1 measuring 01 Acre 10 Guntas of Seegehalli Village was repaid on 22/08/1991 and the entire loan came to be discharged.

No Objection Certificate dated 04/06/2004 is issued by M/s.Agricultural Co-Operative Society Bank in the name of Sri.Muniyappa stating that loan in respect of Property in Sy.No.78/2 measuring 01 Acre 10 Guntas of Seegehalli Village and in respect of Property in Sy.No.78/3 measuring 01 Acres 04 Guntas was repaid and the entire loan came to be discharged on 30/11/1988.

No Objection Certificate dated 22/08/1991 issued by the Agricultural Co-Operative Society Bank in the name of Sri.Kareppa is produced.

On an application made by M/s. DSR Infrastructure Private Limited before The Deputy Commissioner, Bangalore Urban District, for change in course of kharab land reserved for Nala and Path way running through Properties in Sy.No.78/1 and 78/2, the Deputy Commissioner vide his Order bearing No.LND (E) CR/98/2022-23 dated 12/08/2022 permitted for change in course of kharab land reserved for Nala and Path way running through Properties in Sy.Nos.78/1 and 78/2 and thereby the extents of Kharab lands stood modified without affecting the extent of converted lands moreso taking into account that the lands in Schedule Property form portion of larger extent of lands.

E-Khata for Sy.No.78/1 bearing No.1502004017700526558 is issued by the Seegehalli Grama Panchyath, Bangalore North Taluk and the same reflects the names of M/s.DSR Infrastructure Pvt Ltd and M/s.Green Wall Constructions.

E-Khata for Sy.No.78/2 bearing No.150200401700526562 is issued by the Seegehalli Grama Panchyath, Bangalore North Taluk and the same reflects the names of M/s.DSR Infrastructure Pvt.Ltd., and M/s.Green Wall Constructions.

E-Khata for Sy.No.78/3 bearing No.1502004017700526559 is issued by the Seegehalli Grama Panchyath, Bangalore North Taluk and the same reflects the names of M/s.DSR Infrastructure Pvt Ltd and M/s.Green Wall Constructions.

The Encumbrance Certificates for the lands in Schedule Property furnished for the period between 01/04/1960 and 09/10/2023 disclose the transactions referred to above and do not disclose any charge or claim on the Schedule Property affecting the title of M/s. SBR Heights.



Thus on the basis of the documents referred to above, representations made and subject to my observations, I am of the opinion that **M/s.SBR HEIGHTS**, a registered Partnership Firm, are the owners of the Schedule Property and their title to the same is clear and marketable and free from encumbrances during the said periods referred to above in the Encumbrance Certificates, however subject to the rights of **M/s.SBR INFRA**, a registered Partnership Firm, under Joint Development Agreement and General Power Of Attorney both dated 07/01/2023. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or forums or Government Offices in relation to the Schedule Property in respect of any litigations and no responsibility will be accepted by me in respect thereto or to you or to any third party with regard to this opinion. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in courts or other forums or Government/ Authorities.

All the documents sent to me are returned herewith.

Yours Sincerely,



(KUSUMA. R. MUNIRAJU),  
Advocate.

Housiey